

OFFERING MEMORANDUM

# 2223 EASTMAN AVE

VENTURA, CA 93003

 **Kidder  
Mathews**



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*Exclusively  
Listed by*

BENTLEY MCKEAN, CCIM  
805.626.7120  
bentley.mckean@kidder.com  
LIC N° 02080641

JEFFREY M. CROCKER  
805.626.6550  
jeffrey.crocker@kidder.com  
LIC N° 01457097

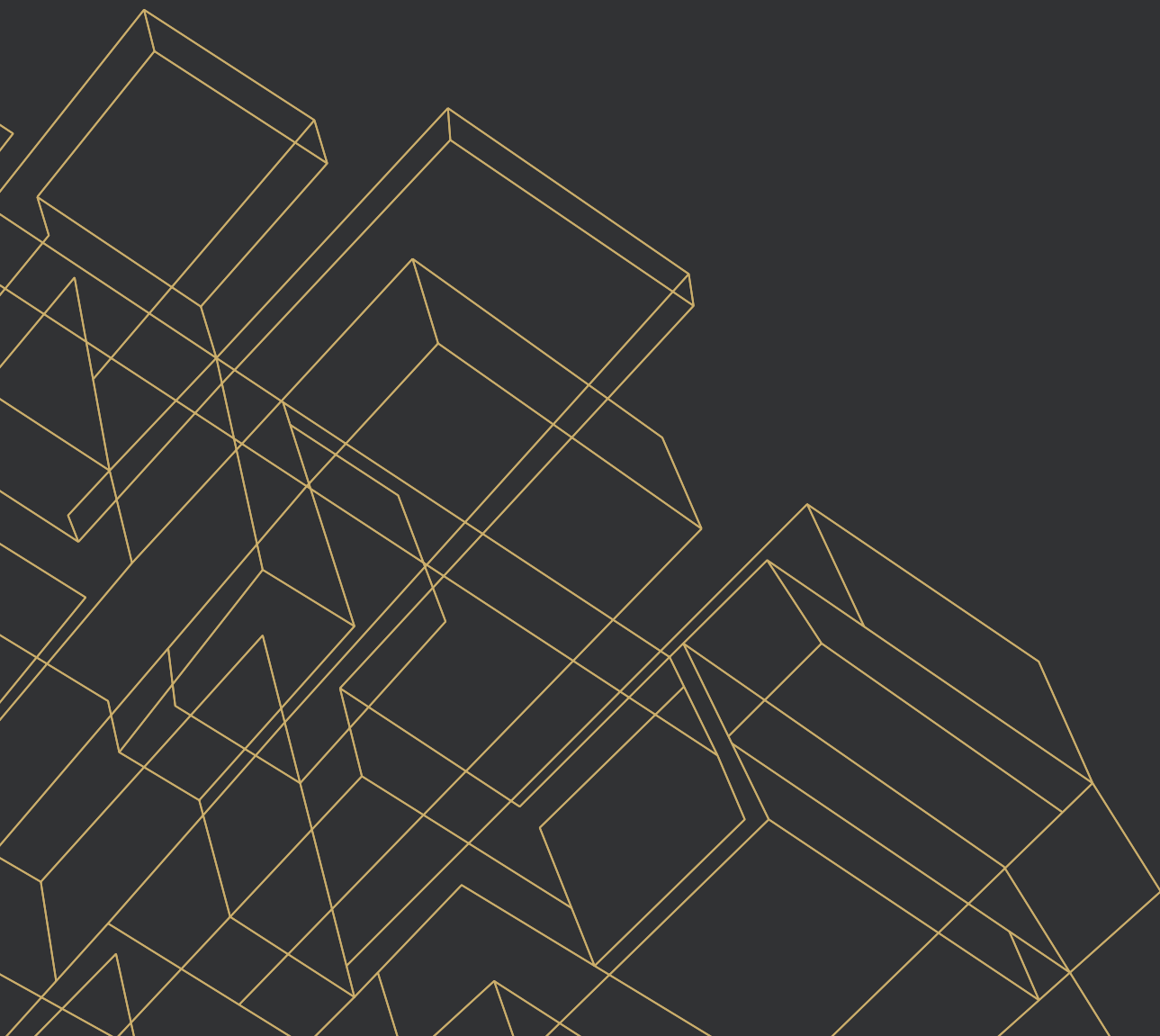
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# EXECUTIVE SUMMARY

# *PREMIER* COMMERCIAL BUILDING IN VENTURA, CA

Kidder Mathews, as exclusive advisor, is pleased to present the opportunity to occupy a fully built out 7,264 square foot commercial space the City of Ventura.

