



### PROPERTY DESCRIPTION

Professional office suites in prime location near Ventura College, County Government Center and numerous retail amenities. Good mix of small and larger office spaces. Ample onsite parking available.

### LOCATION DESCRIPTION

Telegraph Road near Victoria Avenue.

### OFFERING SUMMARY

Lease Rate:	\$2.35 - 3.15 SF/month (Full Service; MG)
Available SF:	238 - 3,037 SF
Lot Size:	40,000 Acres
Building Size:	19,831 SF

### JEFFREY R. BECKER CCIM . CPM . RPA

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CA DRE #01213236

### SPACES

### LEASE RATE

### SPACE SIZE

5500-261	\$2.35 SF/month	1,658 SF
5500-271	\$2.35 SF/month	1,866 SF
5500-161	\$2.35 SF/month	3,037 SF
5500-175	\$3.15 SF/month	238 SF

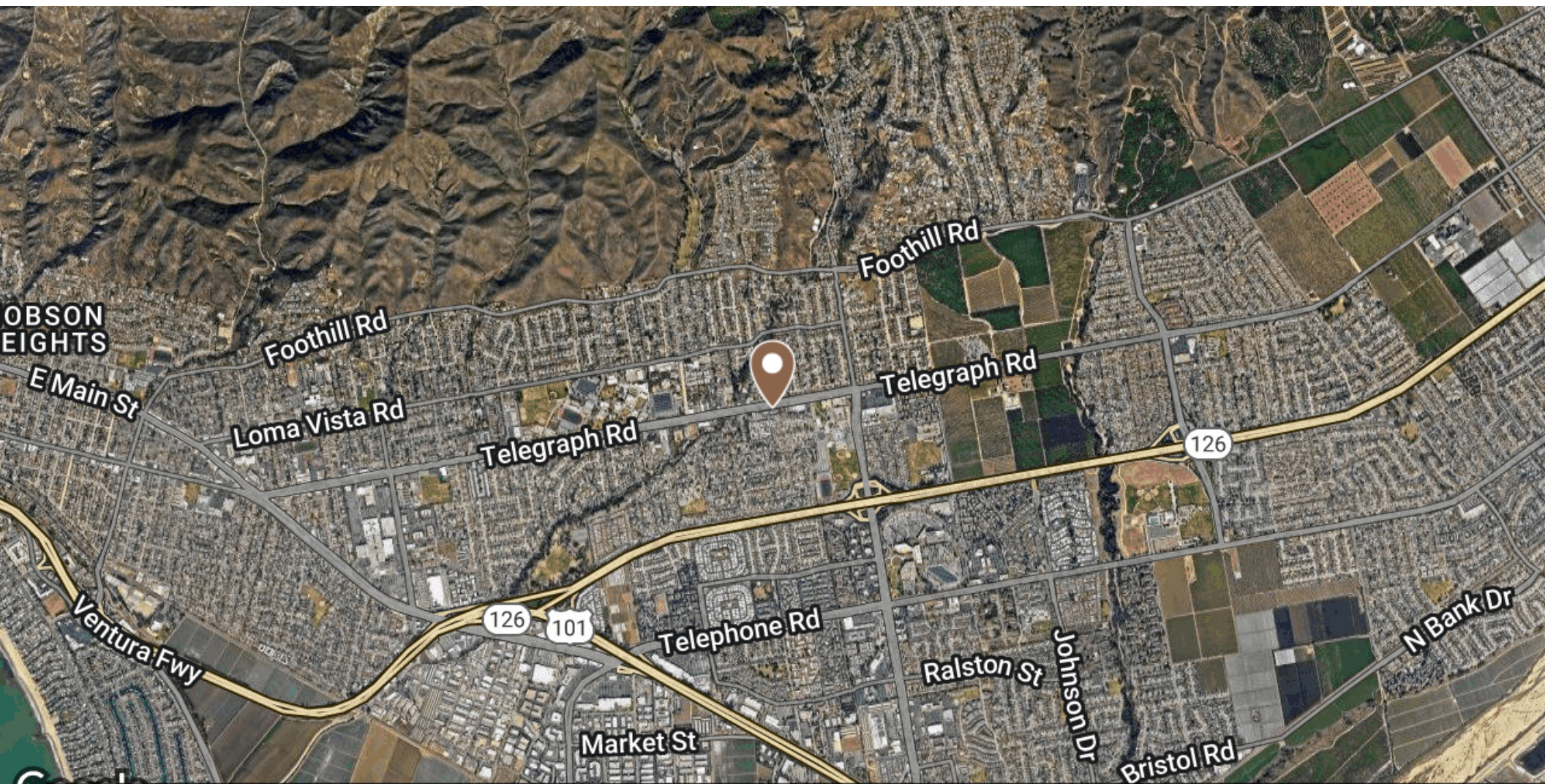
### AGENT CONTACT INFO

To find out more or setup a tour, please contact:

