

**3481 Old Conejo Rd, Suite 105
Newbury Park, CA 91320
For Lease**



WESTCORD
50 YEARS OF EXCELLENCE

951 S. WESTLAKE BLVD., SUITE 101
WESTLAKE VILLAGE, CA. 91361
WWW.WESTCORD.COM

JIM HENNESSY
ASSOCIATE BROKER
805.497.4557 X243
jimh@westcord.com
DRE# 01893383

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given, in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.

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- **Industrial suite +/- 1,800 SF- Street Exposure**
- **All new paint, new carpets. Available February 2021!**
- **Large private office, reception area, open office area, kitchen space, and private restroom (+/- 1,000 SF)**
- **Adjoining warehouse +/- 800 SF with mezzanine storage (not included in SF). Roll-up door 10 x 10 in back.**
- **Lease rate: \$2,610/month gross (\$1.45/SF) – NO CAM**
- **Tenant responsible for metered utilities– water & trash included in rent**
- **Parking in common areas– 4 spaces**
- **Zoned M-1**

Please call broker to show



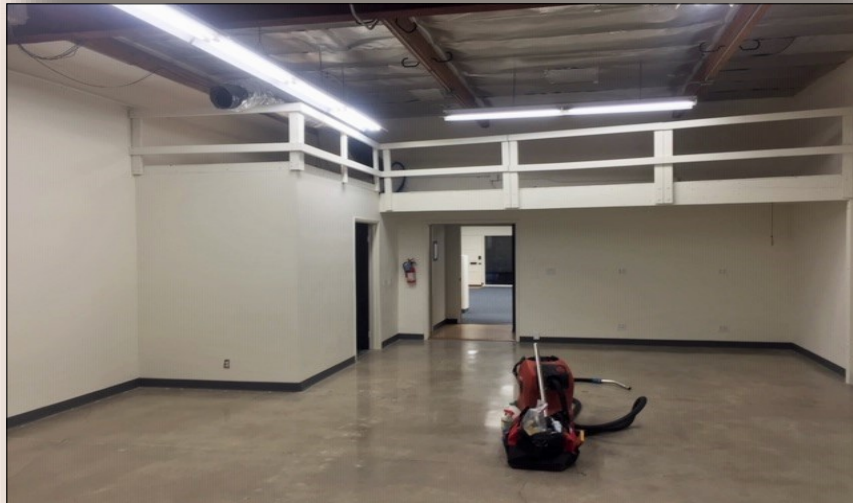
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**Floorplan
Total +/- 1,800 SF**



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