Formerly occupied by a government contractor R&D company, this space has maintained its security features, pristine offices and fiber optic internet making it ideal for a data server, R&D company, pharmaceutical company, assembly tenants, and government entities.

|         |                                     |
|---------|-------------------------------------|
| ADDRESS | 2223 Eastman Ave, Ventura, Ca 93003 |
| RBA     | 7,264 SF                            |
| BUILT   | 1984                                |
| PARKING | 25 spaces                           |
| ZONING  | MPD                                 |

*\$1.00*

PRICE / SF / MO / NNN

*\$12.00*

PRICE / SF / YR / NNN



# INVESTMENT HIGHLIGHTS

Fully furnished office space

Key card security access

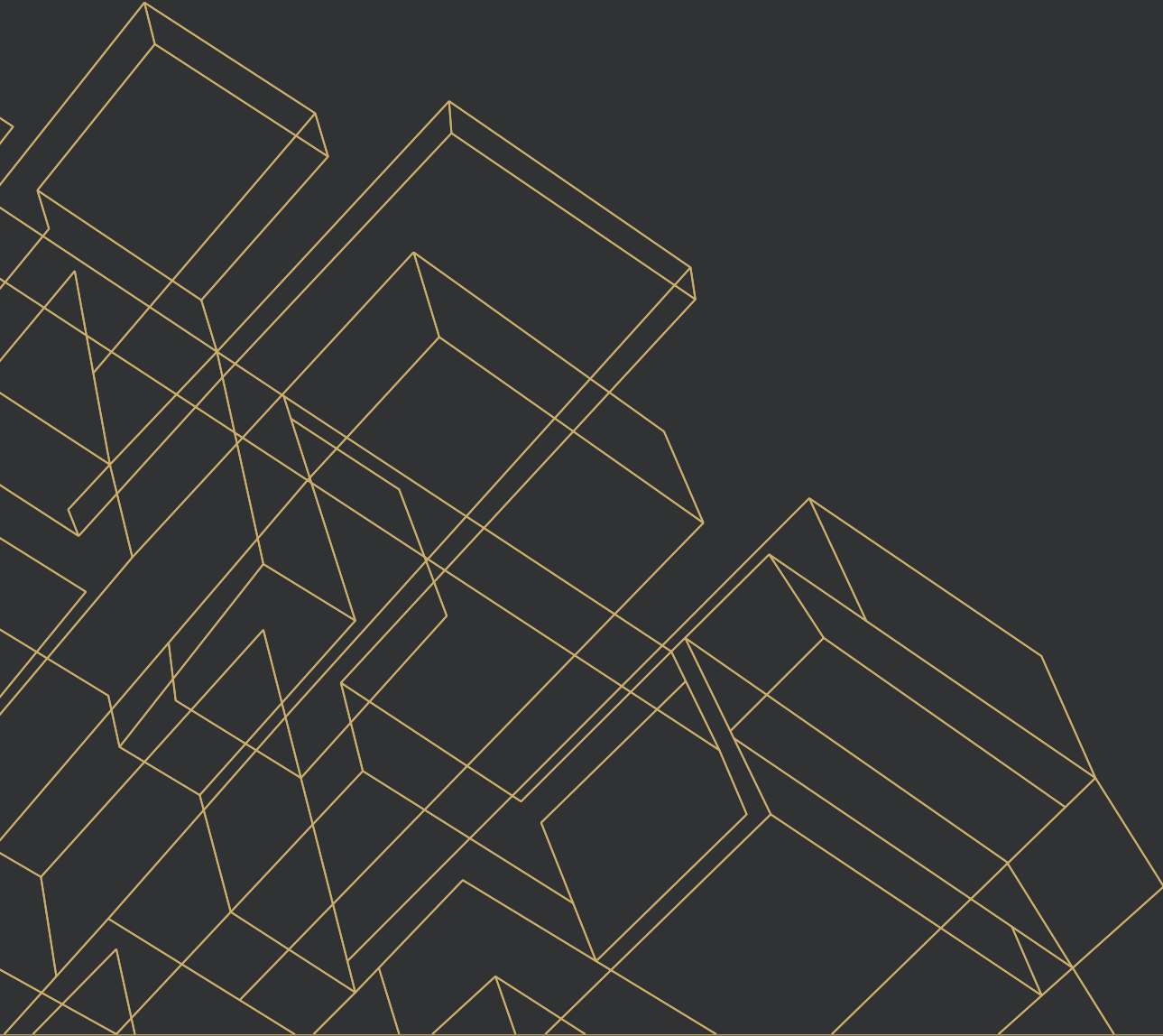
High image building

Walkable amenities

Fiber optic internet connection

Turn key conference room



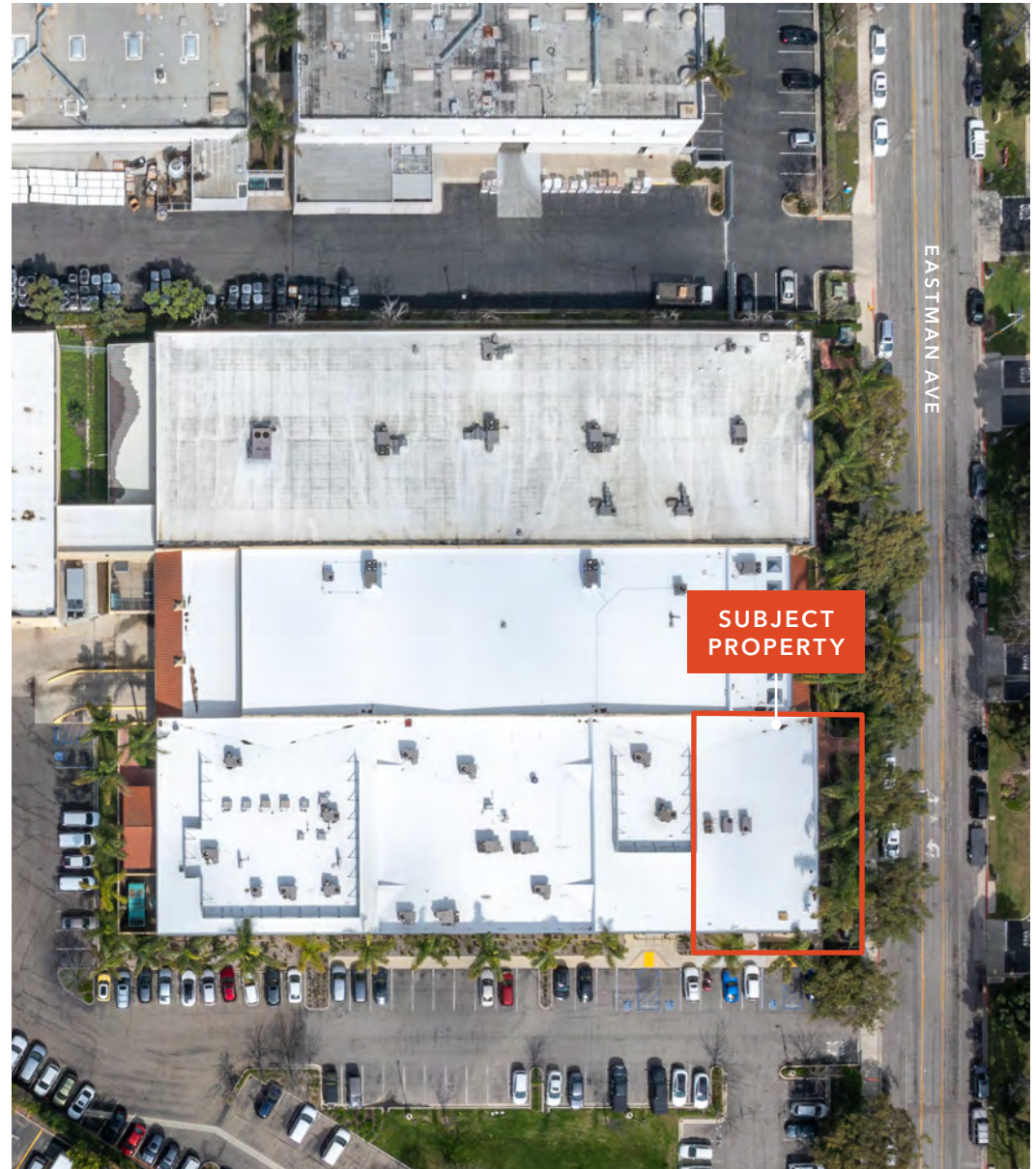


# PROPERTY OVERVIEW

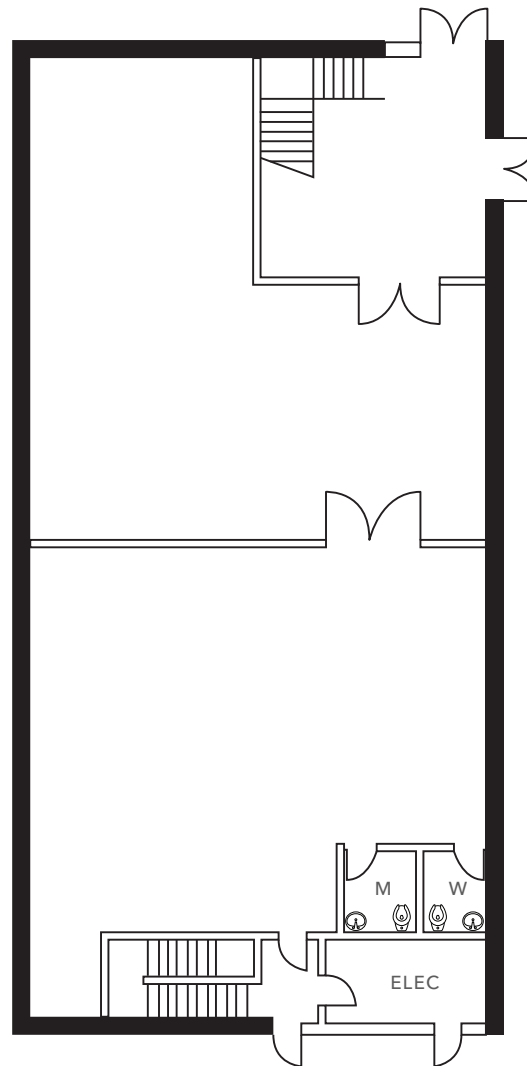
# PROPERTY INFORMATION

## PROPERTY OVERVIEW

|                 |                                     |
|-----------------|-------------------------------------|
| ADDRESS         | 2223 Eastman Ave, Ventura, Ca 93003 |
| BUILDING AREA   | 7,264 SF                            |
| UPSTAIRS OFFICE | 3,480 SF                            |
| PARKING         | 25 spaces                           |
| ZONING          | MPD                                 |
| POWER           | 400A 120/208V 3p 4W                 |