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Map data ©2025 Imagery ©2025 Airbus, Data CSUMB SFML, CA OPC, Data USGS, Landsat / Copernicus, Maxar Technologies

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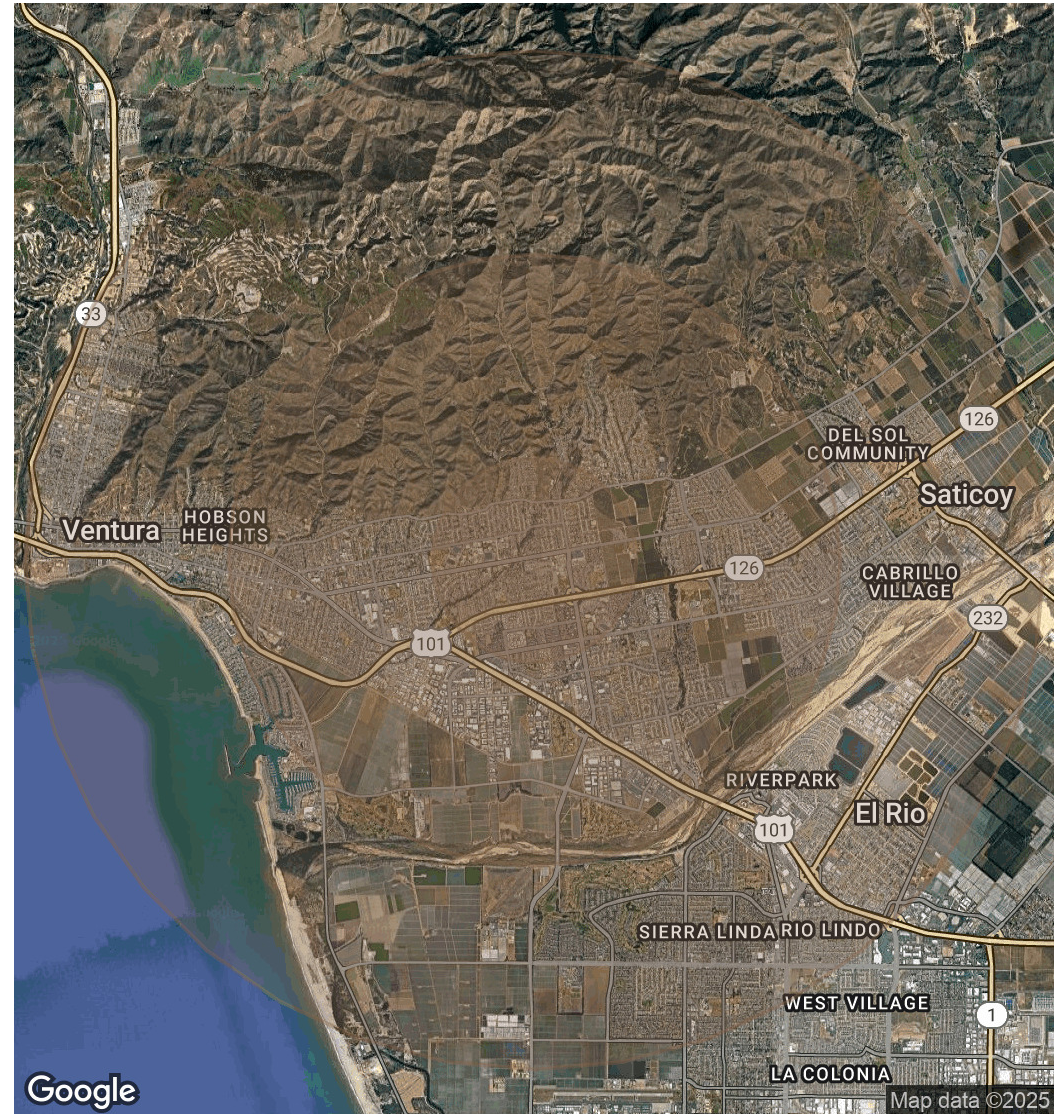


