

RENOWNED OFFICE BUILDING

250 S. MILLS RD.

1,480 SF OFFICE/MEDICAL SUITE
OFFERED FOR LEASE
CENTRAL VENTURA, CALIFORNIA



BRUCE MILTON
805.626.1281
bilton@lee-re.com
DRE #01945652


LEE & ASSOCIATES

250 S. MILLS RD.

PROPERTY HIGHLIGHTS

Updated and remodeled Mid-Century Class A building, designed by William Pereira, an American architect from Chicago, Illinois, who was noted for his futuristic designs of landmark buildings such as the Transamerica Pyramid in San Francisco and The Theme building at LAX.

LAST REMAINING SPACE AVAILABLE

- Suite E rear lower-level, open space with separate entrance, exterior ADA restrooms and kitchen - 1,480 SF
- Ample surface & covered parking
- Multiple ADA Restrooms
- NEW LEASE PRICE: \$3.00 PSF (first year) Modified Gross
- ZONE: C-1 - Medical



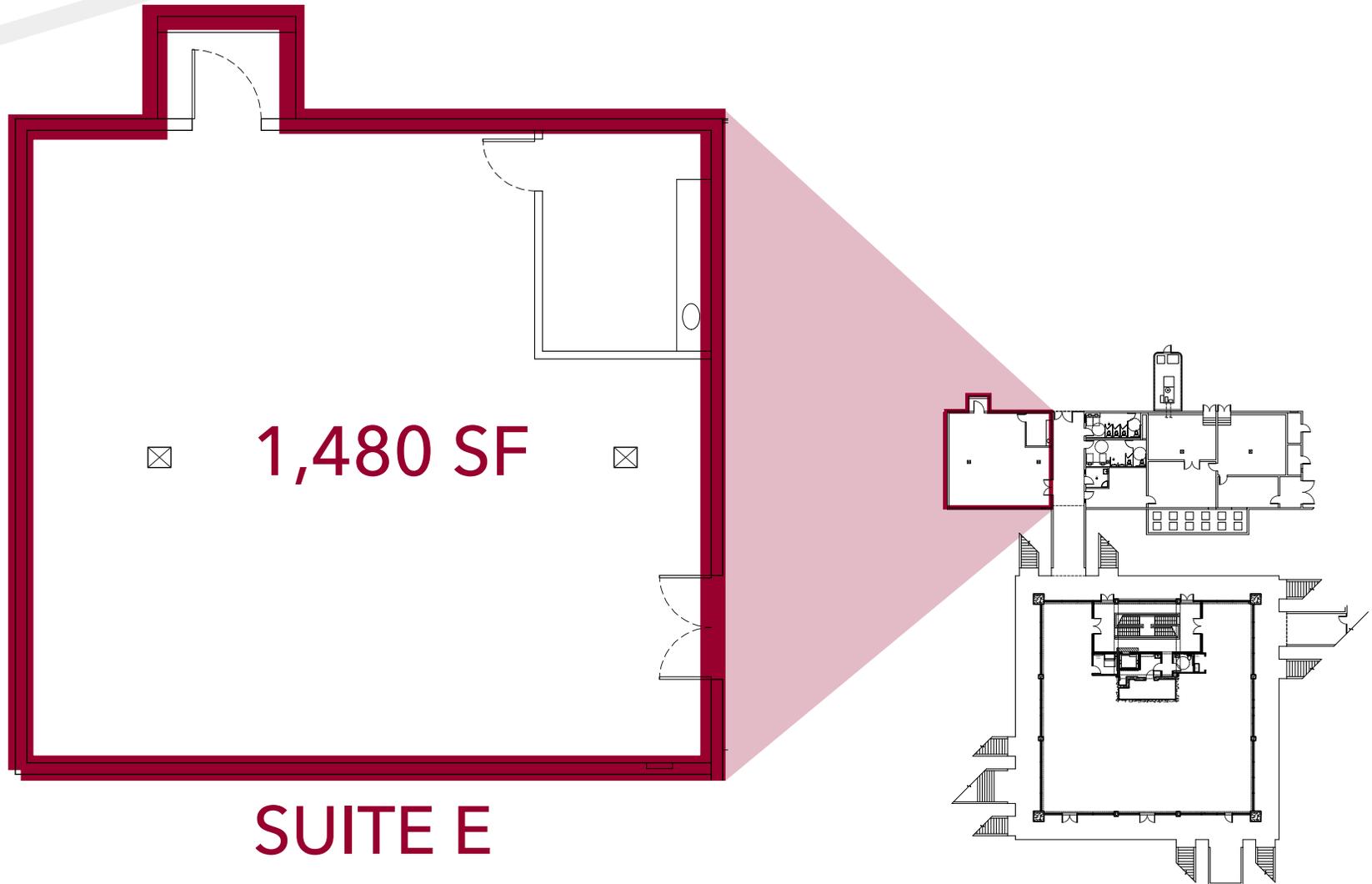
LEE & ASSOCIATES

1,480 SF SUITE - PHOTOS



250 S. MILLS RD.

LOWER LEVEL FLOOR PLAN



250 S. MILLS RD.



250 S. MILLS RD.

AMENITIES

250 S Mills Rd
Ventura, CA

Ventura College



Ventura

24 HOUR FITNESS
ROSS DRESS FOR LESS
ME Massage Envy
TRADER JOE'S
BevMo!

Telegraph Rd

Pacific View Mall

CAFE
Ficelle
BOUTIQUE OF VENTURA

CHIPOTLE MEXICAN GRILL
Blenders
verizon

cbc federal
CREDIT UNION
Make it easy

LOWE'S
Home Improvement Warehouse

macy's TARGET OLD NAVY sears HOME SERVICES
JCPenney Bath & Body Works VICTORIA'S SECRET AMERICAN EAGLE pinkberry Charley's CVS pharmacy
Pizza Hut STARBUCKS COFFEE PANDA EXPRESS CALIFORNIA PIZZA KITCHEN See's CANDIES Jockey MIXER SEPHORA charlotte russe
RED ROBIN claire's AÉROPOSTALE CHASE SUBWAY foot Locker
EXPRESS T-Mobile LENSCLIFFERS at&t HOLLISTER metro PCS

S Mills Rd

WOOD RANCH
BBQ & GRILL

UnionBank

E Main St

250 S. MILLS RD.



250 S. MILLS RD.

PROPERTY SUMMARY

Large, modern and exquisitely updated medical/office building with an 85 Walk Score! Located across the street from Target, Trader Joe's, Pacific View Mall and Mill St. shopping restaurants. High traffic area with a ton of visibility and floor to ceiling windows. Large outdoor areas (front, rear and side). Ample parking above and below ground. Interior elevator and parking access.

Available suite is a rear lower-level 1,480 SF multi-use office or lab/PT space with kitchen and separate restrooms, adjacent to parking garage with courtyard entrance.

Building tenants include pediarty, physical therapy and orthopedic practioners.



250 S. MILLS RD.

Lee & Associates, the largest broker-owned firm in North America, has been providing seamless, consistent execution and value-driven market-to-market services for our clients since 1979.

Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

Lee & Associates®- LA North/Ventura Inc.
Corporate ID #0111898
A Member of the Lee & Associates
Group of Companies

2775 N. Ventura Rd., Suite 201
Oxnard, CA 93036
P: (805) 626-1200
www.leeventura.com



BRUCE MILTON
805.626.1281
bmilton@lee-re.com
DRE #01945652