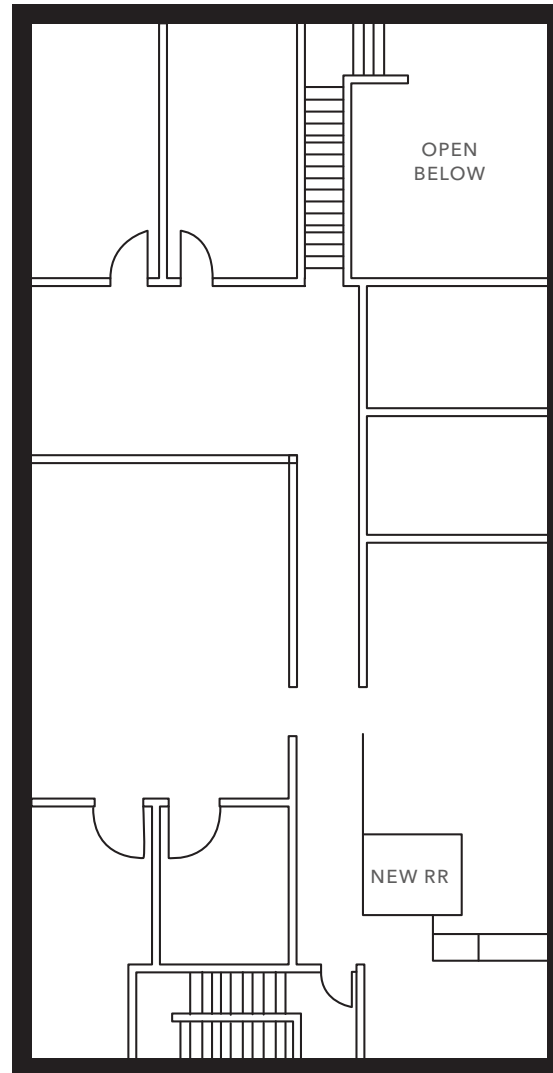
# FIRST FLOOR PLAN



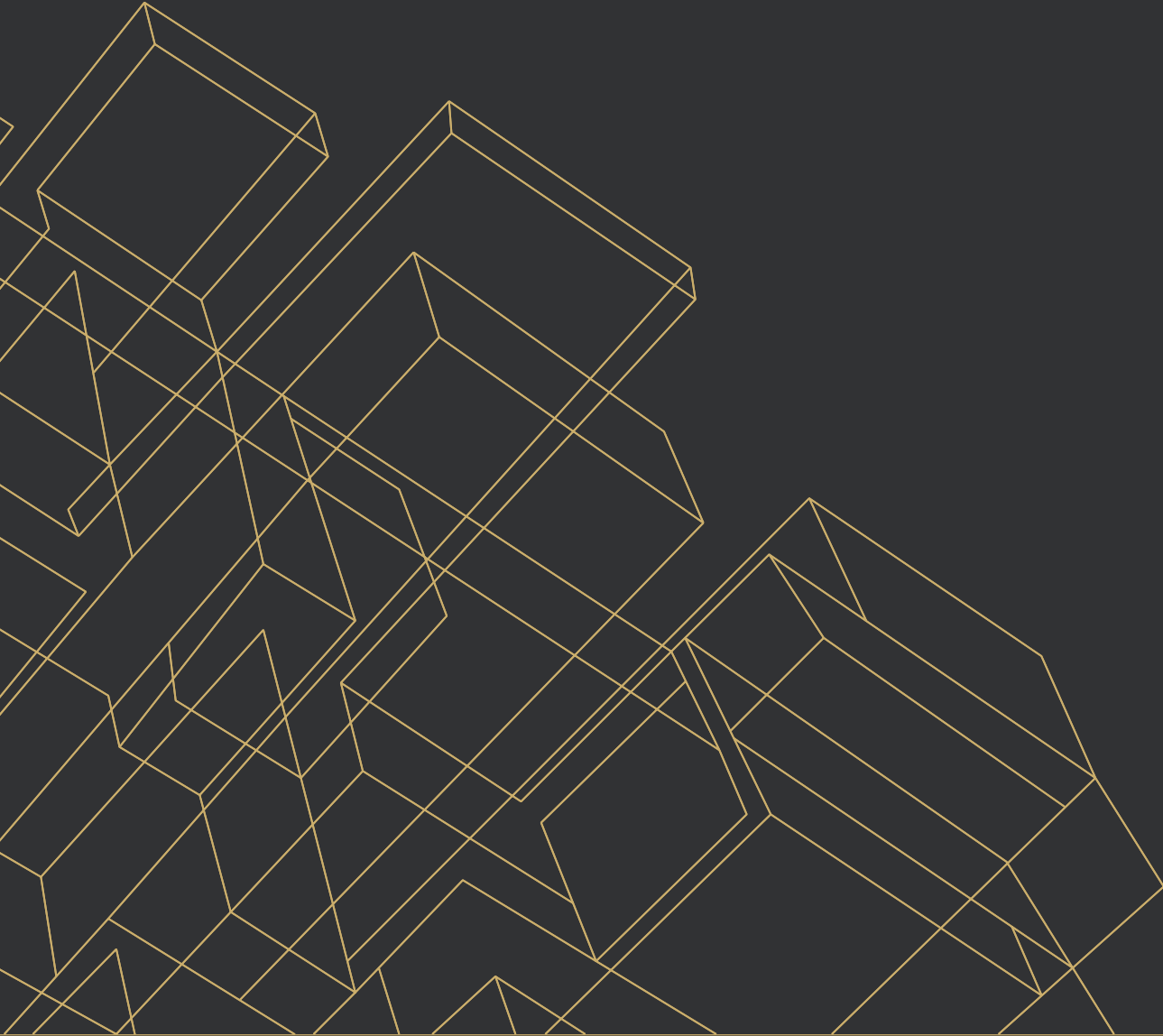
\*Not to scale



# MEZZANINE PLAN



\*Not to scale



