

Harbor View Business Park

4474 Market Street #508

Ventura, CA 93003

(818) 519-0592



THE PREMIER BUSINESS PARK IN THE VENTURA / OXNARD AREA LOCATED ON THE CORNER OF TELEPHONE RD AND MARKET ST. FEATURING PICTURESQUE WATERSCAPE OFFICES, SHOWROOM, OFFICE AND LIGHT INDUSTRIAL UNITS. THE AWARD WINNING DESIGN OFFERS A QUALITY WORK ENVIRONMENT ENHANCED BY BEAUTIFUL LANDSCAPING, WELL MAINTAINED FACILITIES AND CONVENIENT ACCESS TO HIGHWAYS 101 AND 126.

- WATERSCAPE OFFICES WITH OPERABLE WINDOWS
- THREE PHASE POWER
- SPRINKLERS THROUGH-OUT
- 12 X 14 LOADING DOORS
- INDIVIDUAL SIGNAGE ON ALL SUITES
- RESTAURANTS AND OTHER SERVICES ON SITE
- ENERGY EFFICIENT LIGHTING AND COOLING SYSTEMS

Office Space Available

Building/Suite	Rentable SF	Rate/SF*	Date Available	Description
4478 Market Street, Suite 701/702	1,498	\$1.75	Now	Two story waterscape office suite with reception, 3 private offices, conference room and 2 restrooms. Cathedral ceilings, operable windows, and parking directly in front.
4476 Market Street, Suite 601/602	1,270	\$1.75	December 1	Two story waterscape office suite with reception, 3 private offices, conference room. Cathedral ceilings, operable windows, and parking directly in front.
4572 Telephone Road, Suite 914	2,464	\$2.00	January 1	Two story office suite with reception, bullpen, five private offices, kitchen, file/copy room and two bathrooms.
1937 Goodyear Avenue, Suite 707	888	\$1.70	December 1	Ground floor office suite with reception, bullpen, 2 private offices and file/copy area.
1937 Goodyear Avenue, Suite 706	888	\$1.70	December 1	Ground floor corner office suite with reception, bullpen, two private offices, file/copy room and plenty of natural light.

Warehouse Space Available

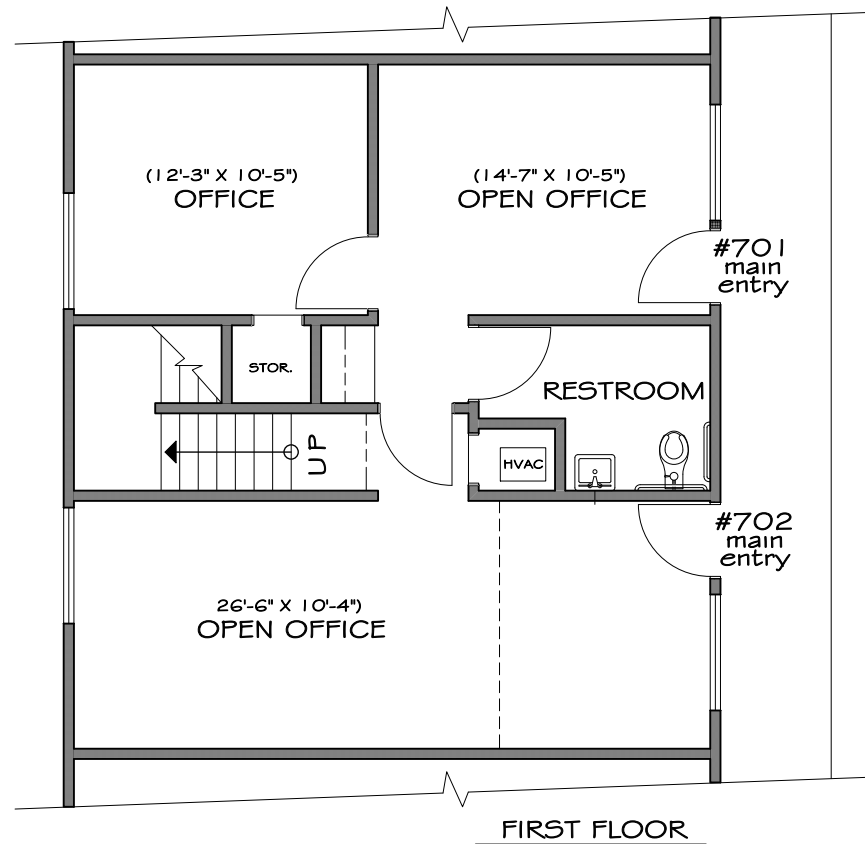
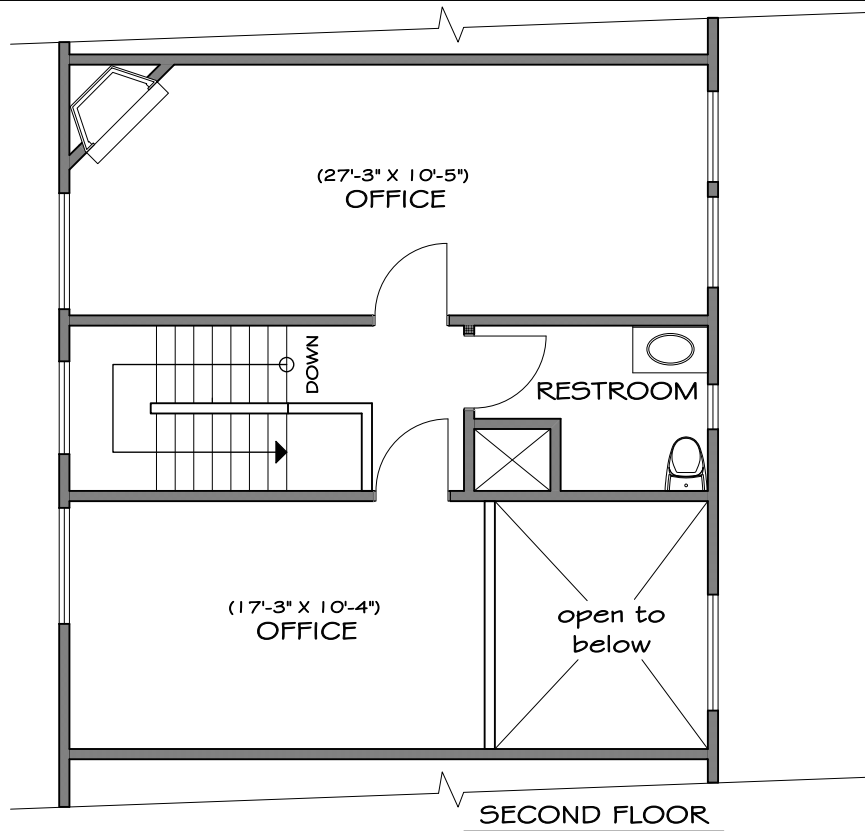
4435 McGrath Street, Suite 309	1,778 SF	\$1.60	Now	Newly remodeled office/warehouse unit with reception, two private office, kitchenette, and warehouse. 12 X 14 loading door. Energy efficient lighting throughout.
1891 Goodyear Avenue, Suite 609-610	3,834 SF	\$1.60	30 days' notice	Reception, two private offices, bullpen, kitchenette, and warehouse. Two 12x14 loading doors.

