

**LEASED INVESTMENT OR
OWNER/USER OPPORTUNITY**
8,503 SF OFFICE BUILDING

**155
WILBUR ROAD
THOUSAND OAKS, CA**



CBRE

THE OFFERING

CBRE is pleased to present 155 WILBUR ROAD, an excellent opportunity to own a professional office space that can accommodate multiple uses.

Unique opportunity to purchase a small, professional office building that is 100% occupied by the current owner.

The current owner-occupant will lease-back the entire building for a minimum of one year. Currently paying above market rent of \$2.90 PSF with low expenses.

The property is being offered at
\$3,400,000.00



Property Address	155 Wilbur Road, Thousand Oaks, CA
Year Built	1989
Building Size	8,503 SF
Stories	2
Elevator	Yes
Parking	3.7/1,000 (Surface 12; Covered 12)
Signage	Building signage and monument sign on the street
APN Parcel #	669-0-010-305

PROPERTY OVERVIEW





PROPERTY HIGHLIGHTS

PROPERTY UPGRADES:

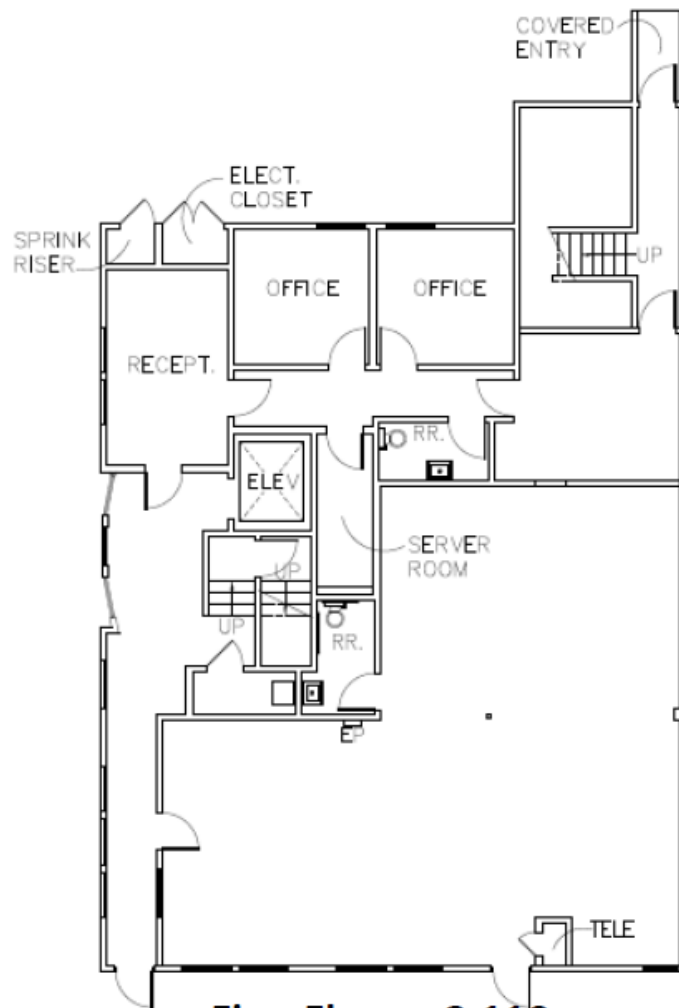
- New carpet throughout
- New HVAC ducting throughout
- Rewired entire office space for network compatibility
- Added ten (10) new offices
- Resealed / restriped parking lot
- Repaired parking lot lights and front sign

ACCESS: Excellent access to the 101 Freeway, nine miles to the Pacific Ocean, 30 miles to Bob Hope Burbank Airport, and 38 miles to LAX Airport.

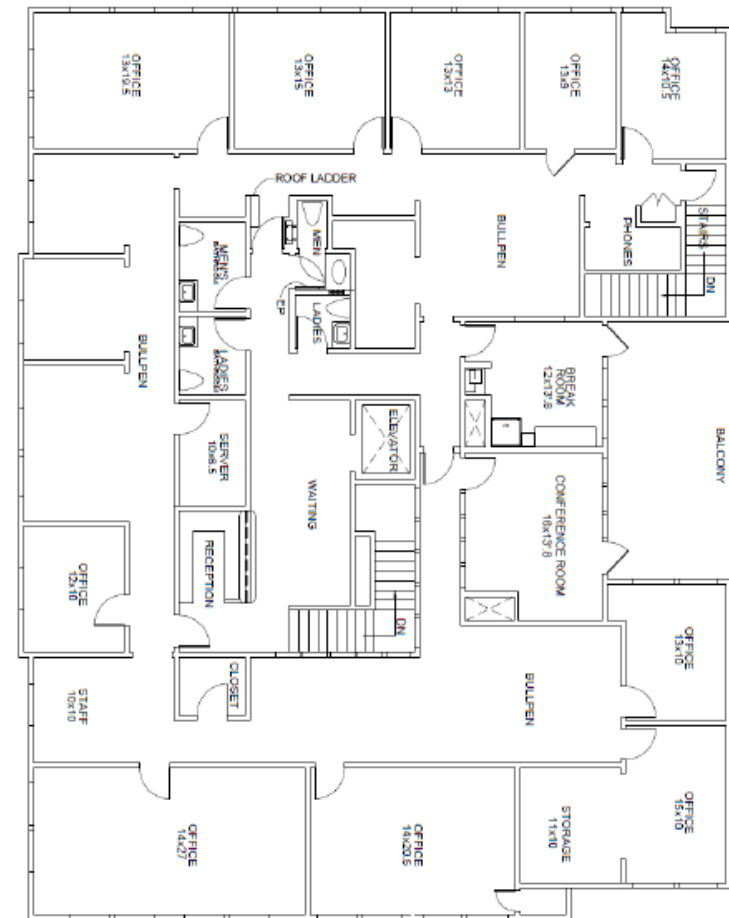
NEARBY SHOPPING: Janss Marketplace, The Oaks Shopping Mall, Best Buy.

NEIGHBORING HOTELS: Four Seasons Westlake Village Hotel, Hyatt Hotel and Westlake Village Inn within twenty minutes

FLOORPLANS



First Floor—3,118



Second Floor—5,358 SF

* PLAN DOES NOT SHOW RECENTLY ADDED MODULAR OFFICES

INTERIOR





FOR SALE INFORMATION

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155 WILBUR ROAD THOUSAND OAKS, CA

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