



USA BUSINESS PARK
THOUSAND OAKS / CA



3575 Old Conejo Rd.

8,468 SF
Office/Warehouse
For Lease

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CBRE



Property Overview

3575 Old Conejo Road | Thousand Oaks
Office/Warehouse Property

Located in a clean and professional business park.

Efficient office layout.

Easy access to Ventura 101 Freeway at Wendy Drive.

Excellent ingress and egress with 2 driveways leading to the property.

FOR LEASE

- 8,468 SF
- Available August 1, 2026
- Asking: \$1.45/SF, NNN
- Current NNNs: \$0.26/SF
(Inc. OA, Prop. Taxes, Prop. Ins.)
- Term: 3 – 5 years

Building Specifications

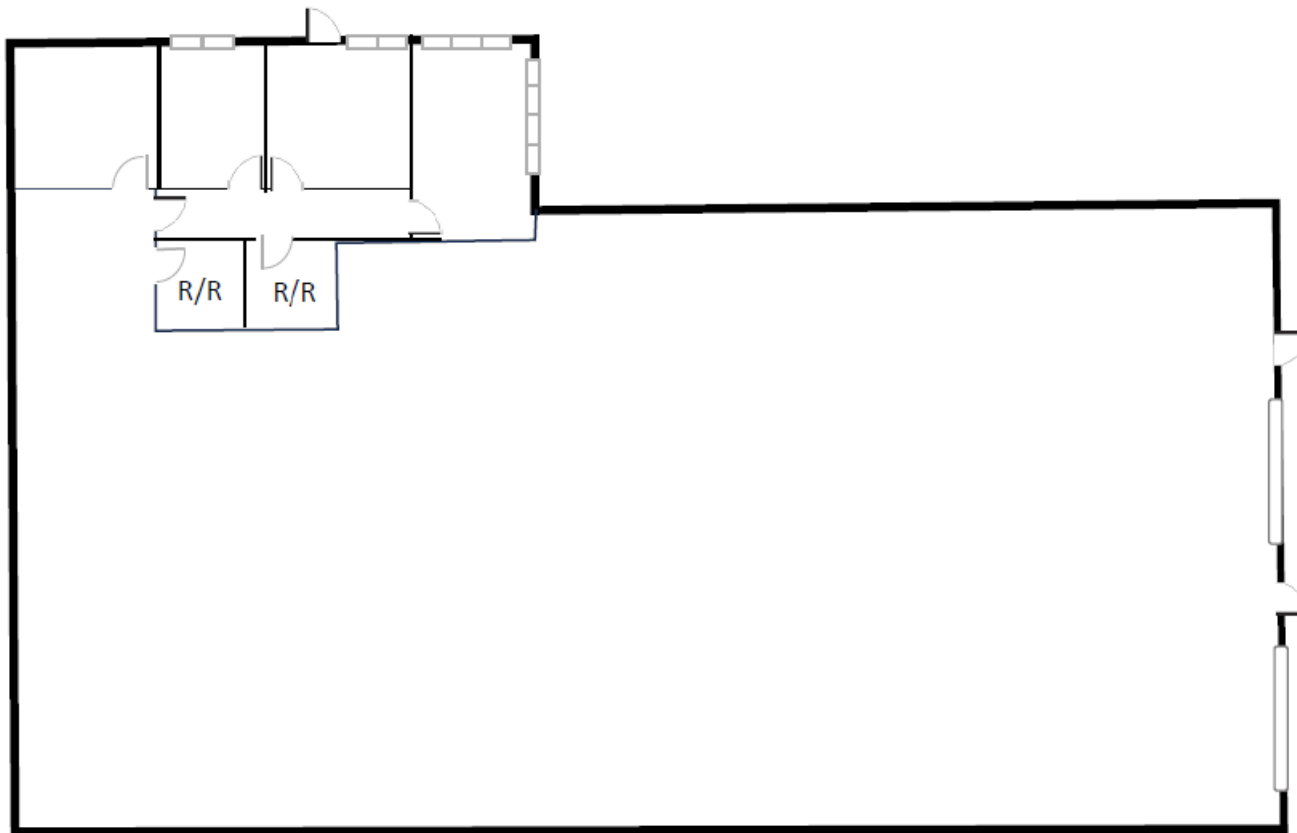
3575 Old Conejo Rd. | Thousand Oaks

Spec Type	Spec Details
Building	Office/warehouse space
Office Area	Approx. 850 SF built out office
Office Layout	3 Private offices and 2 restrooms
Loading	Two (2) Ground level loading doors
Clear Height	Approx. 17' Feet
Zoning	M1 (City of Thousand Oaks)
Power	400 Amps, 277/480 Volts, 3 Phase
Sprinklered	Yes
Parking	2/1000 ratio

All information is from outside sources. Tenant to confirm.