*plus monthly CAM - \$0.18 per Square Foot

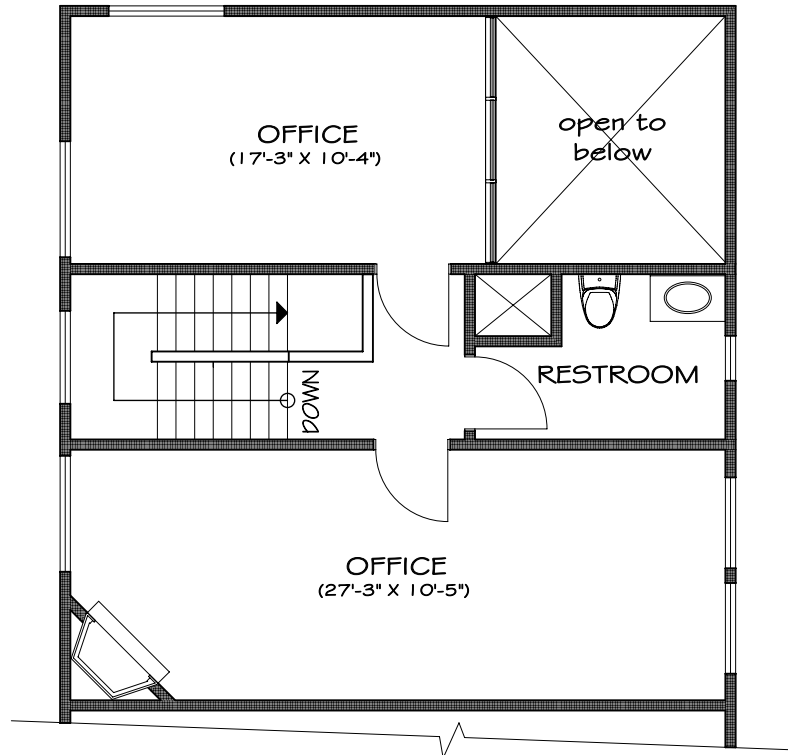
For more information, call:

Ned Geoghegan, Director of Leasing **(818) 519-0592**

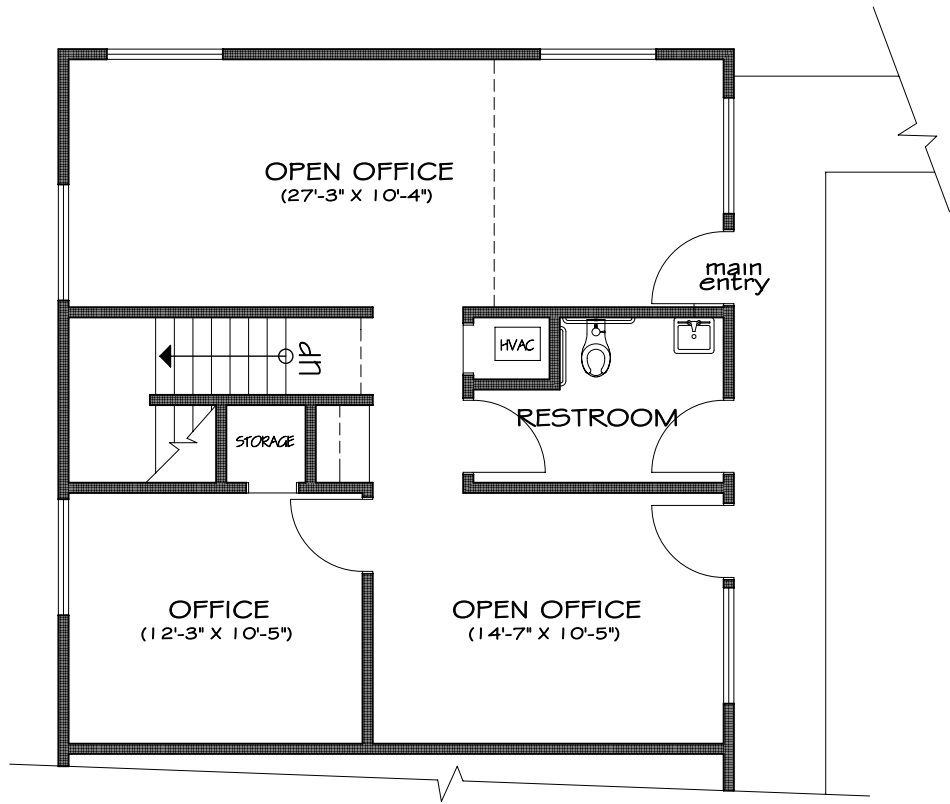
No warranty, express or implied, is made as to the accuracy of the information contained herein. This information has not been verified and is submitted subject to errors, omissions, change of price, rental or other conditions, including withdrawal without notice. No liability of any kind is to be imposed on the broker herein. Edward Geoghegan DRE# 01262292, Sandhill Management Inc. DRE# 00965053



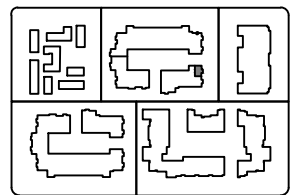
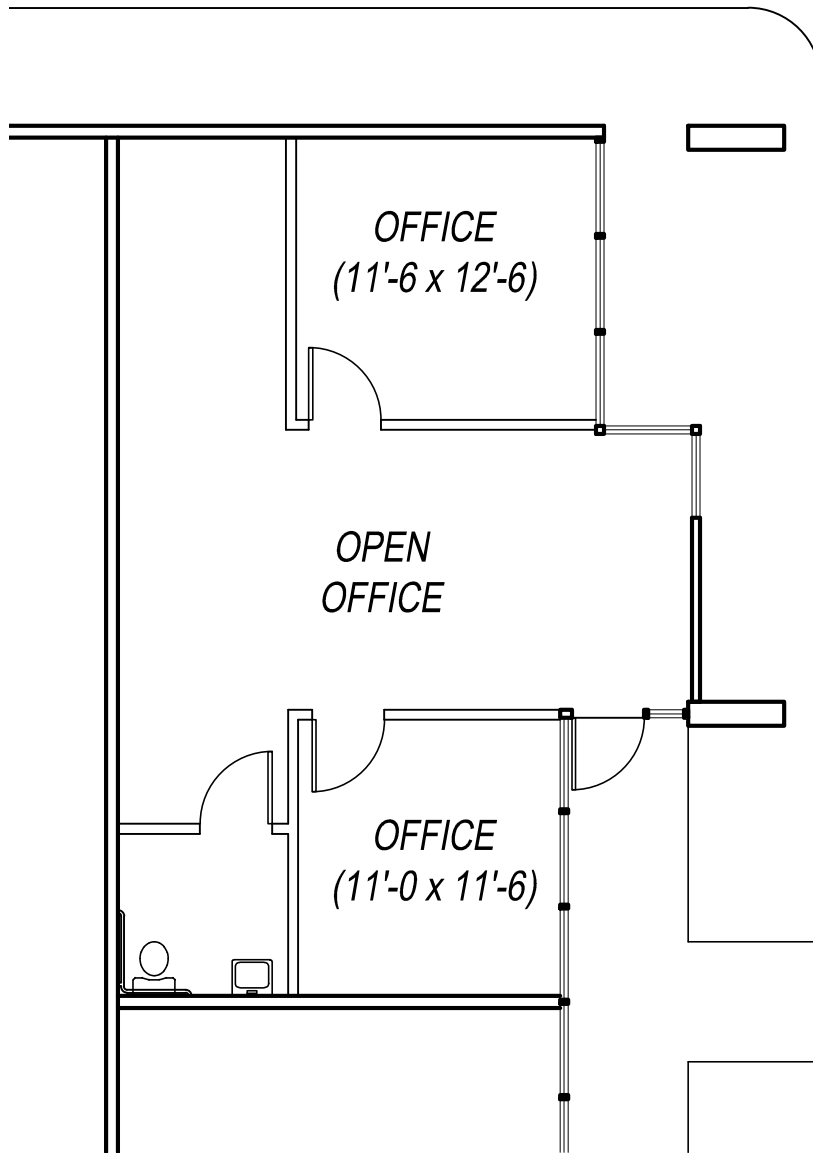
4478 MARKET STREET UNIT #701-702 SCALE: 1/8" = 1'-0"
UNIT FLOOR PLAN - HARBOR VIEW BUSINESS PARK - VENTURA, CA



