

FOR LEASE



UPSCALE WATERFRONT RETAIL / OFFICE SPACES FOR LEASE

4310 Tradewinds Drive, Oxnard CA 93035

Two Suites Available

Suite 400: 1,000 RSF

Suite 600: 1,000 RSF

\$2.75 / Foot, Modified Gross



BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022

Overview

- **Available:**
- Suite 400: 1,000 RSF
- Suite 600: 1,000 RSF
- Rate: \$2.75 / Foot , MG Plus Utilities

Building

- Type: Multi-Tenant Mixed use Commercial Building
- Square Feet: 10,430 SF
- Year Built: 2006
- Zoning: Commercial

Location

Located in one of the best areas in the West County. Great environment with beautiful views.



BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022



4310 Tradewinds Drive, Suite 600
Oxnard CA 93035
1,000 RSF

Highlights

- Upscale View Offices
- Open layout with Bathroom
- Close-Proximity to Beach & Harbor
- Easy Access to Hwy 101
- Building Signage Available
- Parking On-Site



BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022



4310 Tradewinds Drive, Suite 400
Oxnard CA 93035
1,000 RSF

Highlights

- Upscale View Offices
- Open layout with Bathroom
- Close-Proximity to Beach & Harbor
- Easy Access to Hwy 101
- Building Signage Available
- Parking On-Site

