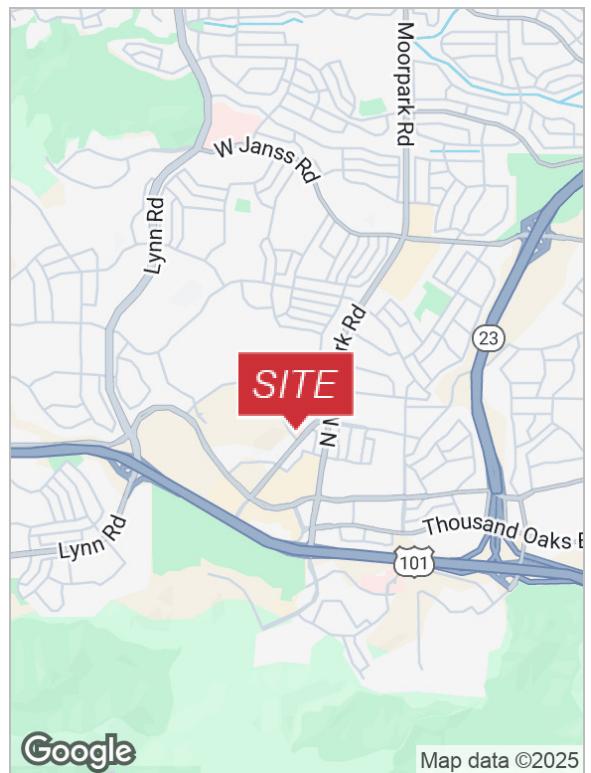


550 and 558 St. Charles Drive

Thousand Oaks, California 91360

Lease Highlights

- Two building medical campus, elevator served
- Central Thousand Oaks walk to all services
- Physician designed and furnished
- MRI, xray, accredited surgery center, infusion
- Under market availabilities
- Physician reconstruction from 2015 to 2024
- Local ownership
- Gate guarded free surface parking



