

CONEJO VISTA BUSINESS CENTER

2600-2736 CONEJO CENTER DRIVE
THOUSAND OAKS, CA 91320

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ANOTHER PRESTIGIOUS
DEVELOPMENT BY



MARTIN TEITELBAUM
CONSTRUCTION, INC.

In collaboration with
Hugh Cassar

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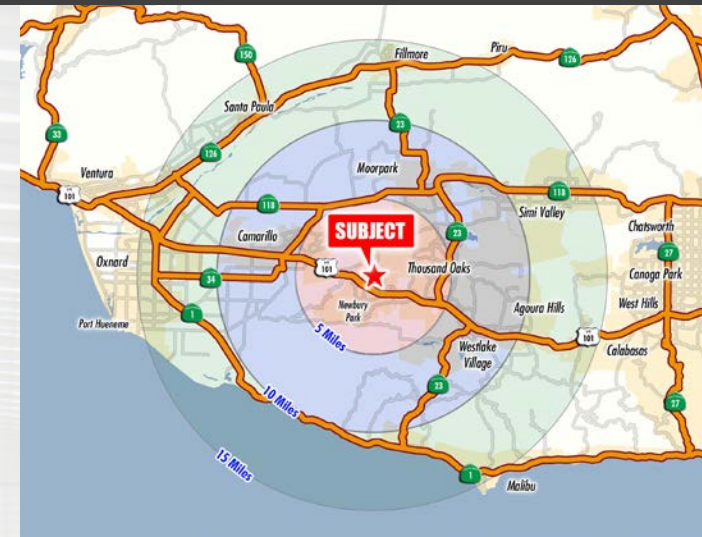
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**COMING
2016**



FREE-STANDING INDUSTRIAL BUILDINGS & CONDOS FOR SALE OR LEASE

- CONEJO VALLEY'S FIRST INDUSTRIAL MASTER-PLANNED BUSINESS PARK IN 15 YEARS
- EXCEPTIONAL SCENIC VIEWS
- UP TO 18 FOOT WAREHOUSE CLEARANCE HEIGHTS
- EXTREMELY RARE UNITS UNDER 2,000 SQUARE FEET
- HISTORICALLY LOW SBA FINANCING AVAILABLE
- ENERGY EFFICIENT PROJECT MEETING CURRENT CODE REQUIREMENTS



www.conejovista.com

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- Existing concrete walls (top)
- Existing masonry walls in place as indicated on condition (top)
- 100 ft. Multi-lane Lane
- Delimited / water Quality Area
- Per Civil Engineering Plan
- Development starting as lowest horizontal levels (bottom)
- Per Civil Engineering Plan
- Per Civil Engineering Plan

 **RESERVED**

- Existing masonry walls (top)
- 100 ft. Multi-lane Lane
- Existing masonry walls in place as indicated on condition (top)

- Proposed high enclosures per architecture plans (top)
- Decorative planting in lowest horizontal levels (bottom)
- Per Civil Engineering Plan
- Per Civil Engineering Plan

- Sheet lines in existing base walls (top)
- Existing artwork
- Proposed bike rack
- Proposed entry signage by street (top)
- Proposed driveway

- Parking lot (top)
- Per Civil Engineering Plan
- Per Civil Engineering Plan
- Per Civil Engineering Plan

- 18' long by 9' wide standard parking stalls (top)
- Retaining wall - 6' max height per architecture plans (top)

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SALE PRICING

ADDRESS (Conejo Center Dr)	TOTAL SF	OFFICE SF	POWER (Amps)	PARKING STALLS	LOADING DOORS	CLEAR HEIGHT	SALE PRICE PSF	TOTAL SALE PRICE
2730	3,654	667	400	7	2	18'	\$315	Reserved
2724	5,845	1,014	600	12	2	18'	\$275	\$1,607,375
2718	6,680	1,014	600	14	2	18'	\$275	\$1,837,000
2712	6,958	1,014	600	14	2	18'	\$275	\$1,913,450
2706	7,235	1,014	600	15	2	18'	\$275	\$1,989,625
2700	8,016	1,056	600	15	2	18'	\$285	\$2,284,560
2696	1,833	432	200	4	1	16'	\$325	\$595,725
2690	1,983	450	200	4	1	16'	\$315	\$624,645
2684	1,953	429	200	4	1	16'	\$315	\$615,195
2678	1,916	450	200	4	1	16'	\$315	\$603,540
2672	1,882	429	200	4	1	16'	\$315	\$592,830
2666	1,848	450	200	4	1	16'	\$315	\$582,120
2660	1,814	429	200	4	1	16'	\$315	\$571,410
2654	1,780	450	200	3	1	16'	\$315	\$560,700
2648	1,746	429	200	3	1	16'	\$315	\$549,990
2642	1,712	450	200	3	1	16'	\$315	\$539,280
2636	1,679	429	200	3	1	16'	\$315	\$528,885
2628	2,060	491	200	4	1	16'	\$315	\$648,900
2624	1,625	429	200	3	1	16'	\$315	\$511,875
2618	1,590	450	200	3	1	16'	\$315	\$500,850
2612	1,556	429	200	3	1	16'	\$315	\$490,140
2606	1,524	450	200	3	1	16'	\$315	\$480,060
2600	2,765	720	200	5	1	16'	\$325	\$898,625
2736	4,600	731	600	12	2	18'	\$315	Reserved

LEASE PRICING

ADDRESS (Conejo Center Dr)	SIZE (SF)	RENT PSF	RENT PER MO
2730	3,654	\$1.00 NNN	Reserved
2724	5,845	\$0.95 NNN	\$5,553
2718	6,680	\$0.95 NNN	\$6,346
2712	6,958	\$0.95 NNN	\$6,610
2706	7,235	\$0.95 NNN	\$6,873
2700	8,016	\$1.00 NNN	\$8,016
2736	4,600	\$1.00 NNN	Reserved



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AVAILABLE
SALE OR LEASE

AMENITIES AERIAL