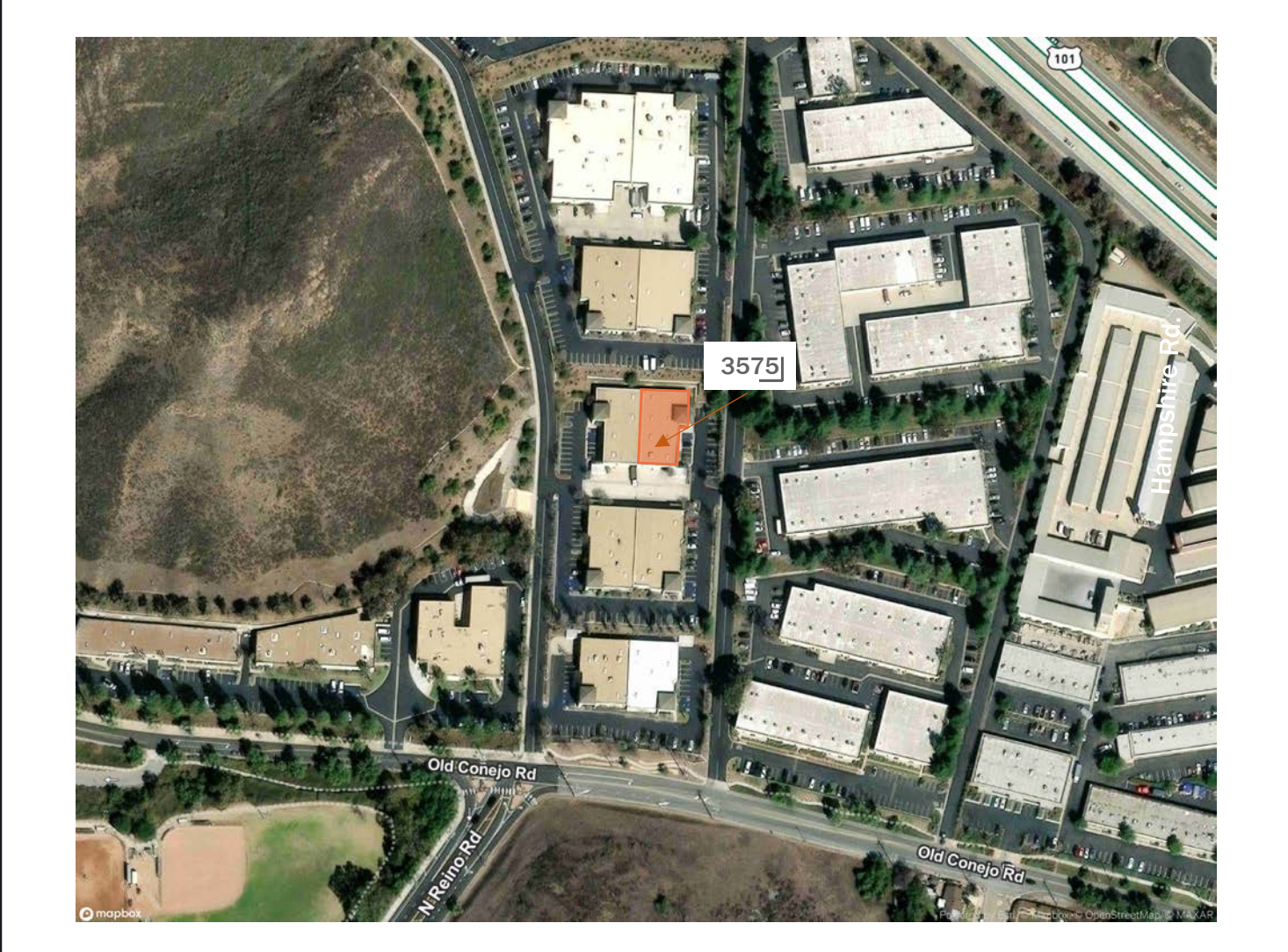
Floor Plan



*Conceptual space plan and not to scale.