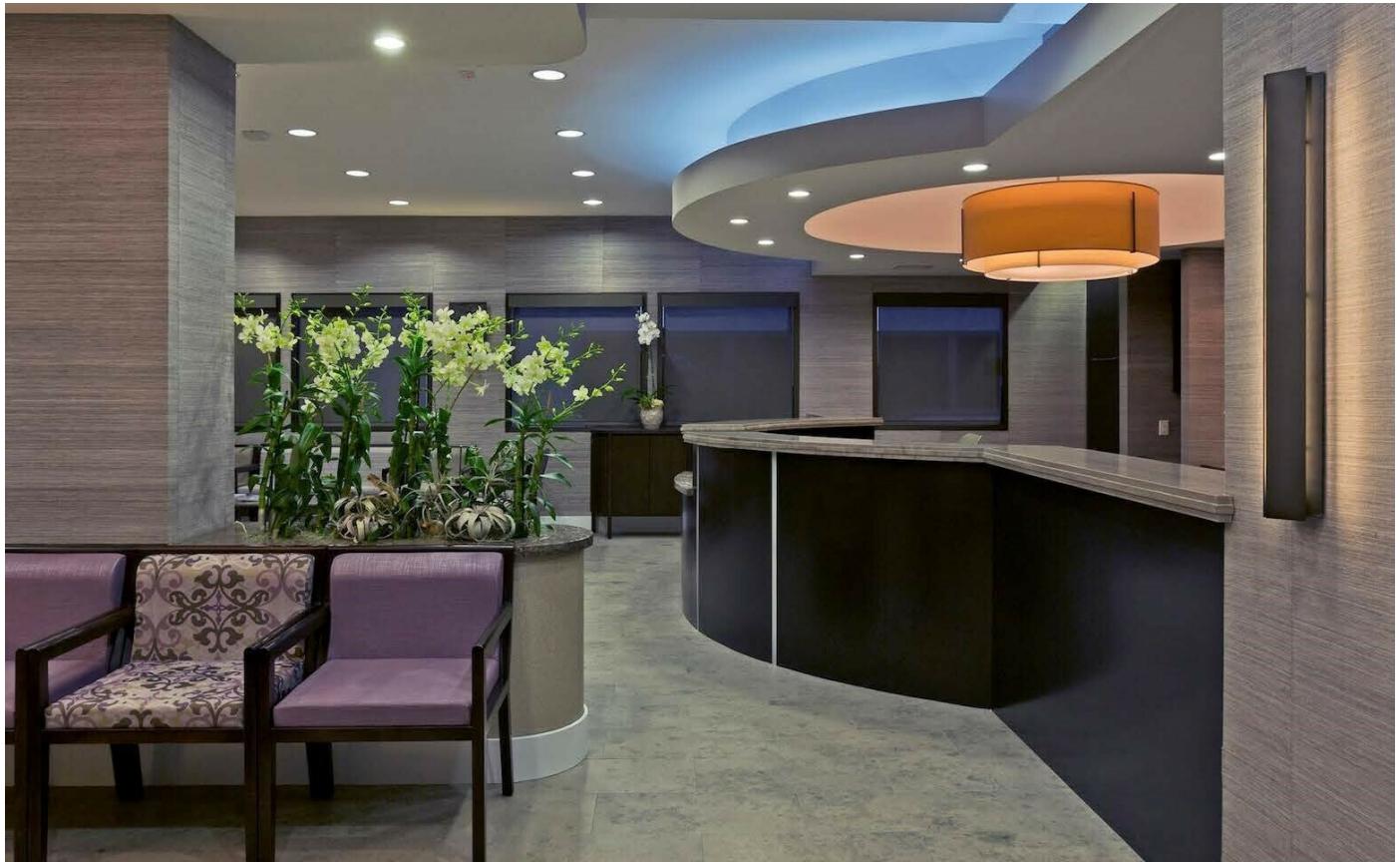
For more information

Jack Dwyer, CCIM

O: 805.277.4014

jdwyer@naicapital.com | CaldRE #00468626

For Lease Medical Office
550 And 558 St. Charles Drive
Thousand Oaks, CA



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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

For Lease Medical Office
550 And 558 St. Charles Drive
Thousand Oaks, CA

NAI Capital

Commercial Real Estate Services, Worldwide.

ST. CHARLES MEDICAL CENTER

550 and 558 S. Charles Drive, Thousand Oaks, California

558 - Suite #110B1 – 1,000 RSF

AVAILABLE: Suite 558-110B1

TERM: 3-10 years

RENTAL: \$3.00

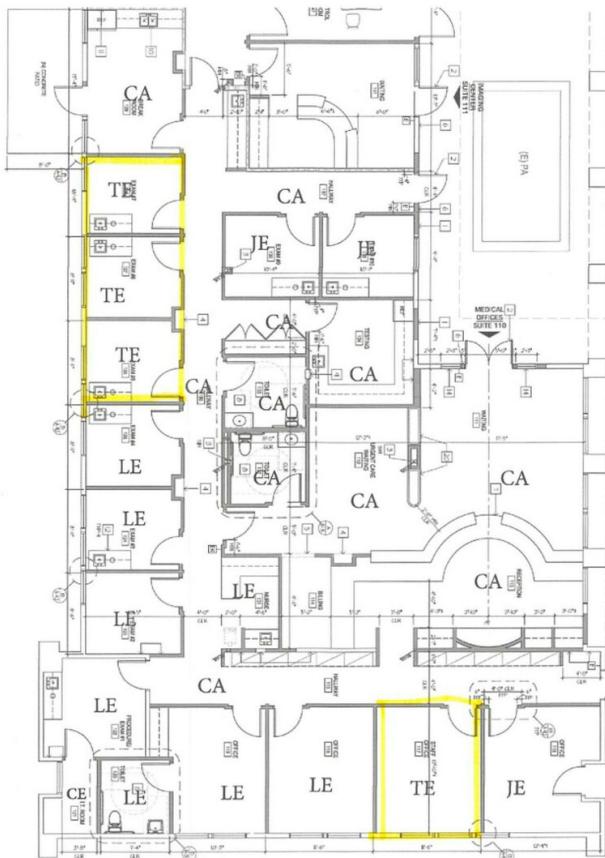
TI ALLOWANCE: Negotiable

LEASE TYPE: AIR Modified Gross +Electric & Janitorial

AMENITIES: Three contiguous fully improved exams with mill work and one large office. Shared reception, breakroom, patio and restrooms.