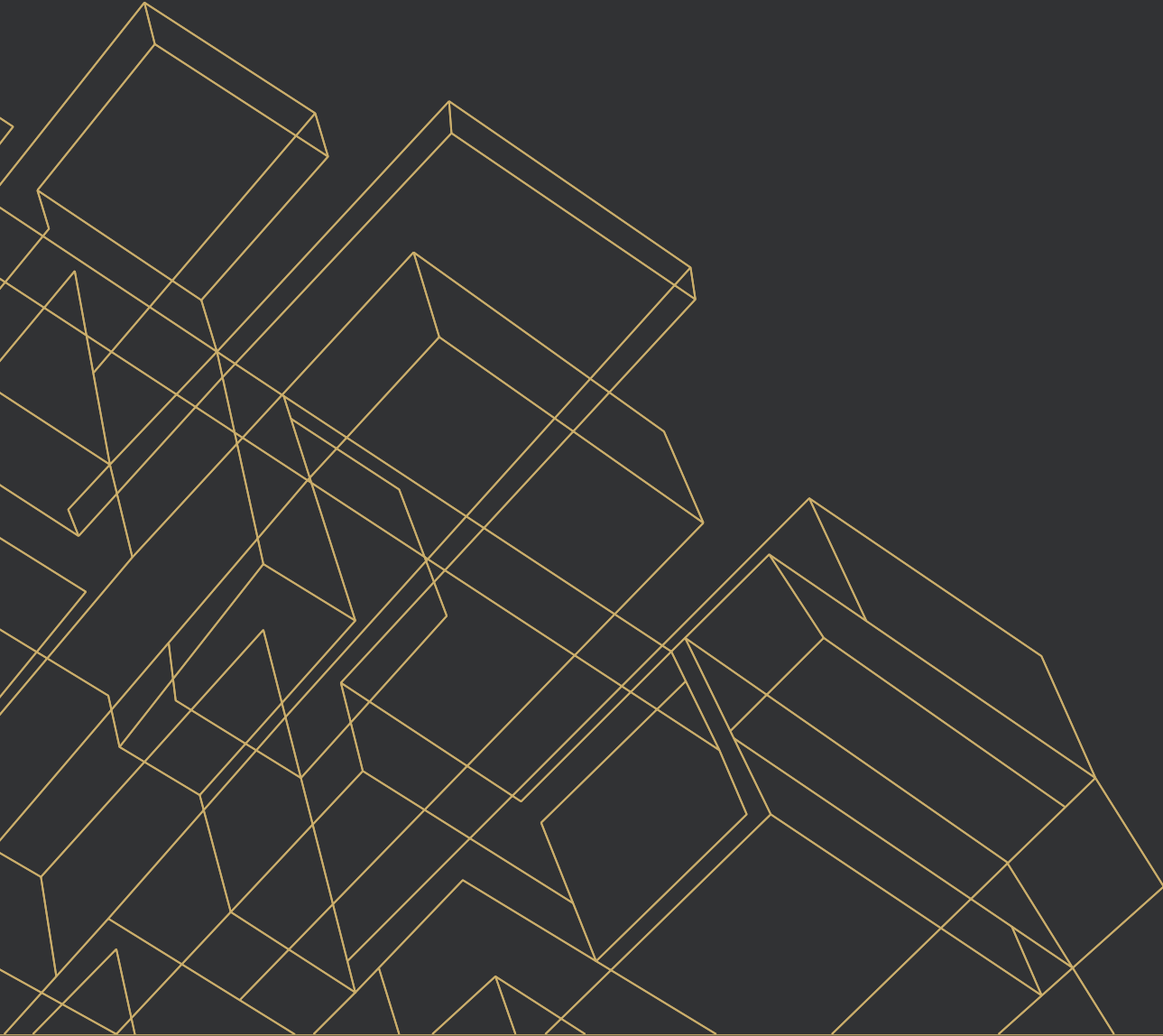
# LOCATION OVERVIEW



# DRIVE TIME MAP

30 MIN DRIVE ■ 60 MIN DRIVE ■ 90 MIN DRIVE ■





