

For Lease

Single Tenant NNN Office Building

115,612 SF



1800 Solar Drive

Oxnard, California 93036

Property Highlights

- Three Story Office Building +/- 115,612 Sq. Ft.
- Quality Steel Frame Construction and Timeless Architecture
- Above-Standard Tenant Improvements, Balconies
- Elevator served (3) with Two Entries
- Part of a Newer Medical Office Corridor, near St. John's Hospital, Near US 101/Rice Avenue Interchange
- 461 Parking Spaces (4/1,000 sf). Additional 3.6 ac. paved available separately.
- \$1.13 per Sq. Ft. NNN, per month
- Available January 1, 2018



For more information:

Fred Ferro

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Single Tenant NNN Office Building for Lease
1800 Solar Drive, Oxnard, CA

Description:	115,612 Square Foot A+ Office Building, 3-Story on 7.6 acres. High quality of construction steel frame with glass reinforced concrete panels in 2 colors with granite accents.
Lease Rate:	\$130,642 per month (\$1.13 +/- sq. ft.) Triple Net
Occupancy:	Available January 1, 2018
Lease Term:	Minimum Ten (10) Years
Year Built:	1990
Construction Type:	Steel Frame, 2 colors exterior concrete panels, with granite accents.
HVAC:	2 air handlers, 2 chillers, 1 two cell BAC, 2 bryan boilers, 4" condenser loop, specs on request.
Floors:	3
Elevators:	2 passenger, plus 1 freight elevator.
Location:	At US 101 Freeway Rice Exit (SWC Rice & Gonzales) Ventura County, CA - 70 miles from downtown Los Angeles.
Zoning:	BRP (Business Research Park), City of Oxnard
Parking:	4.0 spaces/1,000 SF
Tax Parcels:	Ventura County APN 213-0-070-045 (Currently tax exempt)
Lease Terms:	NNN, Ten Year Term with annual fixed escalations and 2 x 5 year options to extend possible.

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Highlights

- * The subject property is used as a regional customer service and call center currently by Frontier Communications (formerly Verizon of California, Inc.).
- * Build to Suit Quality Construction - original design by Chevron Corp. for its own use. Three story, steel frame, dual entries, 3 elevators.
- * High barrier to Entry Coastal California market, Ventura County (population of 835,000). City of Oxnard population - 200,000 +/-.
- * Located at new US 101 Freeway interchange at Rice Avenue. ADT Traffic count over 150,000.
- * Surrounding uses include general and medical offices, a community bank and three hotels. Near the Port of Hueneme, Camarillo Airport, California State University of Channel Islands, and Point Mugu NAS.
- * 1800 Solar Drive is near St. John's Hospital (Dignity Healthcare) just two minutes away from 1800 Solar Drive ensuring that the demand for office space in the building will remain strong, as well as Kaiser Permanente Clinic and County of Ventura Public Health Services.
- * Potential use of a 3.69 contiguous overflow parking lot by separate lease creates 6.9/1000 parking. The existing building is divisible into a multi-tenant configuration.

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PROJECT DATA

Site Acreage 7.6 Acres

Gross Floor Area:

Ground Floor	41,875 SF
Second Floor	38,544 SF
Third Floor	<u>35,193 SF</u>
Total Gross Floor Area	115,612 SF

Usable Floor Area:

Ground Floor	37,489 SF
Second Floor	35,126 SF
Third Floor	<u>31,803 SF</u>
Total Usable Floor Area	104,418 SF

Rentable Floor Area:

Ground Floor	40,787 SF
Second Floor	37,012 SF
Third Floor	<u>33,679 SF</u>
Total Rentable Floor Area	111,478 SF

Building Efficiency – Usable:

Usable Floor Area:	104,418 SF
Gross Floor Area:	115,612 SF
90% Usable	

Building Efficiency – Rentable:

Rentable Floor Area	111,478 SF
Gross Floor Area	115,612 SF
96% Rentable	

Parking Provided:

Standard Stalls	295
Compact Stalls	116
Handicap Stalls	8
Van Pool Stalls	24
Motorcycle Stalls	<u>18</u>
Total Parking Stalls	461 Stalls

Parking Ratio: 1 Stall per 250 SF

Distinctive exterior treatment, including glass-reinforced concrete panels in two colors with granite accents

Upgraded finishes in main lobby, including Dakota Mahogany granite floors with Pear Wood walls and security desk.

