



PROPERTY DESCRIPTION

- Recently remodeled class A office available for Sublease (expires 10/31/2026)
- Below market sublease rate for a class A office
- Floor plan includes 8 private offices, conference room, break room and bull-pen areas
- Exceptional views of Ventura County
- Close proximity to the 101 Freeway in Oxnard
- Covered parking garage. Total parking ratio of 4 parking spaces for every 1,000sf leased
- Center Amenities: EV Charging, HVAC, Onsite 24hr Security, Conference Center, food-court & retail shops (Makenna Coffee, Vineyard Cafe, Marco's Pizza, U-Ramen, The Habit & FedEx), childcare and Marriott Courtyard Hotel.

CONTACT INFORMATION

To find out more, or setup a tour, please contact:
Matt Kingsley | mkingsley@beckergrp.com | 805.653.6794 ext. 214

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CA DRE #01213236

OFFERING SUMMARY

Lease Rate:	\$1.65 SF/month (Full Service)
Available SF:	3,845 SF
Building Size:	3,845 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	636	1,867	7,460
Total Population	2,049	6,050	25,742
Average HH Income	\$102,335	\$101,813	\$107,617

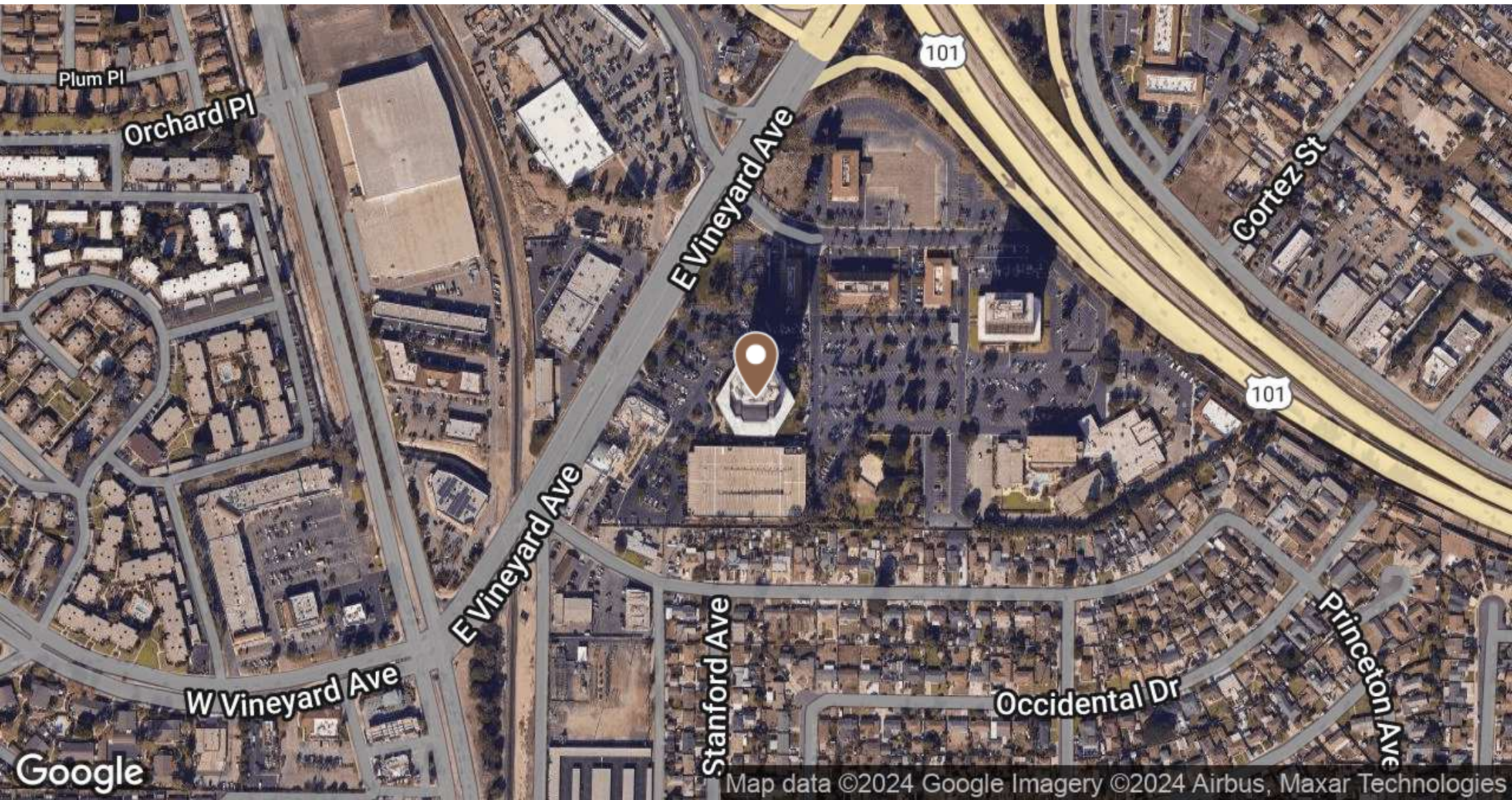


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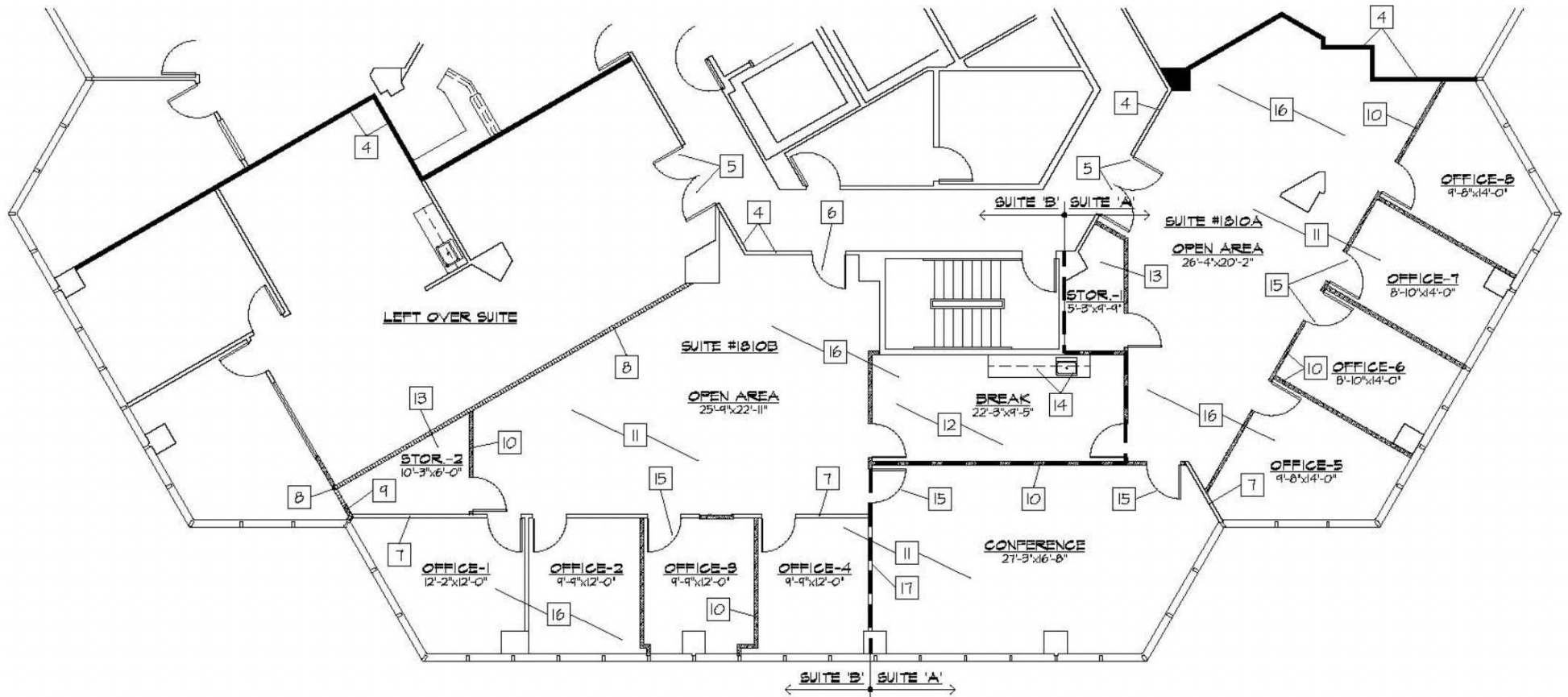


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