



3175 OLD CONEJO RD
THOUSAND OAKS, CA

Why lease when you can
own at a great price?

FOR SALE OR LEASE | ± 6,523 SF AVAILABLE | FREESTANDING OFFICE BUILDING

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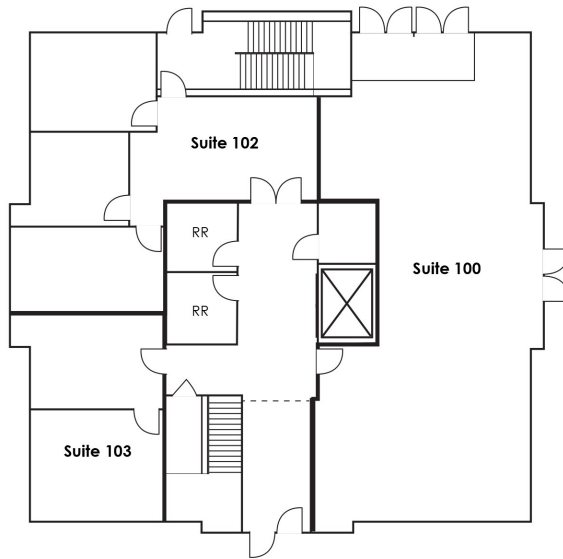
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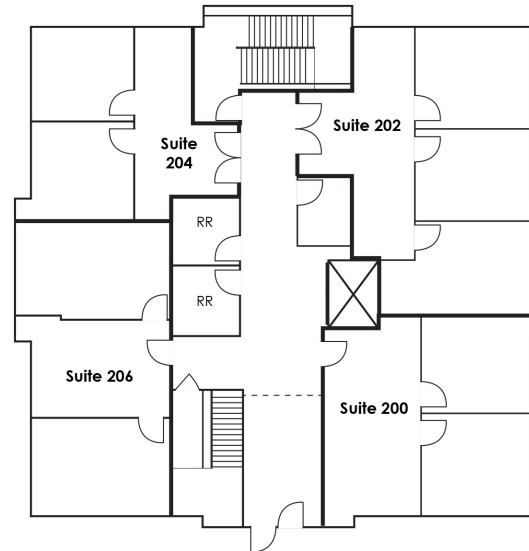


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FIRST FLOOR



SECOND FLOOR



HIGHLIGHTS

- Freestanding building
- Elevator Served
- Owner/User Investment Opportunity
- Lush Landscaping
- 7 A/C Units
- Great Window Line with Second Floor Suites Including Floor to Ceiling Window Lines
- Walking Distance to many Retail Amenities
- Excellent 101 Freeway Access
- Least Expensive Building in the Complex
- **Sales Price \$1,475,000 (\$226.12/SF)**

AVAILABLE SPACES FOR LEASE

Floor	Suite	Use	Type	SF Avail	FL Contg	Bldg Contg	Rent	Occupancy	Term
P 1st	100	Office	Relet	1,631	3,246	3,246	\$1.95 + J + E	Vacant	Negotiable
P 1st	102	Office	Relet	1,045	3,246	3,246	\$1.95 + J + E	Vacant	Negotiable
P 1st	103	Office	Relet	570	3,246	3,246	\$1.95 + J + E	Vacant	Negotiable
P 2nd	200	Office	Relet	744	2,434	2,434	\$1.95 + J + E	Vacant	Negotiable
P 2nd	202	Office	Relet	1,044	2,434	2,434	\$1.95 + J + E	Vacant	Negotiable
P 2nd	204	Office	Relet	646	2,434	2,434	\$1.95 + J + E	Vacant	Negotiable
P 2nd	206	Office	Relet	758	758	758	\$1.95 + J + E	Vacant	Negotiable