LEVEL TWO FLOOR PLAN



LEVEL ONE FLOOR PLAN



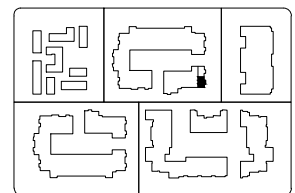
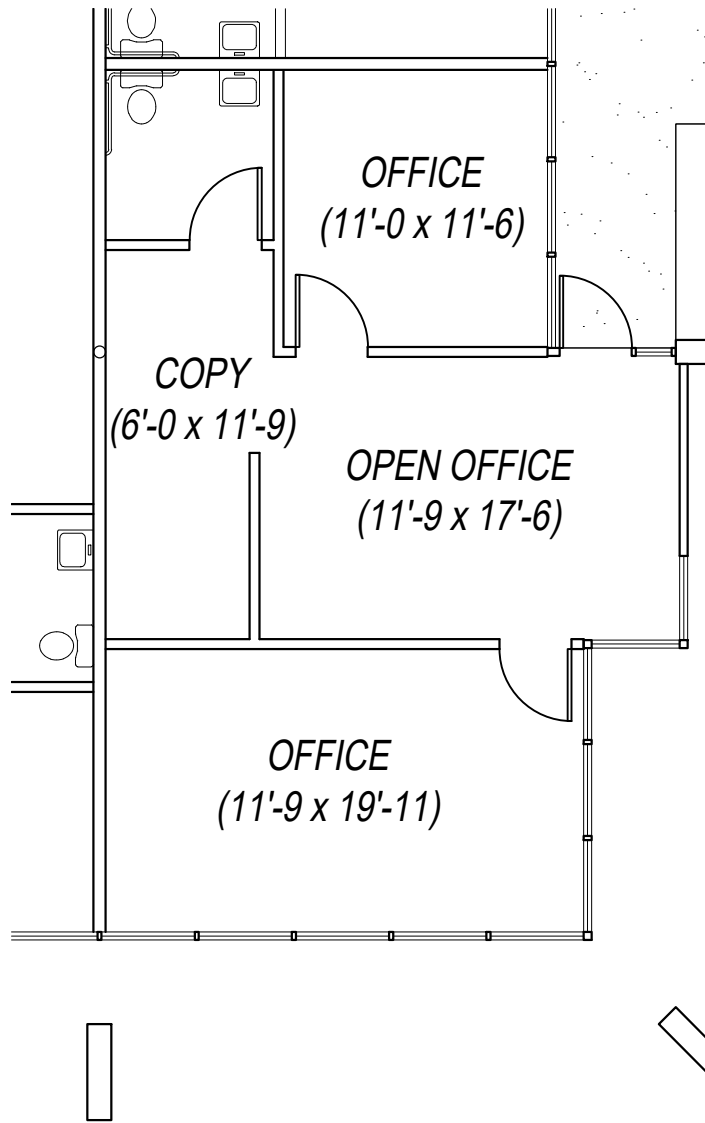
KEY PLAN



HARBOR VIEW BUSINESS PARK - BLDG 7, SUITE 707

1937 GOODYEAR AVE VENTURA, CA

Scale: 1/8"=1'-0"