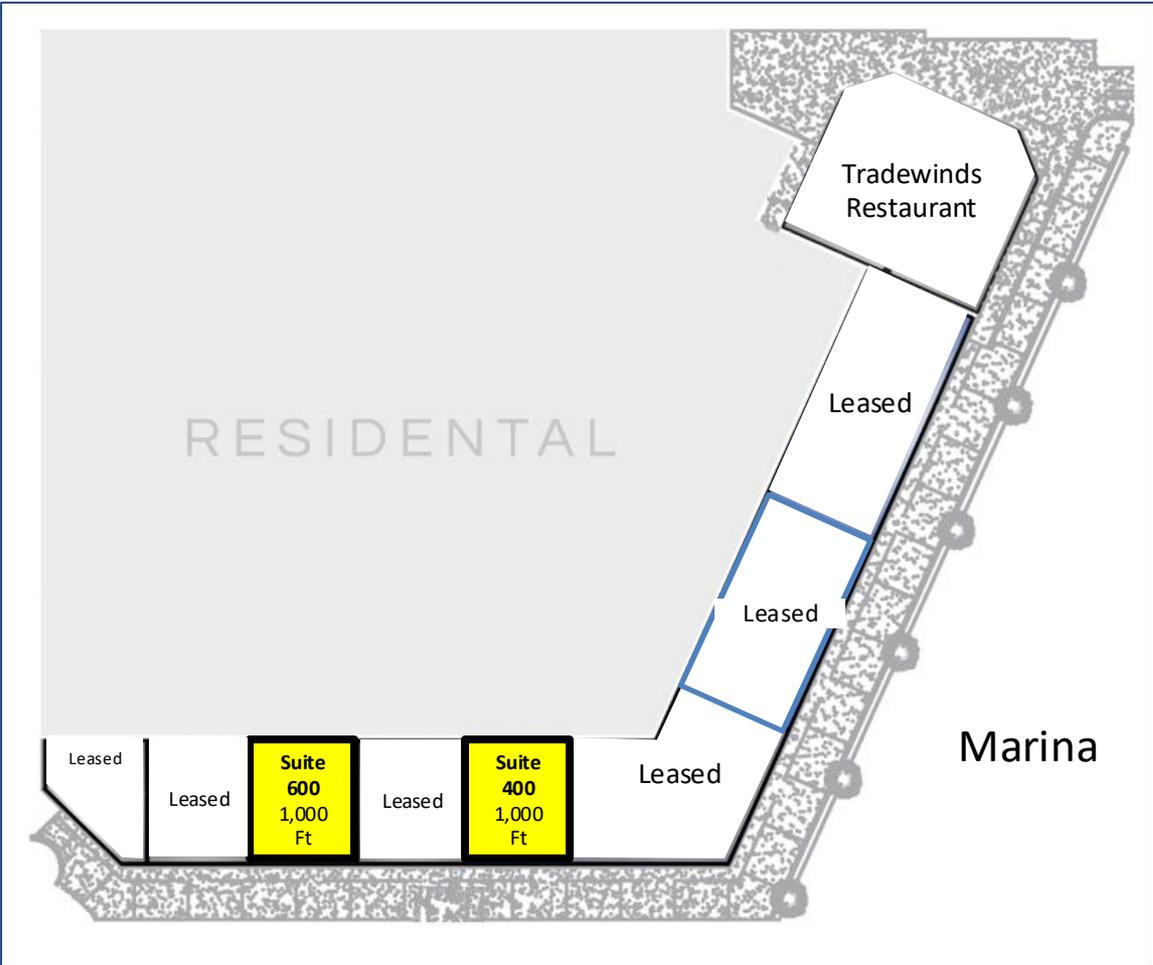


BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022

SUITE LOCATION IN THE CENTER



BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022



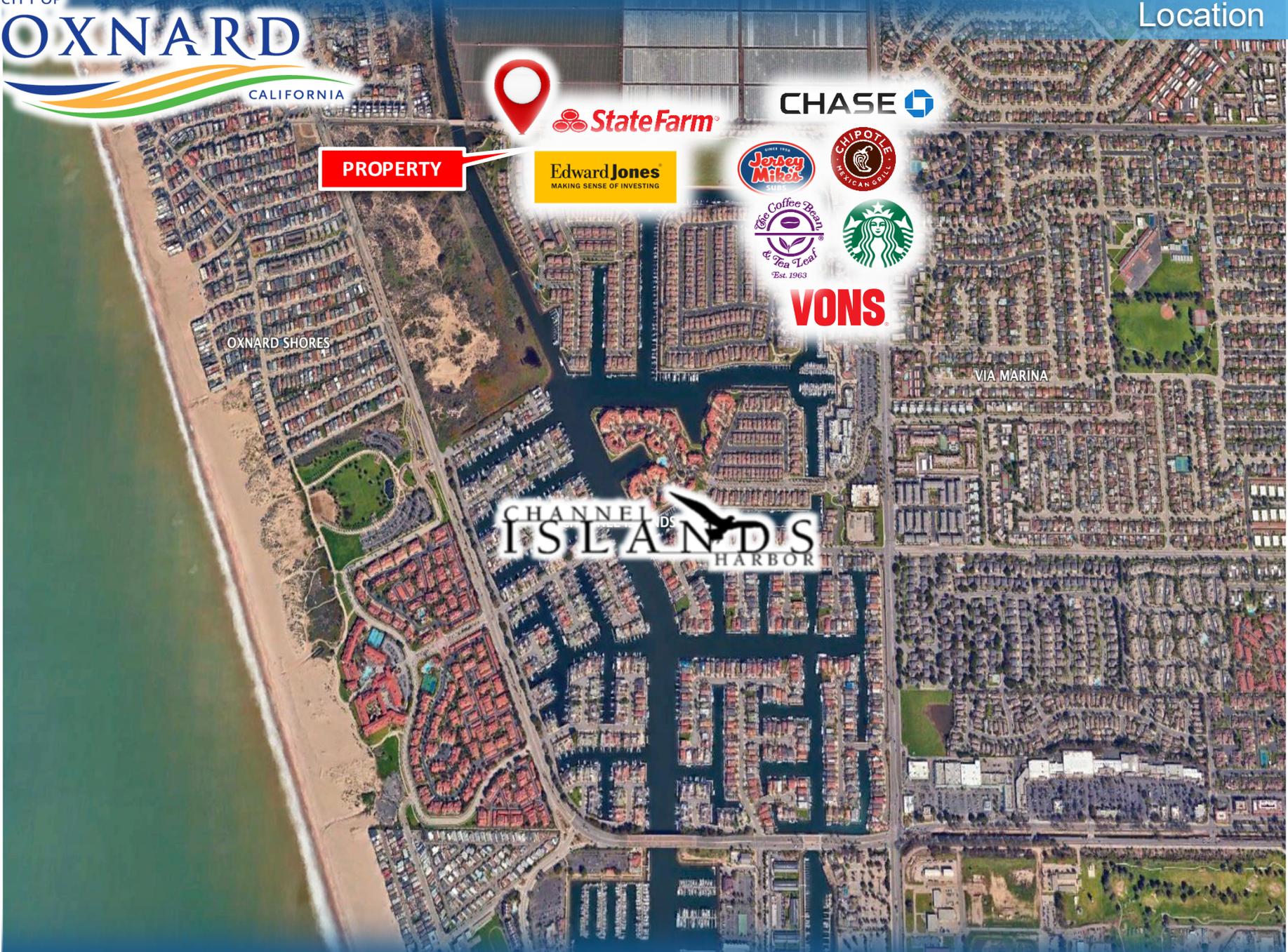
PROPERTY



OXNARD SHORES

VIA MARINA

CHANNEL ISLANDS HARBOR





BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022



BUENGER

COMMERCIAL REAL ESTATE, INC.

Broker Disclaimers -- This offering memorandum is confidential and has been prepared by Buenger Commercial Real Estate, Inc. (Broker) solely for the use of prospective purchasers. This offering memorandum is not intended to provide all the information necessary to reach a purchase decision. Each prospective Buyer is strongly encouraged to conduct their own thorough review and due diligence.

Financial Information -- While the financial, operations, property description, projections, and other information herein is deemed to be reliable, neither the Broker nor Owner guarantee, represent, or warrant its accuracy. Pro forma projections are prepared by Broker based on many assumptions and events over which the Broker and the Owner have no control and are not guaranteed. Buyers should use projections for review and are strongly urged to conduct their own study on projections. No liability is assumed for errors, omissions, misstatements of fact, prior sale, change-of-price, or withdrawal from the market without notice.

Environmental -- The Seller and Broker make no representations whatsoever about any environmental conditions on the property, including but not limited to issues such as asbestos, hazardous waste, mold, mildew, petroleum leaks, or spills. Each prospective Buyer is encouraged to do their own study and analysis to determine the status of various issues.

Agency -- Buenger Commercial Real Estate, Inc. is the exclusive agents of the Seller, represent the Seller only, and shall be compensated by Seller.

Confidentiality -- All information contained in this offering is confidential in nature and must be held in the strictest confidence, except information which is a matter of public record. Please do not visit the property without making prior arrangements through the Broker. Please do not contact tenant or property owner, nor talk to any employees. All due diligence information and all property tours must be provided by Buenger Commercial Real Estate, Inc.