Kinetic sculpture by noted artist Lin Emery in main entry plaza.

Two major entries and drop-off locations.

All ground floor corners can be made accessible for entries.

Loading dock with trash compactor.

4,360 square feet of ground floor depressed slabs for potential computer access floors.

Tenant showers provided on ground floor.

Reverse osmosis water purification system provided for drinking water.

Outdoor eating areas.

Storage space available in annex adjacent to loading dock.

14,500 square feet of 150 pound floor loading available on upper floors to accommodate special needs.

Microwave disk capabilities.

Outdoor decks can be modified for accessibility.

Entries and loading dock can be modified for card security system.

Rear access to freight elevator.

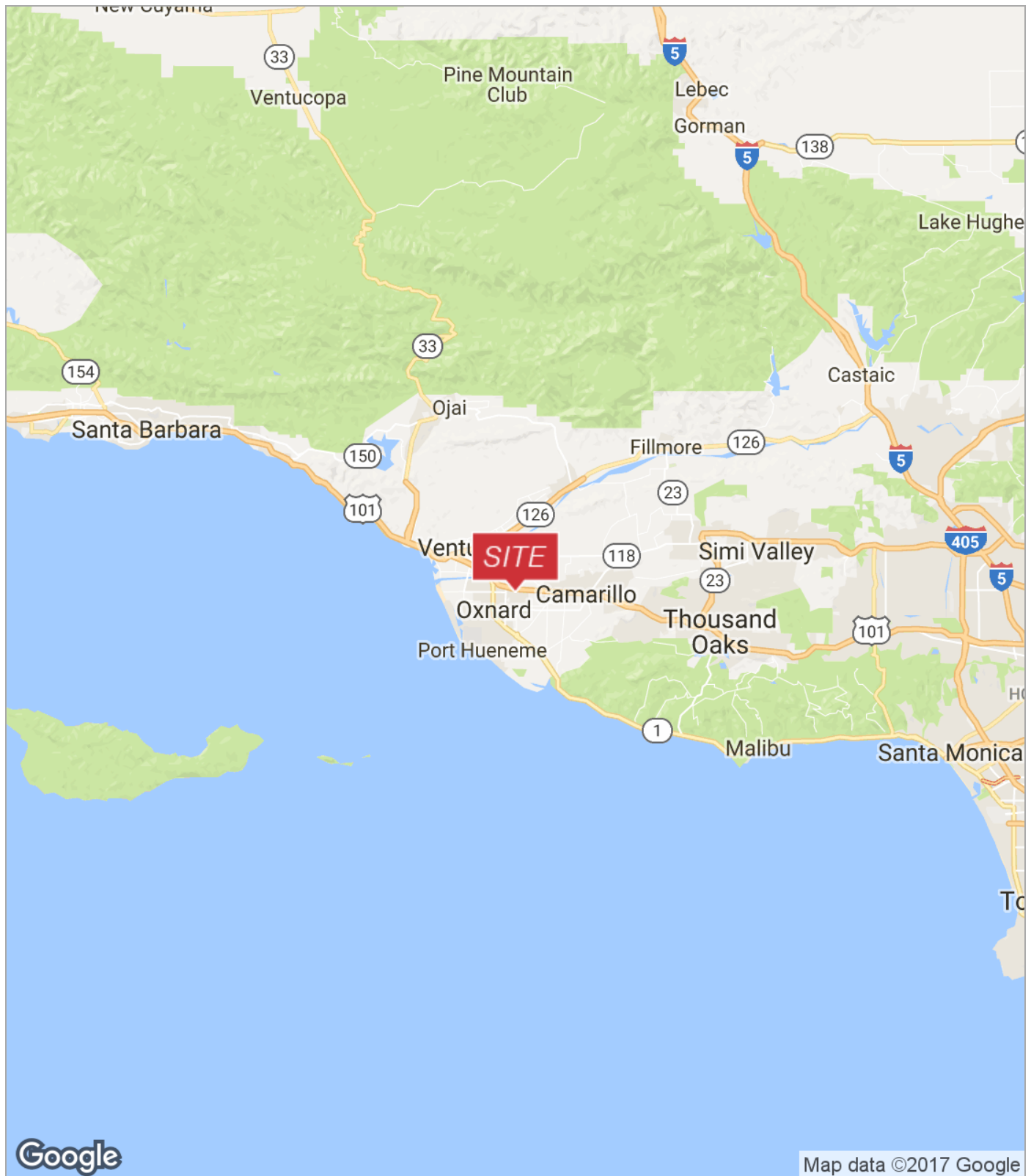
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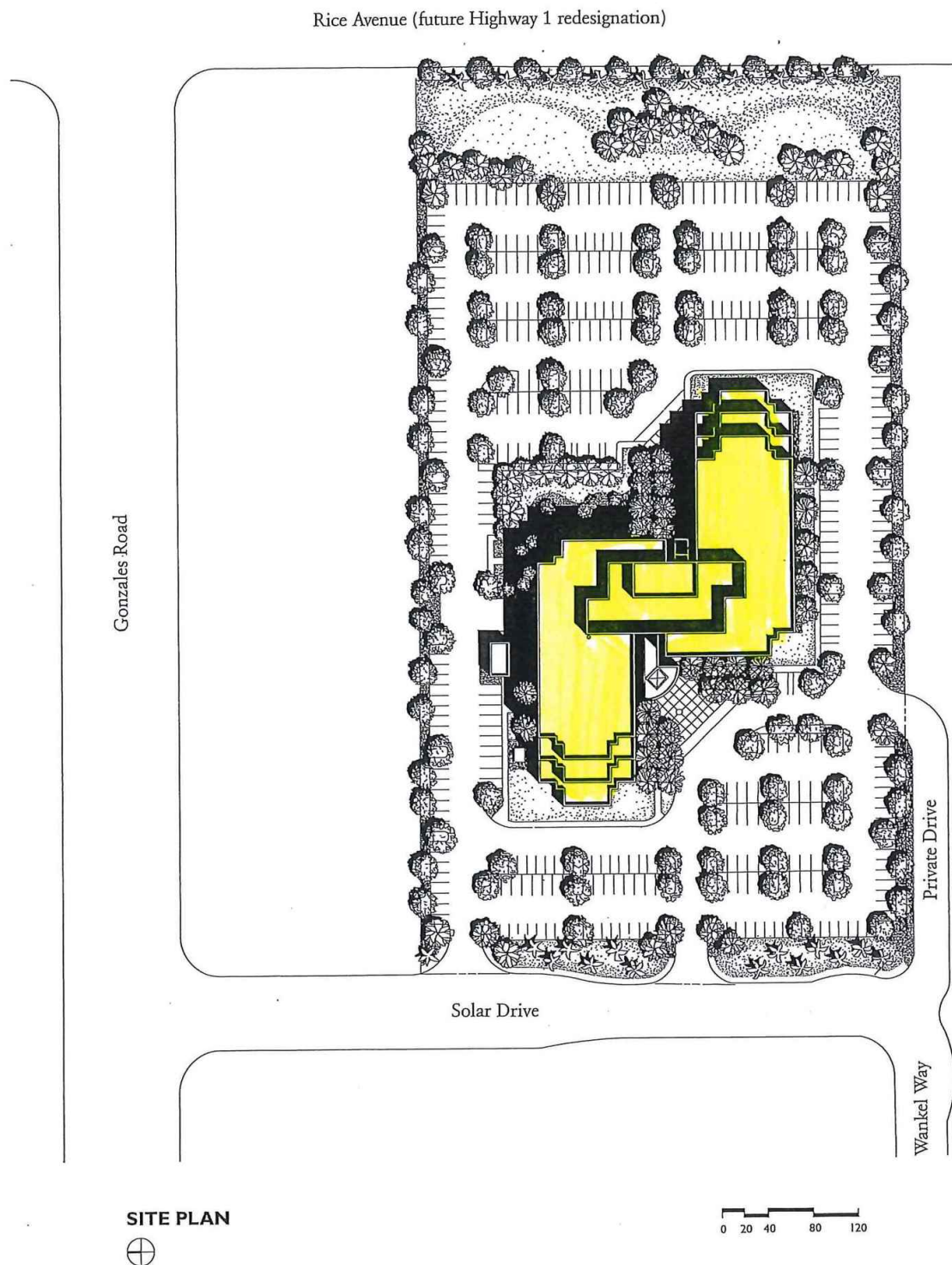
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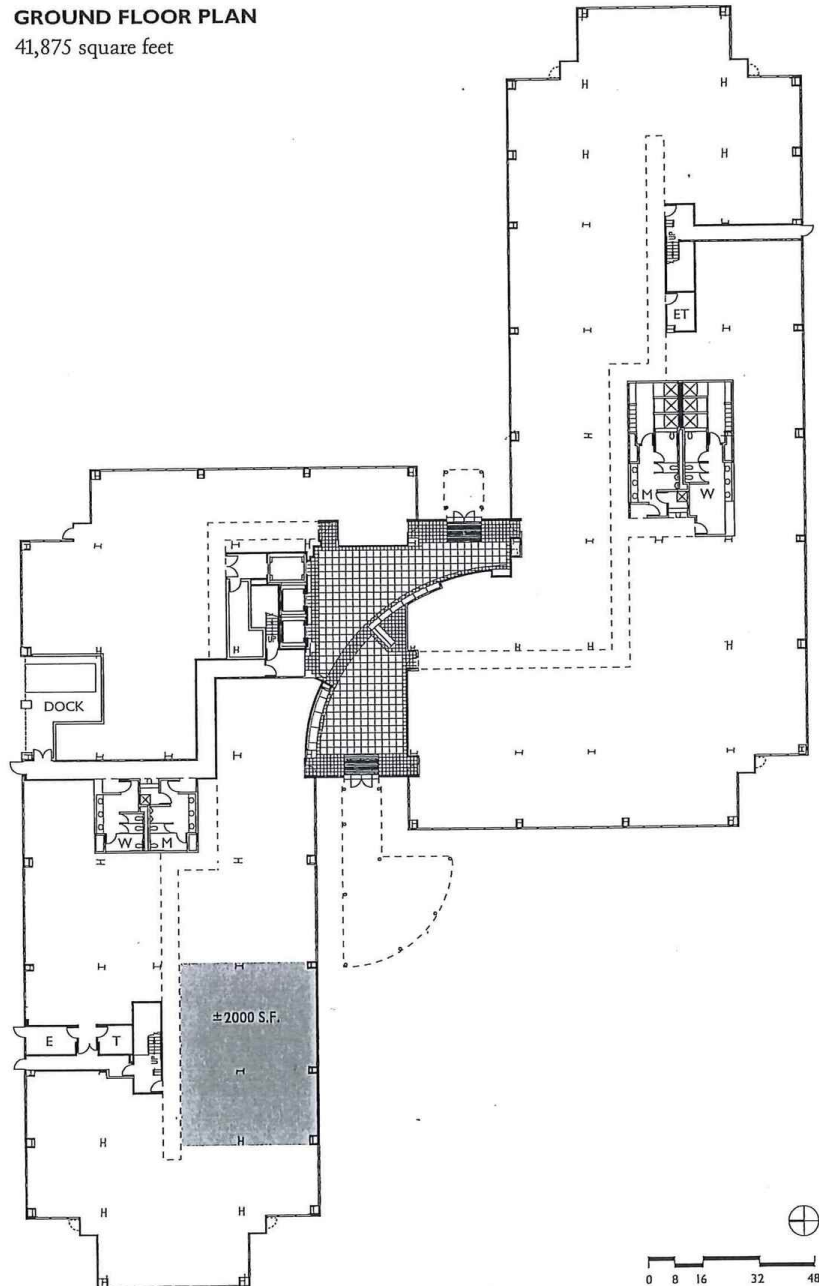