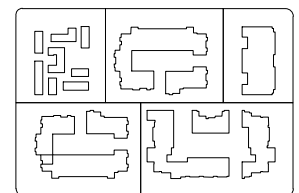
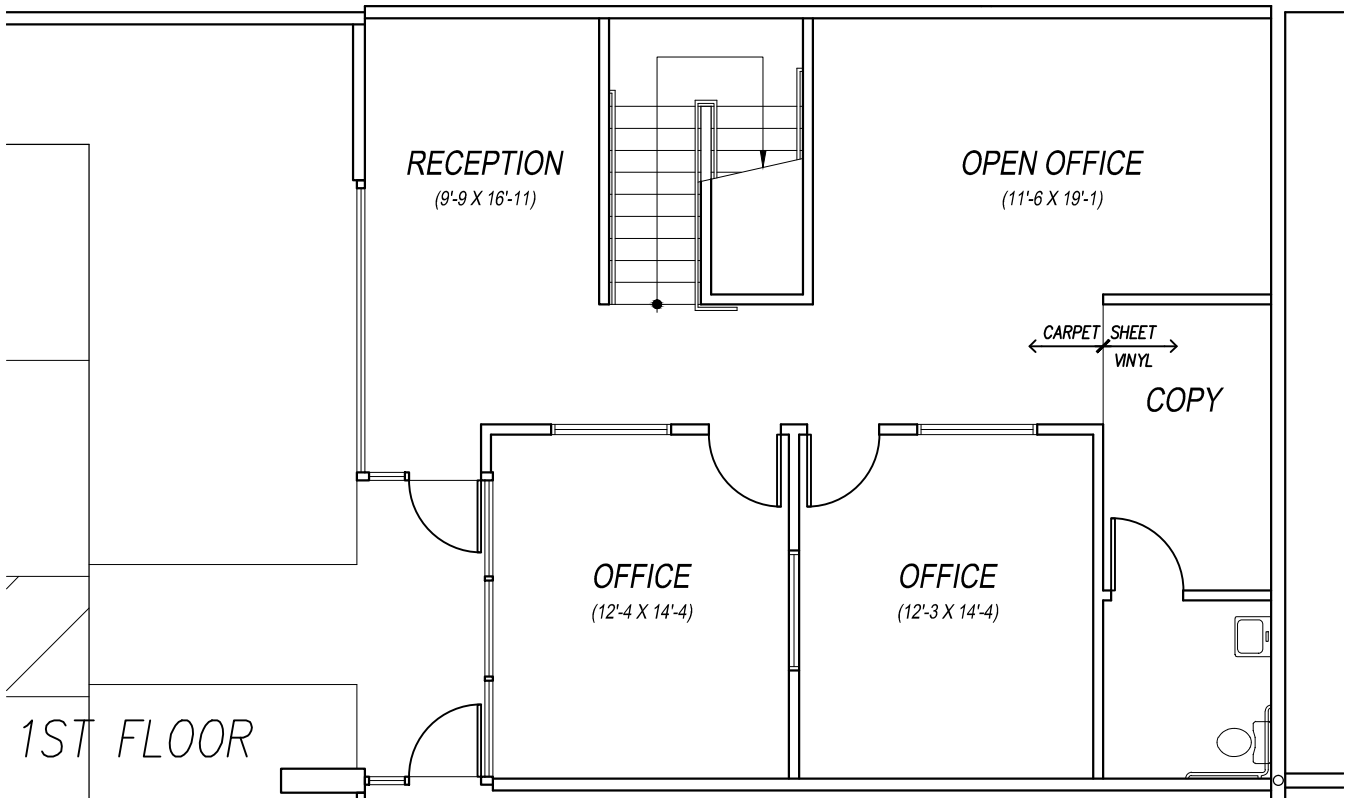
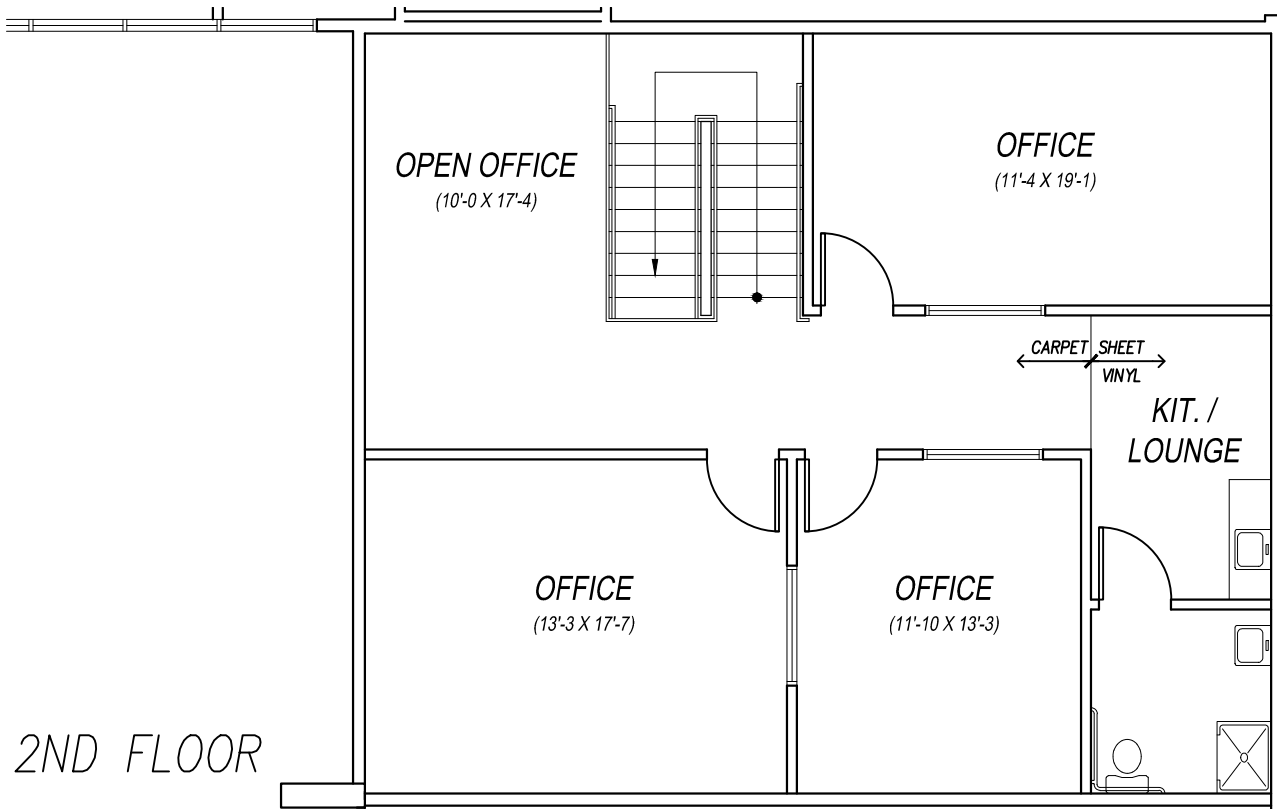
KEY PLAN



HARBOR VIEW BUSINESS PARK - SUITE 706

1937 GOODYEAR AVE VENTURA, CA

Scale: 1/8"=1'-0"