PARKING: Free City of Thousand Oaks medical approval

EXCLUSIVE: Exclusive spaces highlighted in Yellow marked TE



Base Rent - \$3.00 per RSF per Month

For more information please contact:

NAI Capital Commercial, Inc.
2555 Townsgate Road
Suite 320
Westlake Village, CA 91361
www.naicapital.com

Jack Dwyer, CCIM
Senior Vice President
805 208 8905
jdwyer@naicapital.com
DRE #00468626

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The logo for NAI Capital features the letters 'NAI' in a bold, black, sans-serif font, with a red triangle pointing upwards to the right of the 'A'. To the right of 'NAI', the word 'Capital' is written in a large, dark gray, lowercase, sans-serif font.

For Lease Medical Office
550 And 558 St. Charles Drive
Thousand Oaks, CA



Commercial Real Estate Services, Worldwide.

ST. CHARLES MEDICAL CENTER

550 and 558 S. Charles Drive, Thousand Oaks, California

558 - Suite #111 – 2,164 RSF

AVAILABLE: Suite 558-111

TERM: 3-10 years

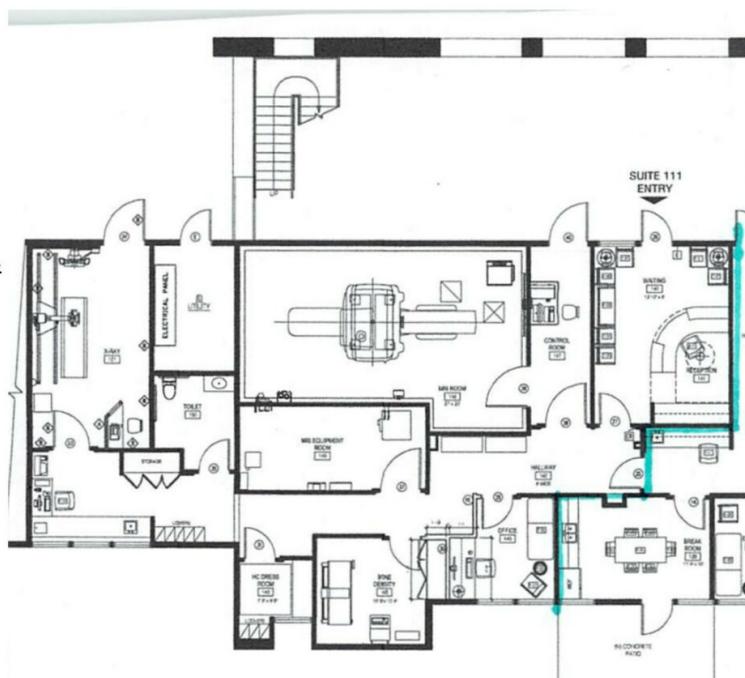
RENTAL: \$3.15

TI ALLOWANCE: Negotiable

LEASE TYPE: AIR Modified Gross +Electric & Janitorial

AMENITIES: Fully improved imaging suite with xray, wide bore 1.5 Tesla (MRI avail for purchase)

PARKING: Free City of Thousand Oaks medical approval



Base Rent - \$3.15 per RSF per Month

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Thousand Oaks, CA



Commercial Real Estate Services, Worldwide.

