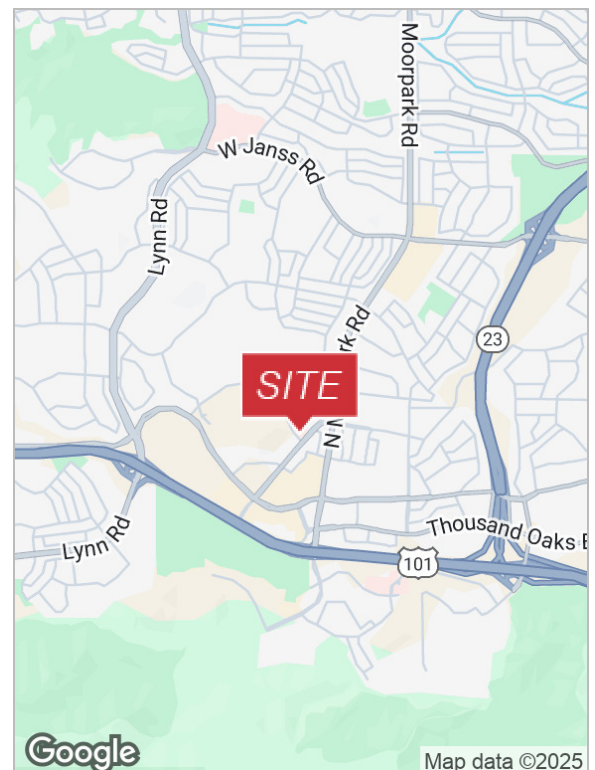


## 550 and 558 St. Charles Drive

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](mailto:jdwyer@naicapital.com) | CalDRE #00468626

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**NAI Capital**

2555 Townsgate Road, Suite 320  
Westlake Village, CA 91361

805.446.2400

[naicapital.com](http://naicapital.com)



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



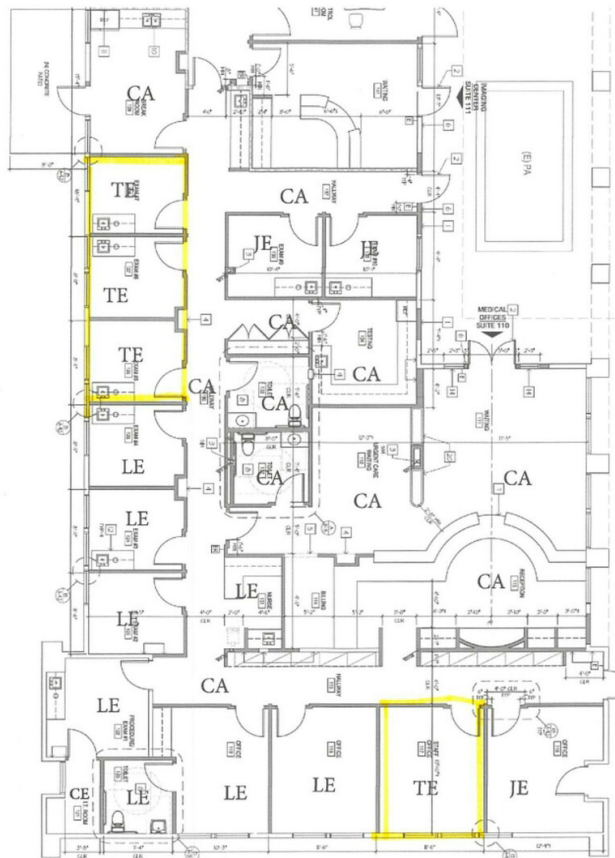
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## ST. CHARLES MEDICAL CENTER