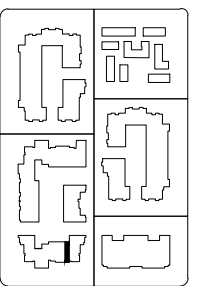
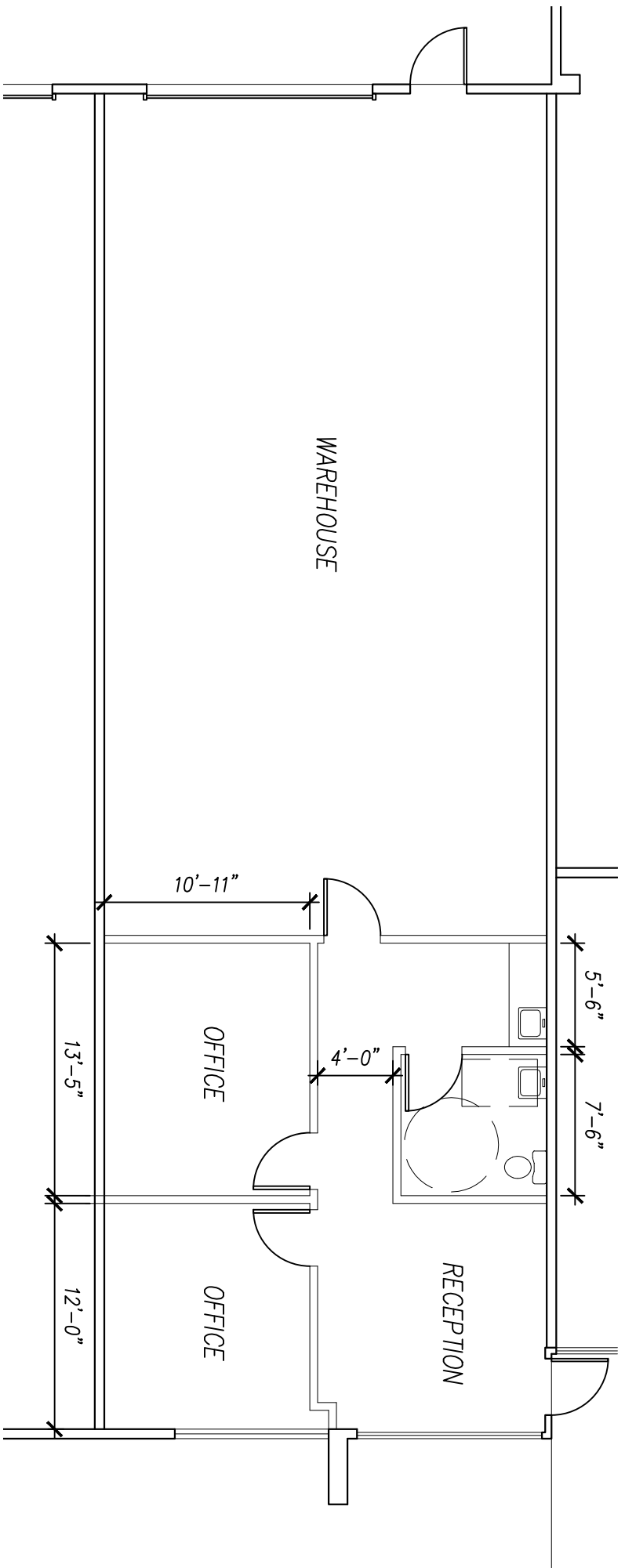


HARBOR VIEW BUSINESS PARK - SUITE 91

KEY PLAN

TELEPHONE RD VENTURA, CA

Scale: 1/8"=1'-0"

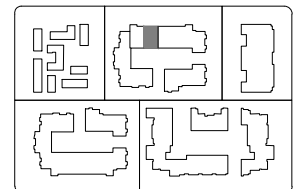
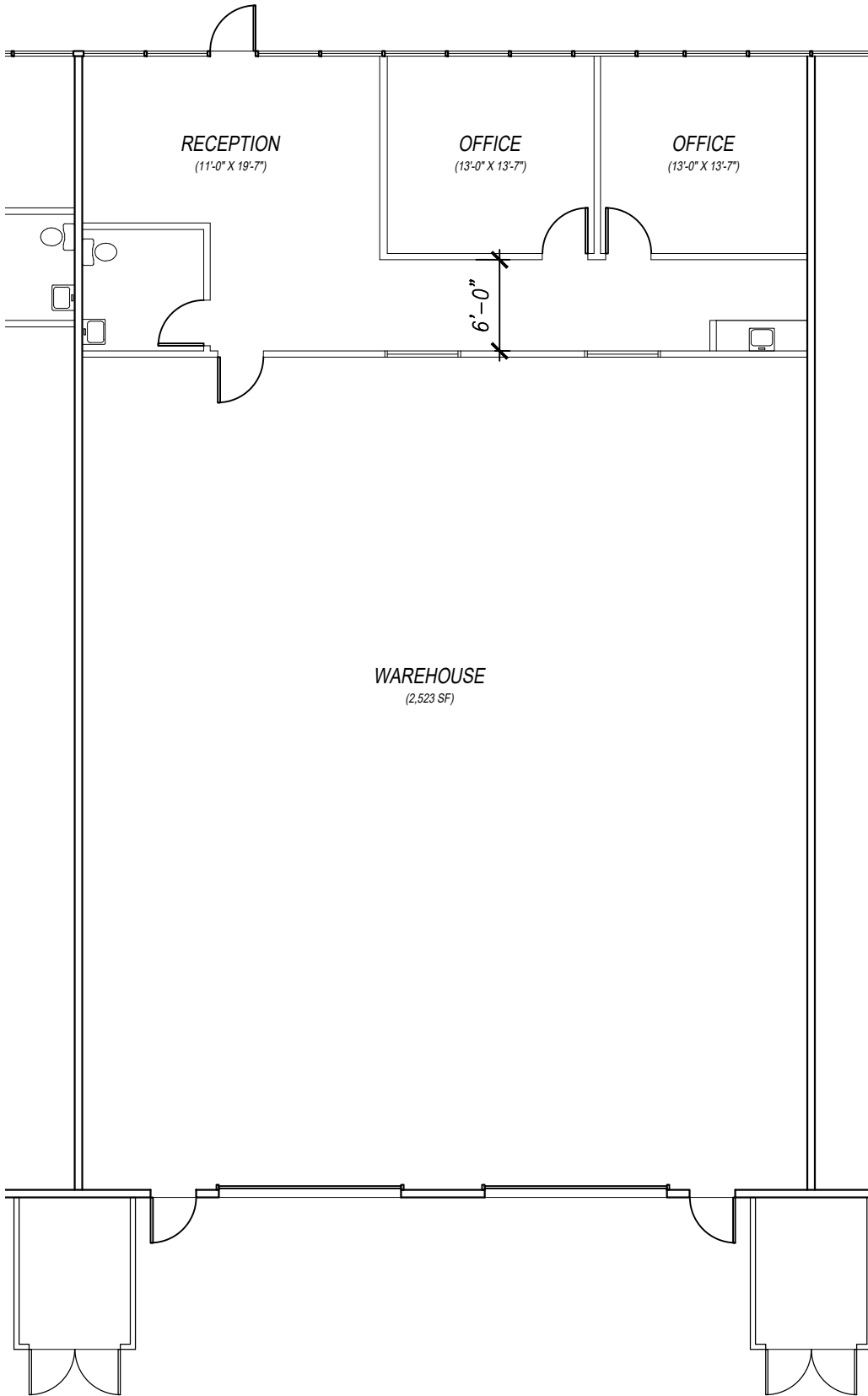