# PROPERTY PHOTOS

PROPERTY PHOTOS



PROPERTY PHOTOS



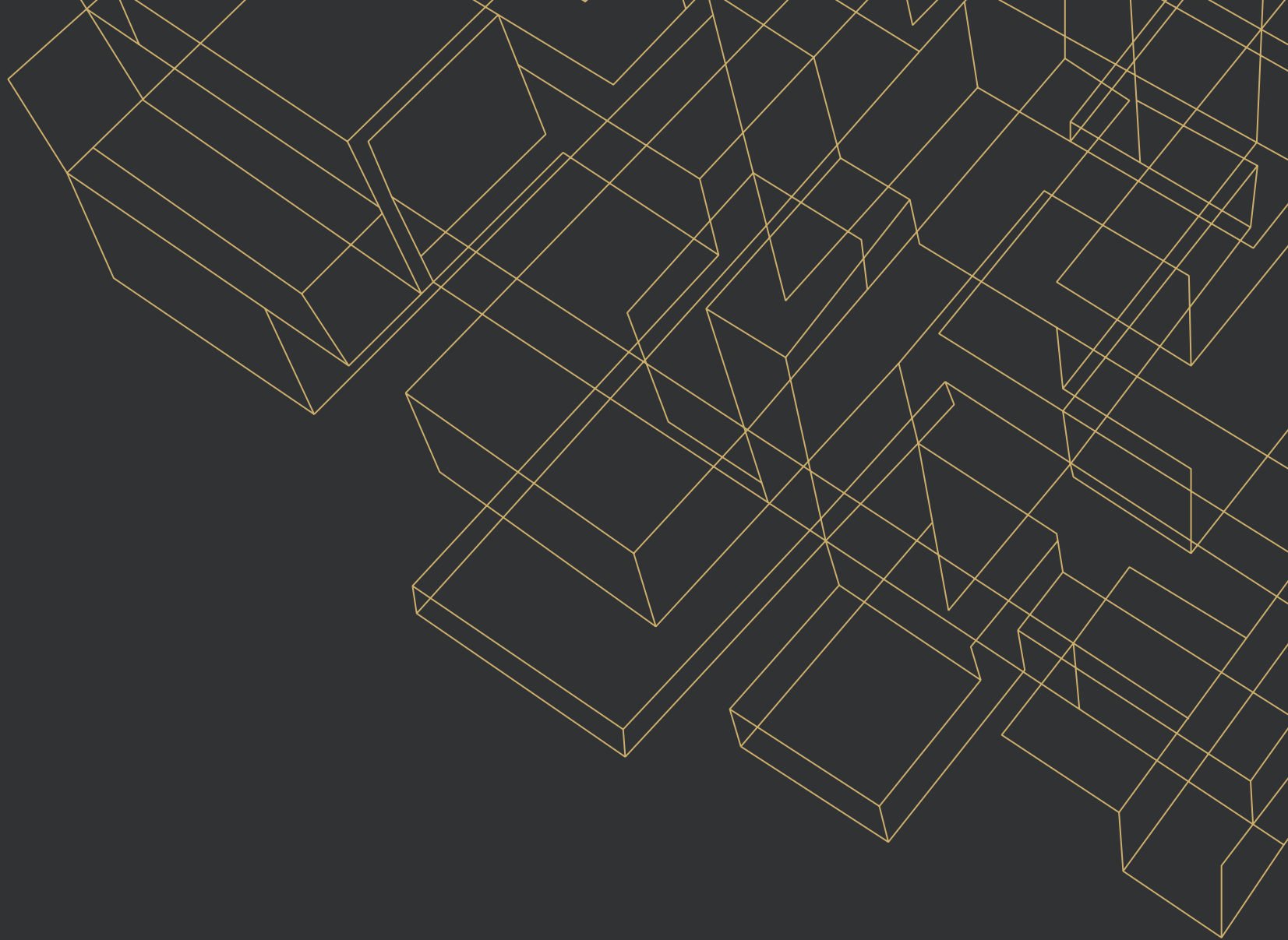
PROPERTY PHOTOS





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