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

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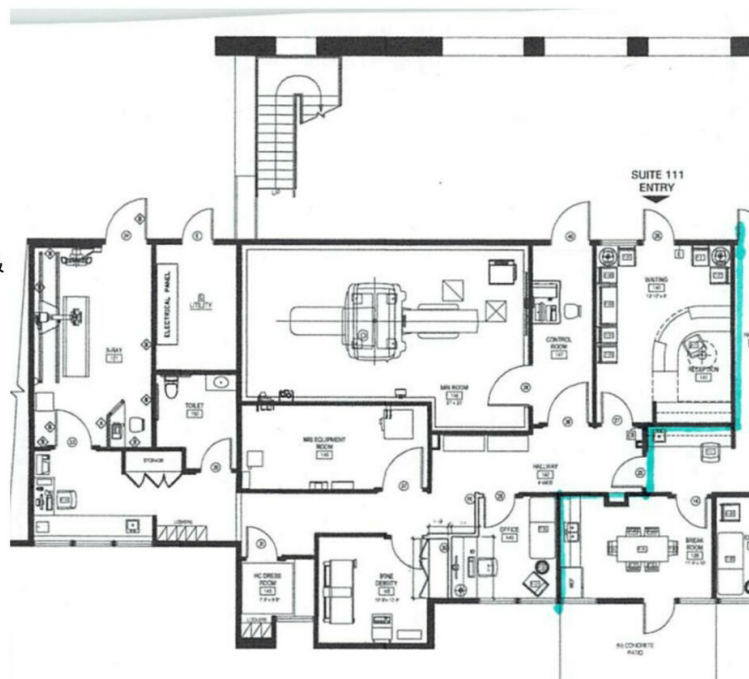
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## ST. CHARLES MEDICAL CENTER

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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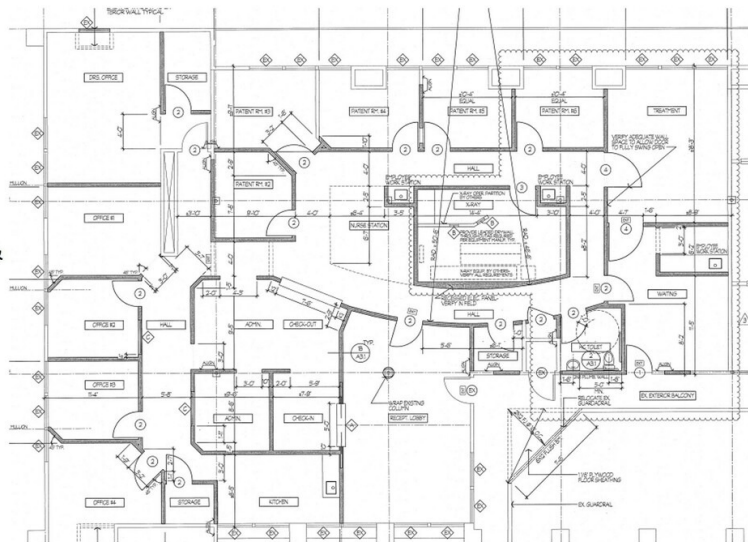
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## ST. CHARLES MEDICAL CENTER

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 2<sup>nd</sup> 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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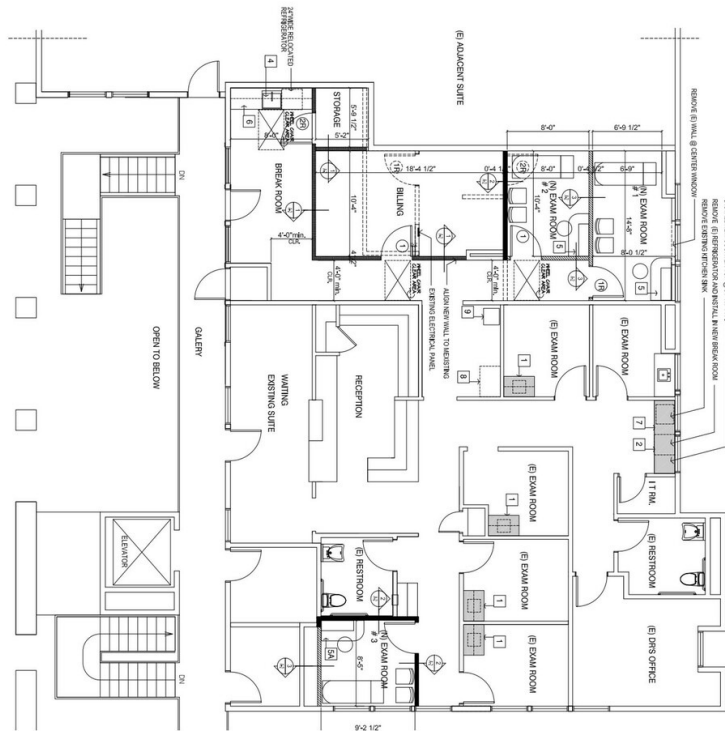
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## ST. CHARLES MEDICAL CENTER

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:** 2<sup>nd</sup> 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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