KEY PLAN

HARBOR VIEW BUSINESS PARK - SUITE 309

113 11 McGraw Hill Real Estate VENTURA, CA

Scale: 1/8"=1'-0"



HARBOR VIEW BUSINESS PARK - SUITE 609/610

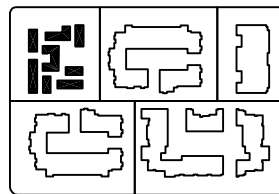
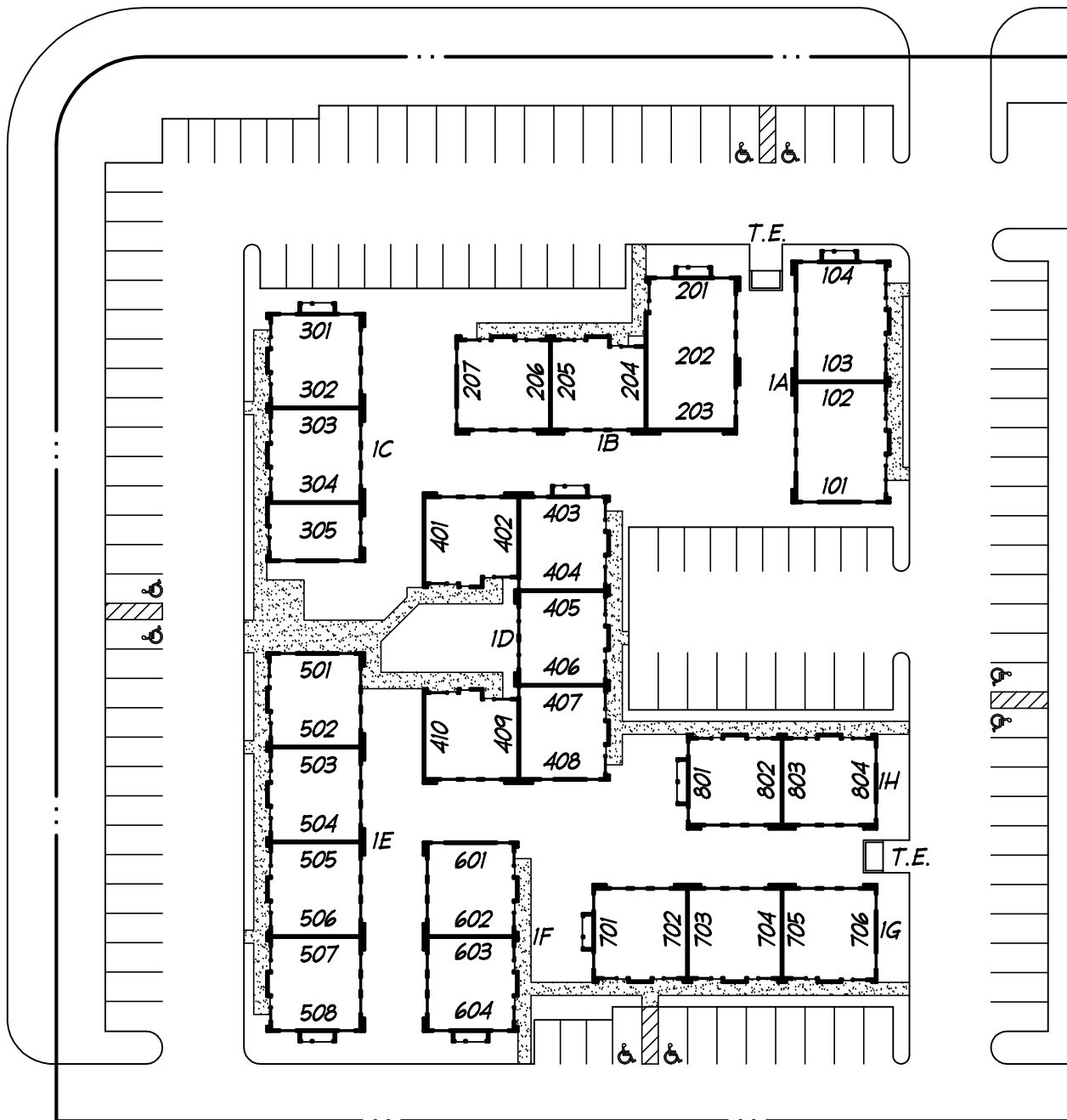
03/22/2020