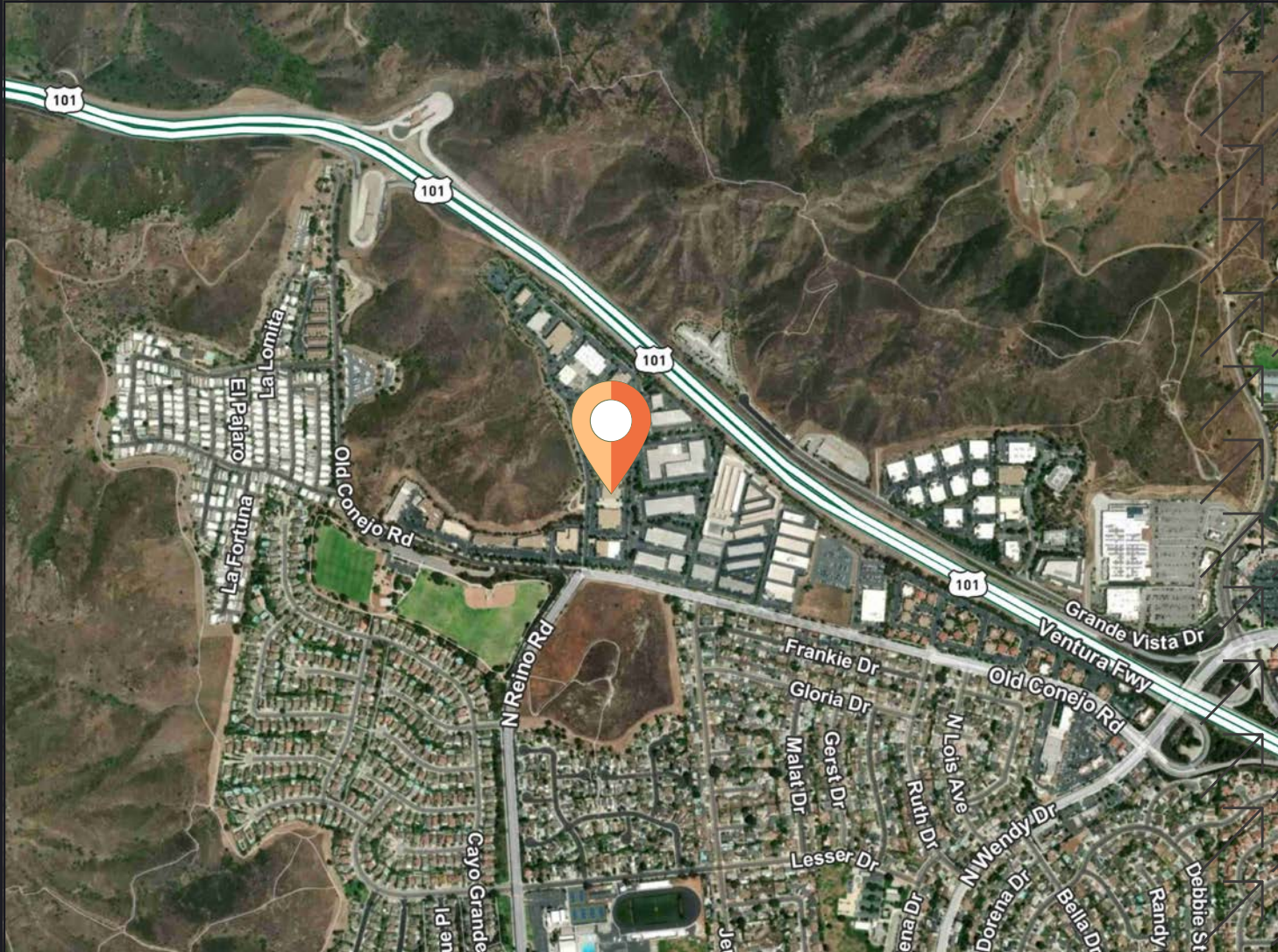
Site Plan

3575 Old Conejo Rd.



Aerial View

3575 Old Conejo Road



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