

FLEX/OFFICE BUILDING FOR LEASE AND SALE

4580 Market Street, Bldg 2A, Ventura, CA

NOW FOR SALE



9,680 SF FLEX/OFFICE BUILDING FOR LEASE AND SALE

For More Information
Please Contact:

GRANT HARRIS

805.626.1212
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Lic # 01029619

JOHN OCHOA, SIOR

805.626.1208
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Lee & Associates - LA North/Ventura, Inc.
Corporate ID #01191898
A Member of the Lee & Associates
Group of Companies
1000 Town Center Drive, #310
Oxnard, CA 93036



COMMERCIAL REAL ESTATE SERVICES
No warranty or representation is made to the
accuracy of the foregoing information. Terms of
sale or lease and availability are subject to change
or withdrawal without notice.

PROPERTY HIGHLIGHTS

- High Visibility Location
- Ideal for Office/Industrial/Retail Uses
- Extensive Glass Treatment
- Near Commercial Amenities
- Excellent Access to 101 Freeway
- **Lease Rate:** \$9,196 per month (\$0.95 PSF NNN)
- **Sale Price:** \$2,081,200 (\$215 PSF)



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PROPERTY SPECIFICATIONS

Available SF	9,680 SF
Total Bldg SF	9,680 SF
Total Office SF	7,756 SF
Warehouse SF	1,924 SF
Land SF	6,969 SF
Zoning	MPD
Year Built	2000
Power	600A 277/480V
Loading	(1) GL 12' x 14'
Min Clear Ht	21 Feet
Parking	32 Spaces

PRICING

Square Feet	9,680 SF
Lease Rate Per Mo	\$9,196
Lease Rate PSF	\$0.95 NNN
Sale Price	\$2,081,200
Sale Price PSF	\$215

Tenant to verify all information.



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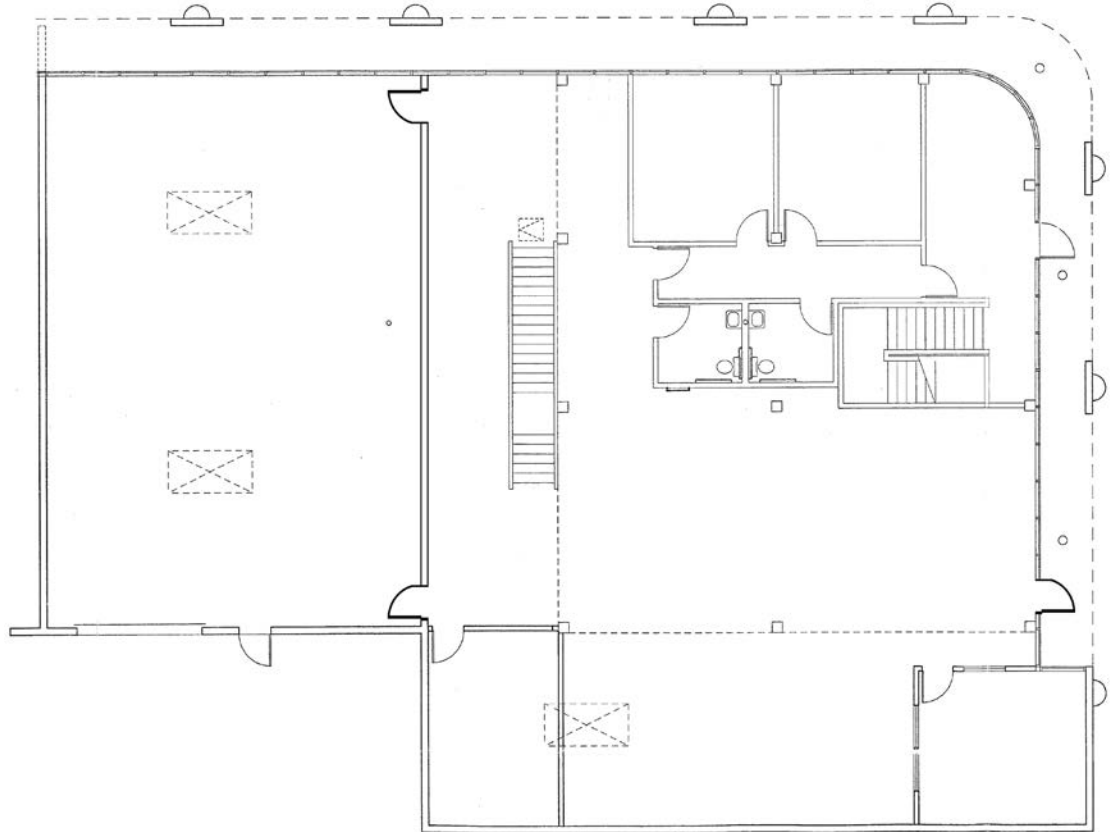
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BUILDING 2A FLOOR PLAN



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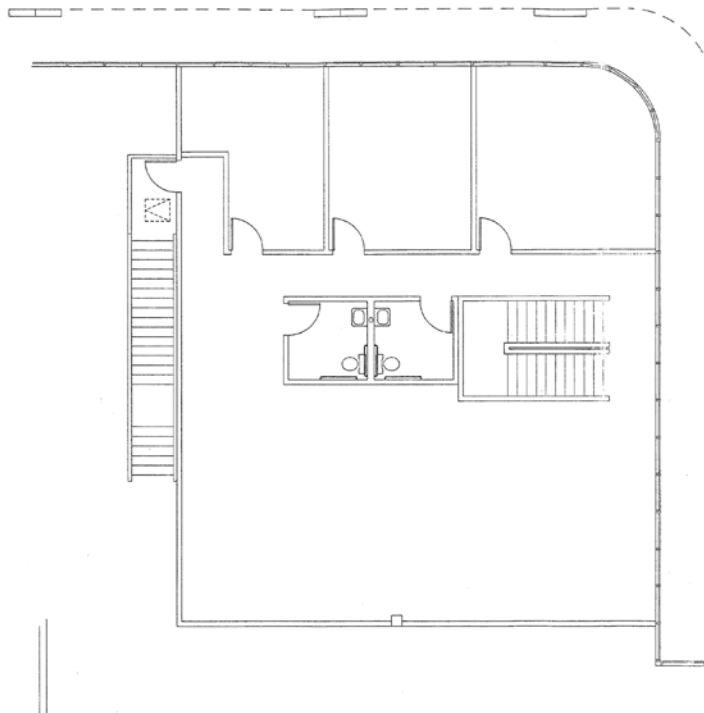
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MEZZANINE FLOOR PLAN



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NOT TO SCALE