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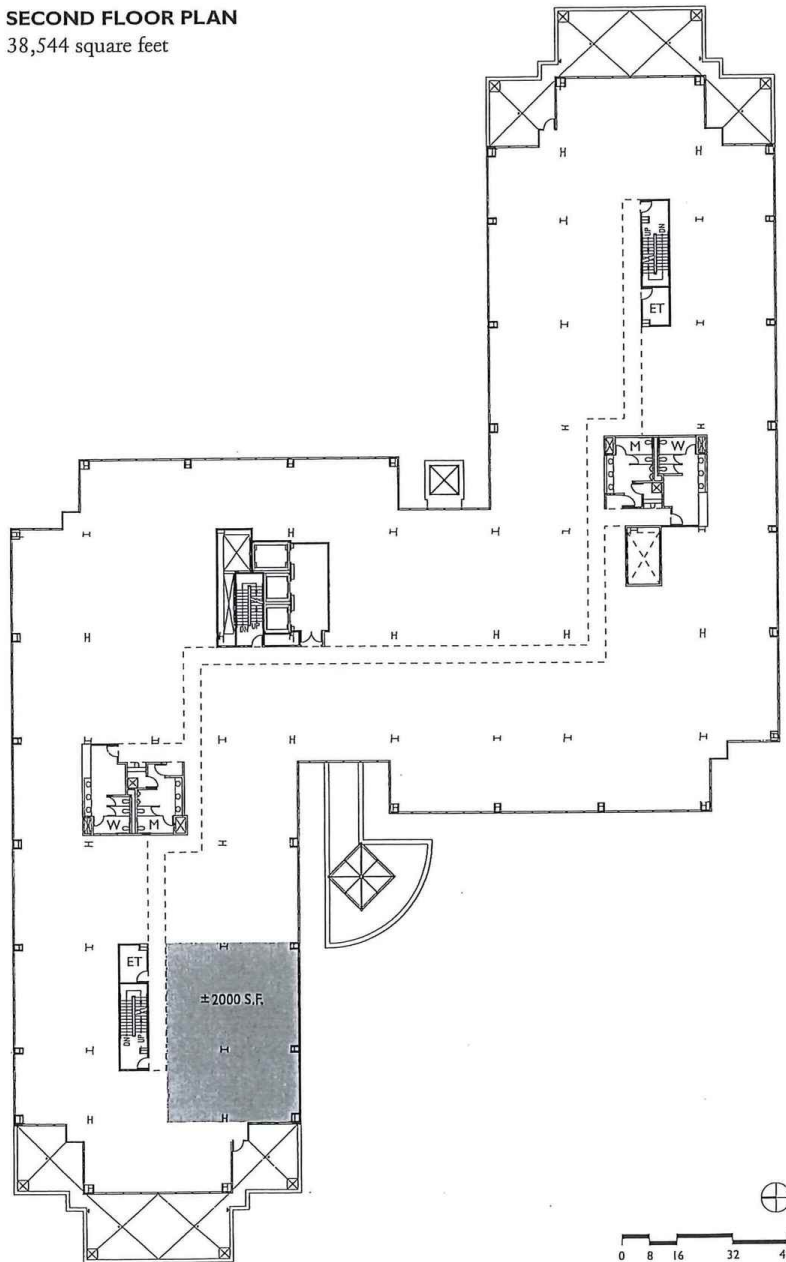
GROUND FLOOR PLAN
41,875 square feet



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SECOND FLOOR PLAN

38,544 square feet



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THIRD FLOOR PLAN

35,193 square feet