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,617	66,856	156,036
Average Age	40.1	39.3	37.1
Average Age (Male)	38.9	37.8	36.0
Average Age (Female)	41.3	41.0	38.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,632	25,408	56,231
# of Persons per HH	2.5	2.6	2.8
Average HH Income	\$81,824	\$85,976	\$83,494
Average House Value	\$468,205	\$548,879	\$575,098

\* Demographic data derived from 2020 ACS - US Census



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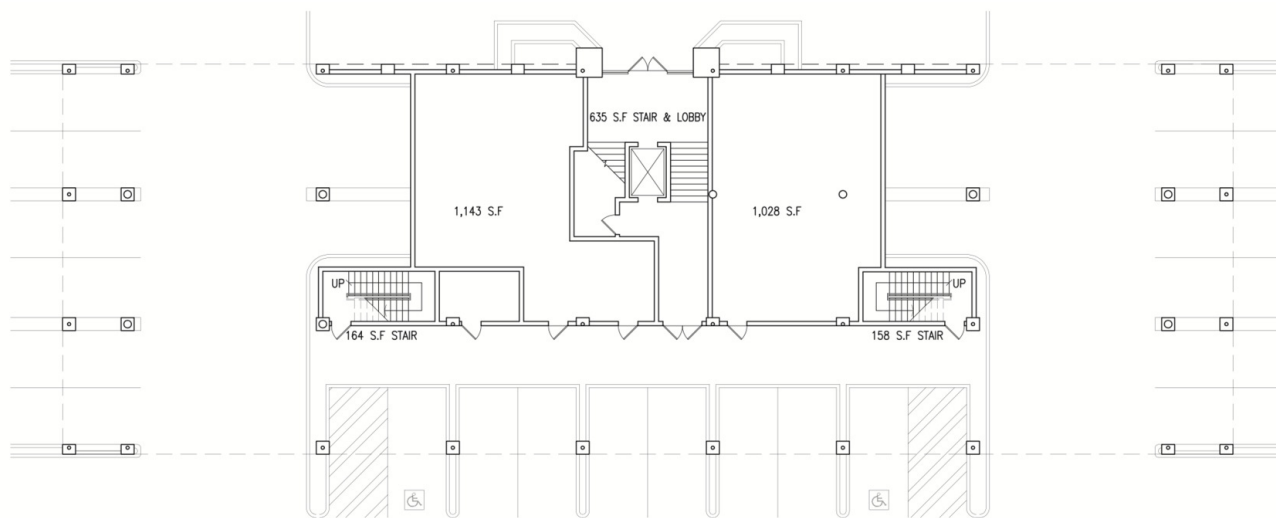
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## 5500 Telegraph Road

common area plan



**C** GROUND FLOOR PLAN  
SCALE: 1/10" = 1' - 0"

BUILDING AREA (GROSS):

GROUND FLOOR:	3,146 S.F.
FIRST FLOOR:	10,324 S.F.
SECOND FLOOR:	10,324 S.F.
TOTAL:	23,794 S.F.

COMMON AREA:

GROUND FLOOR:	957 S.F.
FIRST FLOOR:	1,677 S.F.
SECOND FLOOR:	1,681 S.F.
TOTAL:	4,315 S.F.



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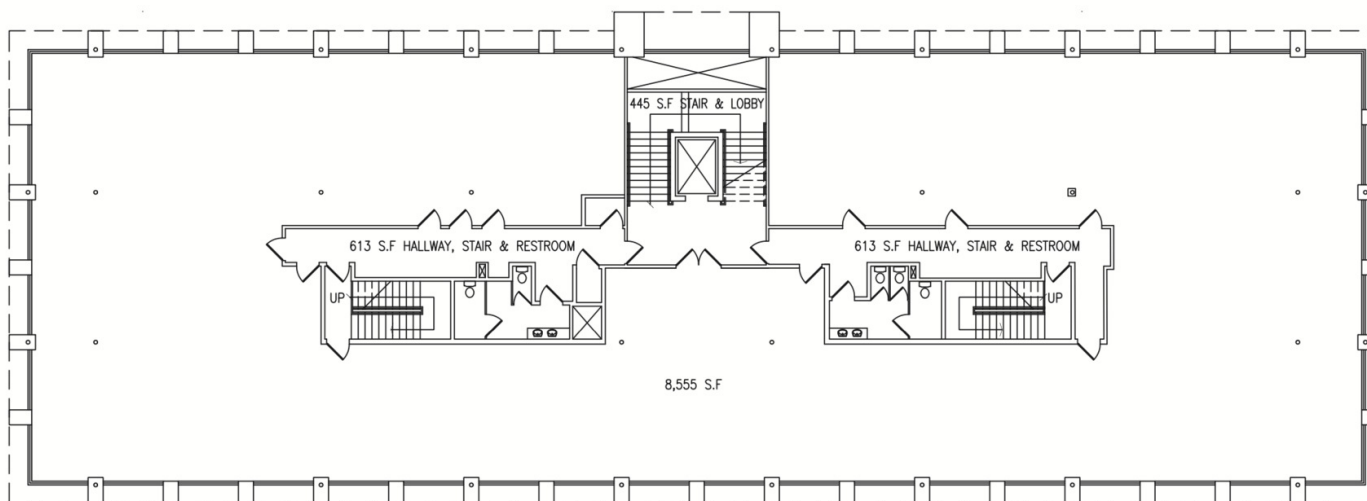
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## 5500 Telegraph Road

