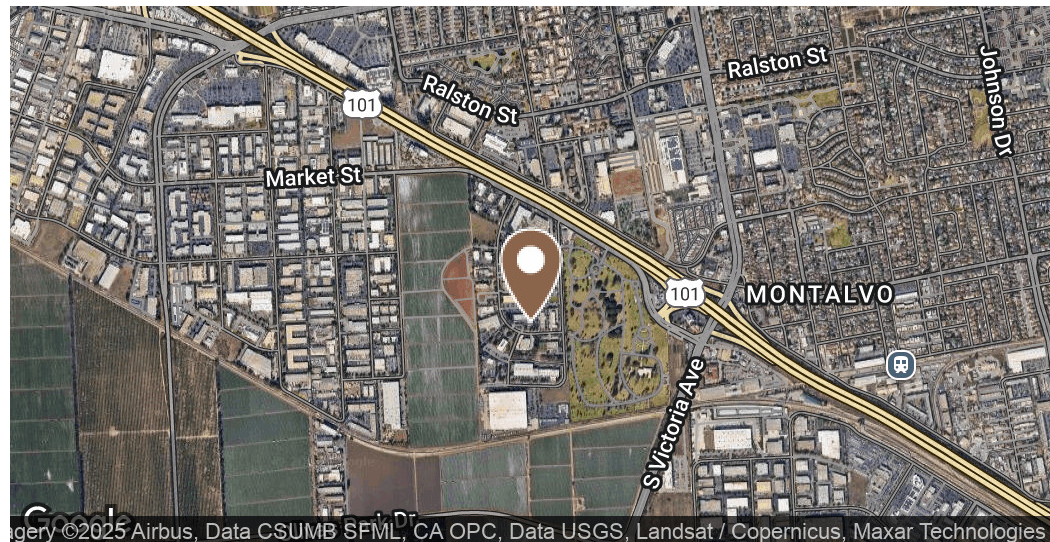




PROPERTY DESCRIPTION

Creative Office/Warehouse with ample parking available for Lease in Ventura. Multiple spaces available or option to rent the entire space.

Suite A: Two Story, End-Unit Suite with extensive window lines. First Floor features Two Entries, Two Private Offices, Large Conference Room and Two Restrooms. Second Floor includes One Large Open Bay with built-in work stations, kitchen area, server room and storage. Plus a Second Large Open Bay, ready for your layout. Tenant pays a percentage of utilities.

Suite A1-5/106: Office with warehouse featuring a 6'x8' roll up door, storage room, private bathroom, utility sink, and washer/dryer. Tenant pays a percentage of utilities.

Reduced Rent Available for the First Six Months - Amount is based on Lease Terms - Please inquire.

CONTACT INFO

To find out more, or setup a tour, please contact:
Jenny Petty | jpetty@beckergrp.com | 805.653.6794 ext. 203

JEFFREY R. BECKER CCIM . CPM . RPA

805.653.6794

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CA DRE #01213236

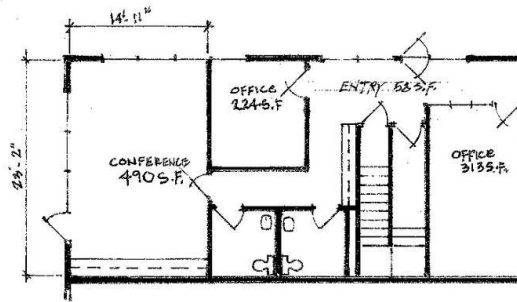
OFFERING SUMMARY

Lease Rate:	\$1.50 - 1.75 SF/month (MG)
Available SF:	1,209 - 4,544 SF
Building Size:	4,544 SF

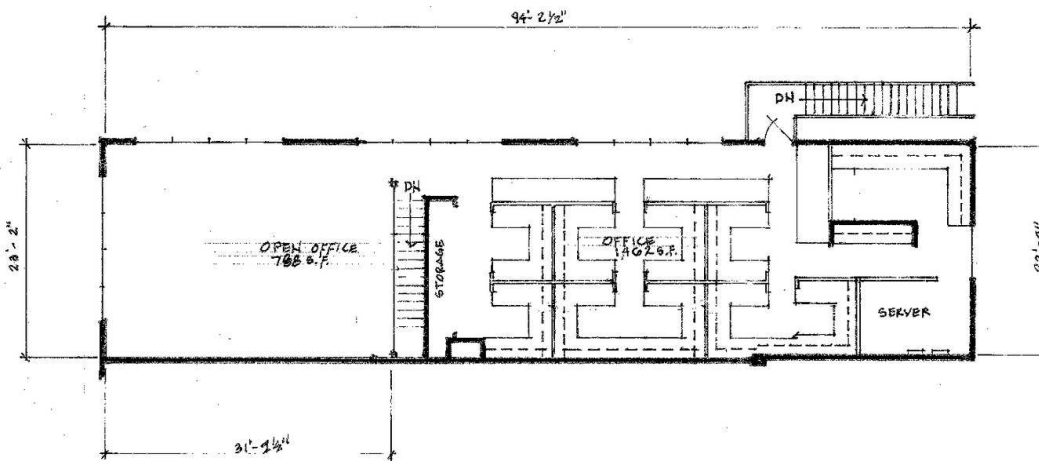
SPACES	LEASE RATE	SPACE SIZE
2300-A105-106	\$1.50 SF/month	1,209 SF
2300-A	\$1.75 SF/month	3,453 SF
2300 (Entire Space)	\$1.52 SF/month	4,544 SF

2300 Knoll Drive, Suite A

approximately 3,453 square feet



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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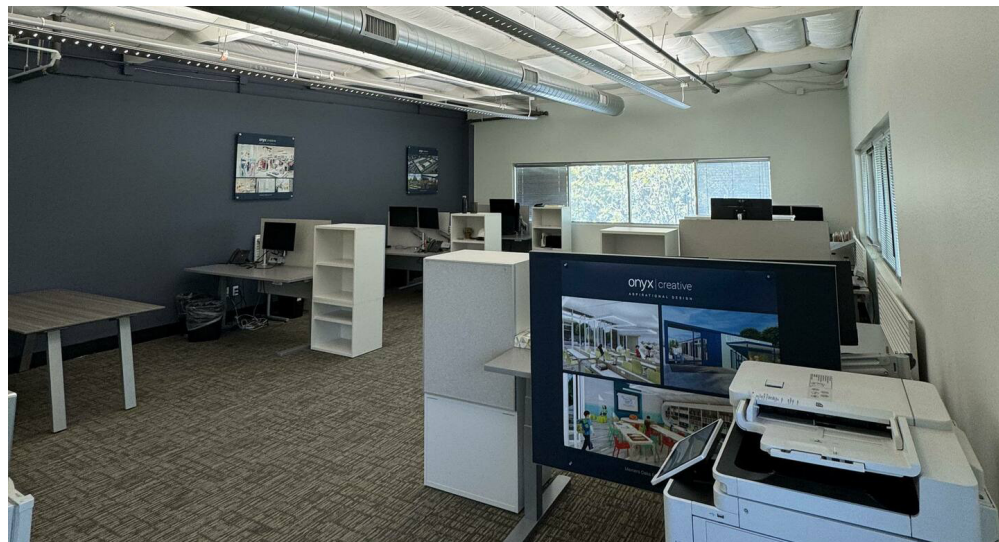


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