ST. CHARLES MEDICAL CENTER

550 and 558 S. Charles Drive, Thousand Oaks, California

558 - Suite #200 – 4,196 RSF

AVAILABLE: Suite 558-200

TERM: 3-10 years

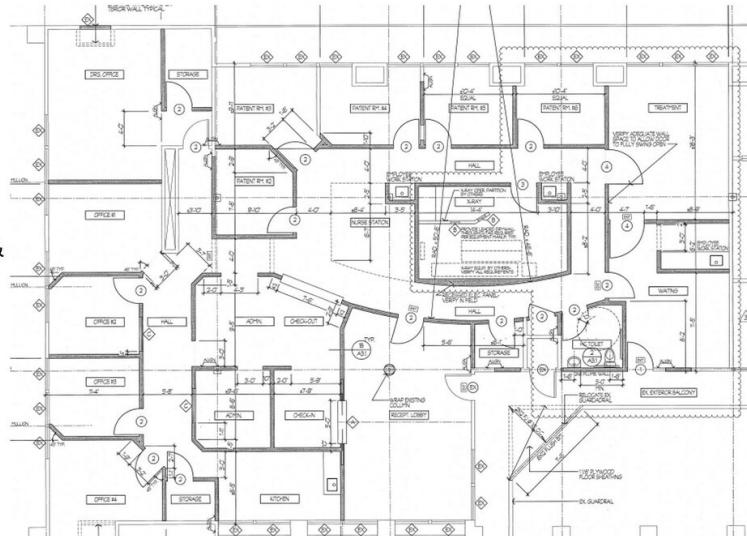
RENTAL: \$3.25

TI ALLOWANCE: Negotiable

LEASE TYPE: AIR Modified Gross +Electric & Janitorial

AMENITIES: Deluxe 2nd floor elevator served multi physician suite with accredited surgery and lead shield. Perfect for xray, surgery equipment. Negotiable.

PARKING: Free City of Thousand Oaks medical approval



Base Rent - \$3.25 per RSF per Month

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ST. CHARLES MEDICAL CENTER

550 and 558 S. Charles Drive, Thousand Oaks, California

550 - Suite #208 – 2,708 RSF

AVAILABLE: Suite 550-208

TERM: 3-10 years

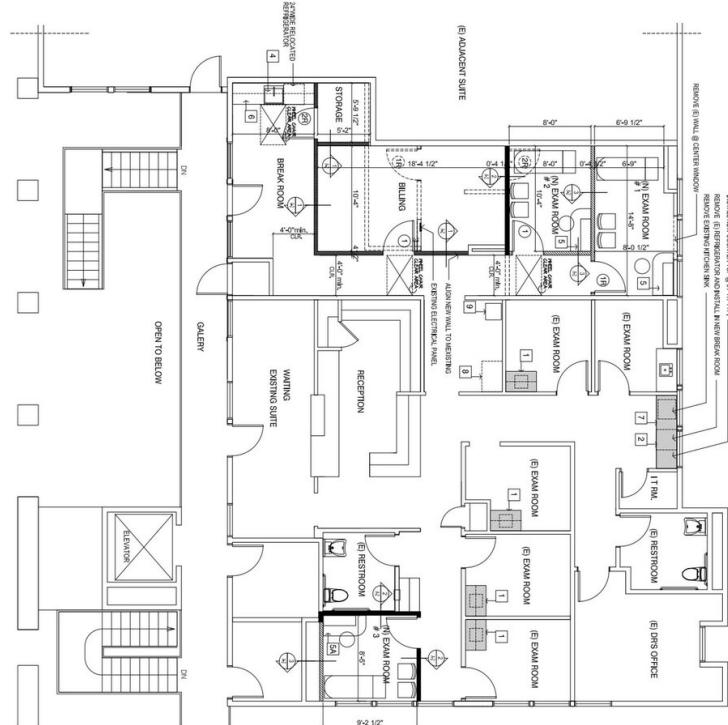
RENTAL: \$3.15

TI ALLOWANCE: Negotiable

LEASE TYPE: AIR Modified Gross +Electric & Janitorial

AMENITIES: 2nd floor elevator served.
Recent reconstruction.
Two physician suite with generous waiting and reception, breakroom and billing office.

PARKING: Free City of Thousand Oaks medical approval



Base Rent - \$3.15 per RSF per Month

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