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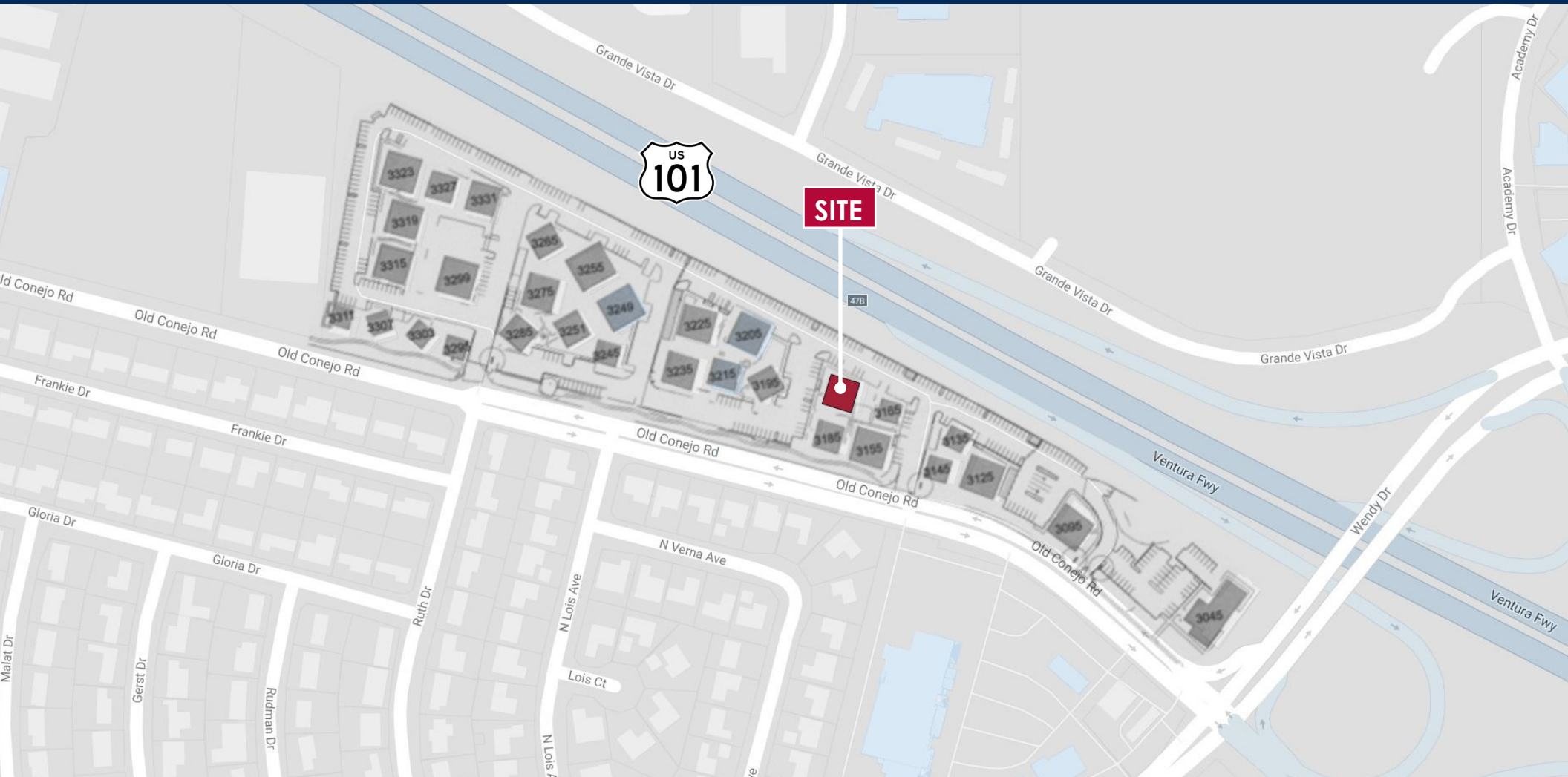
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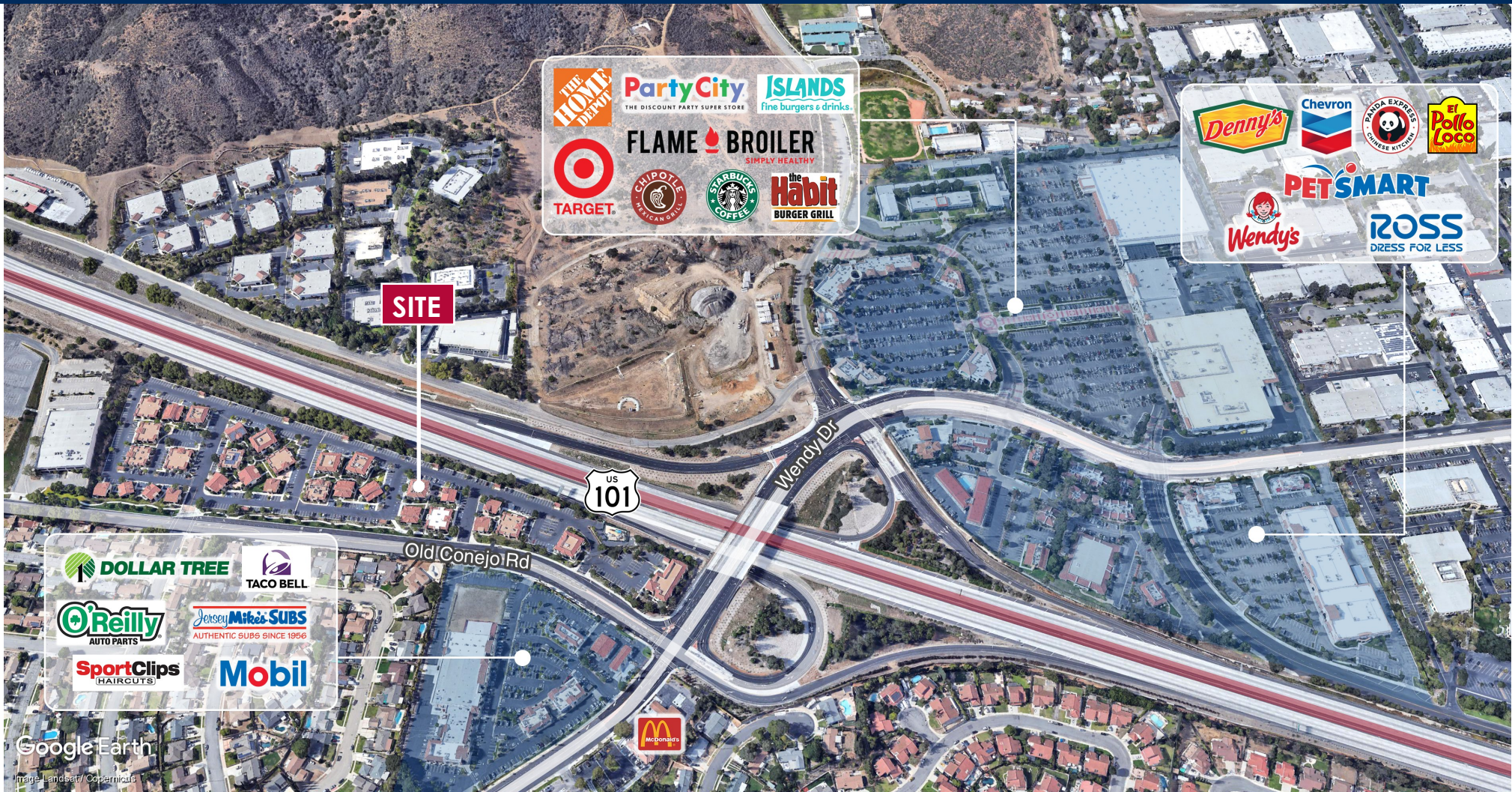
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The Conejo Valley, located along the Hwy 101 corridor, has long been exalted for its superior lifestyle, low crime rate, excellent Mediterranean climate, affluent residential character and varied residential options, beautiful mountain views, shopping and other amenities. Thousand Oaks is one of the safest cities in America based on consistent FBI reporting. It was ranked the fourth-safest among cities with a population greater than 100,000 in the United States by the FBI's Uniform Crime Reports. Large corporate users, such as Dole Foods, JD Powers, Verizon, Amgen, State Farm, and Blue Cross have established major facilities in the area.