common area plan



**A** SECOND FLOOR PLAN  
SCALE: 1/10" = 1' - 0"

BUILDING AREA (GROSS):

GROUND FLOOR:	3,146 S.F.
FIRST FLOOR:	10,324 S.F.
SECOND FLOOR:	10,324 S.F.
<b>TOTAL:</b>	<b>23,794 S.F.</b>

COMMON AREA:

GROUND FLOOR:	957 S.F.
FIRST FLOOR:	1,677 S.F.
SECOND FLOOR:	1,681 S.F.
<b>TOTAL:</b>	<b>4,315 S.F.</b>



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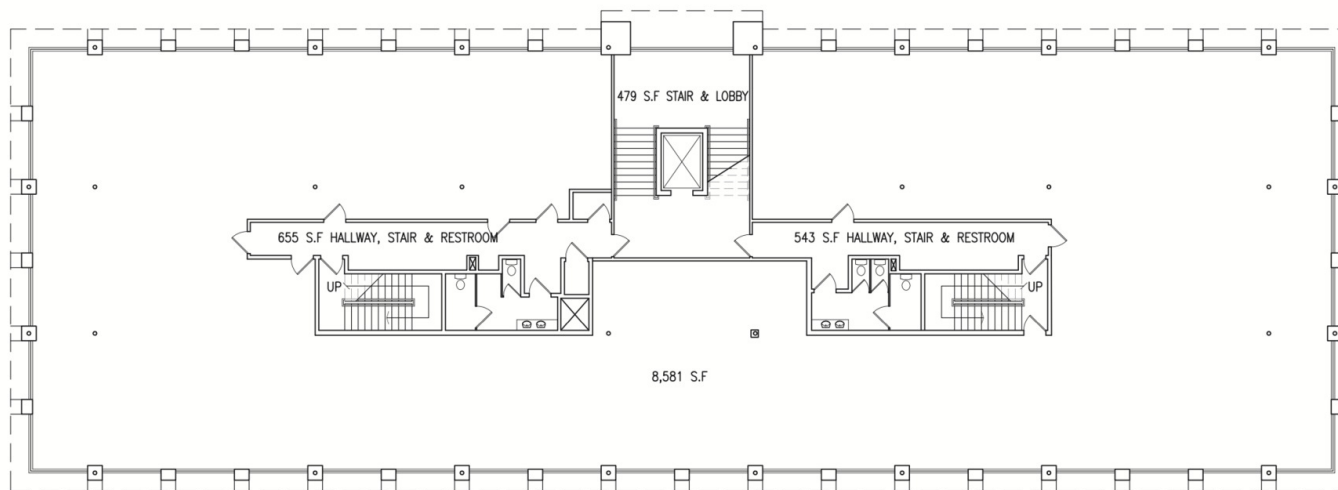
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## 5500 Telegraph Road

common area plan



**B** FIRST FLOOR PLAN  
SCALE: 1/10" = 1' - 0"

BUILDING AREA (GROSS):

GROUND FLOOR:	3,146 S.F.
FIRST FLOOR:	10,324 S.F.
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COMMON AREA:

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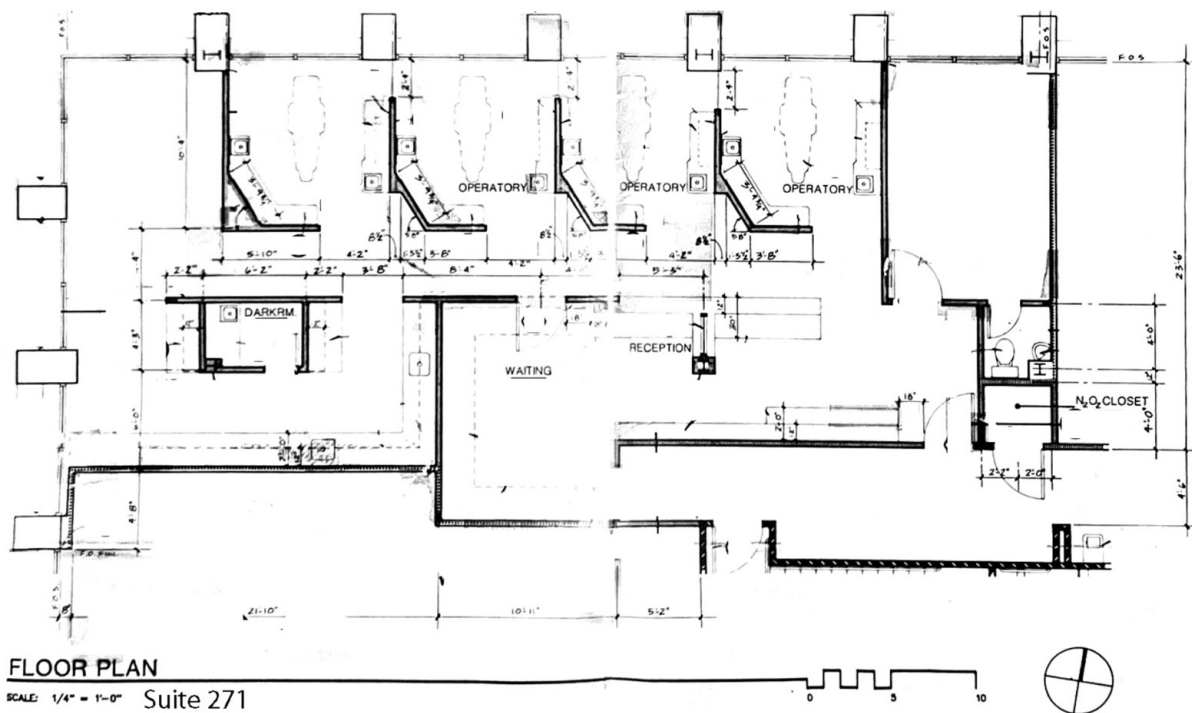
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## 5500 Telegraph Road

floorplan suite 271



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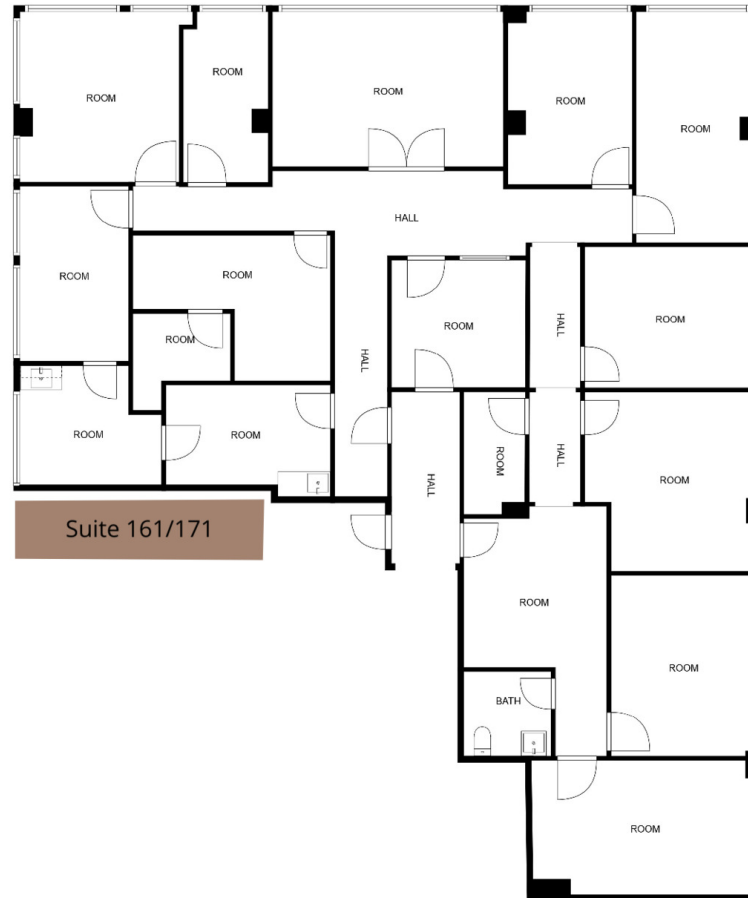
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MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY, DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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