1891 Goodyear Ave VENTURA, CA

Scale: 3/32"=1'-0"

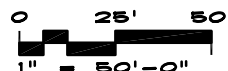
GOODYEAR AVENUE

MARKET STREET

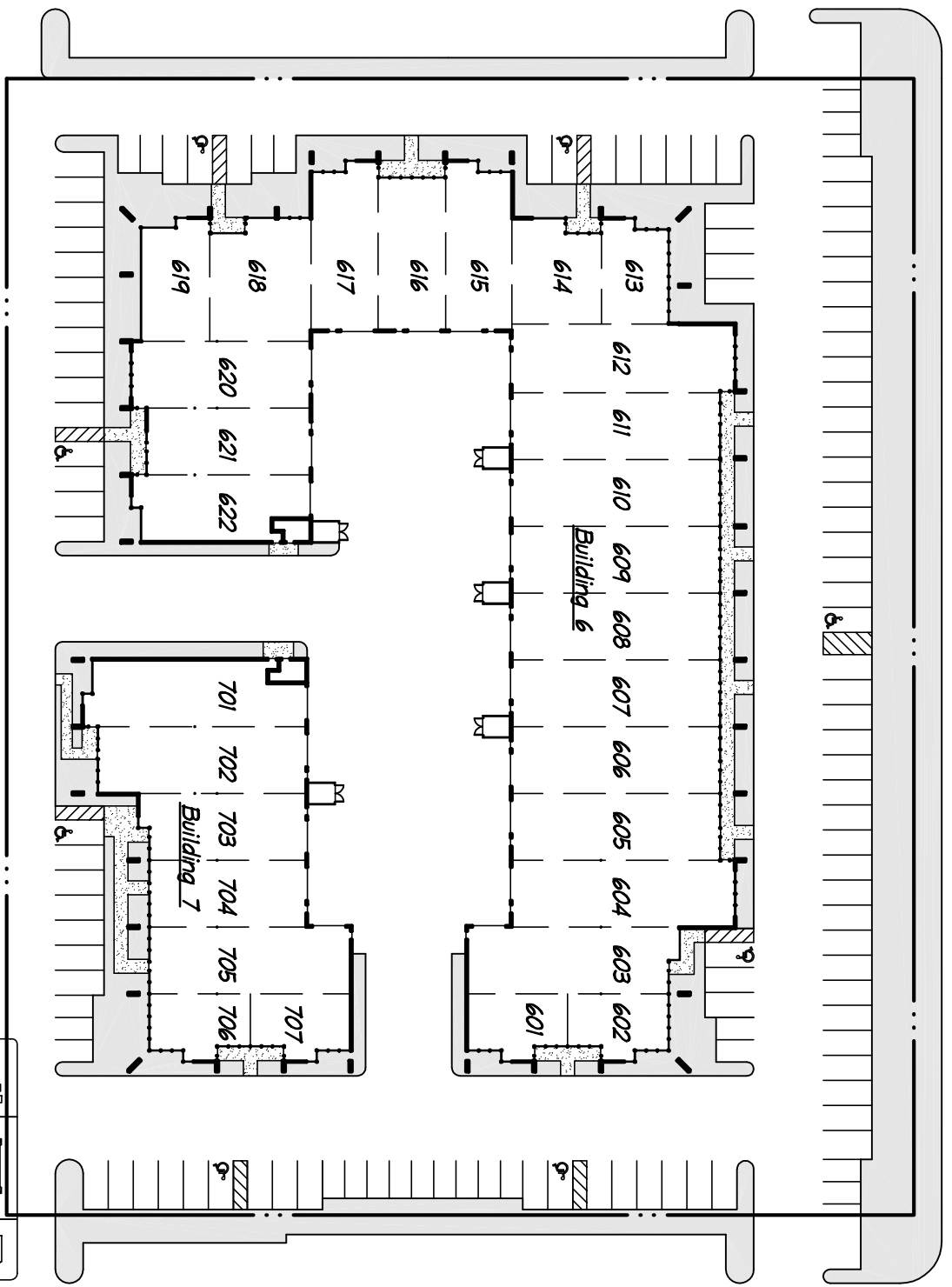


HARBOR VIEW BUSINESS PARK
BLDGS. 1A-1H

VENTURA, CA



GOODYEAR AVENUE



HARBOR VIEW BUSINESS PARK
BLDGs. 6, 7

VENTURA, CA

