

OFFICE SUITES FOR LEASE

Marcus & Millichap
AGNEW | SERLING GROUP

2021 SPERRY AVENUE
VENTURA, CA 93003



PROPERTY HIGHLIGHTS

- Major Renovations Completed in 2024:
 - New Roof & HVAC
 - New Botanical Garden Landscape
 - New Parking Lots
 - New Interior Paint, Flooring, Lighting, and Window Treatments
- Garden Style Business Park
- Available Suites Range from 528 to 2,189 SF
- Suite 32 Includes an In-Unit Kitchenette
- CAM Fees: \$0.25/SF Per Month
- Immediate Occupancy
- Lease Type: Modified Gross
- Parking Ratio: 4.00/1,000 SF

KEY DISTANCES

- 0.4 Miles to 101 Freeway
- 1.5 Miles to Ventura County Government Center
- 2.7 Miles to The Collection at River Park
- 3 Golf Courses within 3-Miles
- 3.7 Miles to Ventura Harbor

DEMOGRAPHICS | within 3-miles

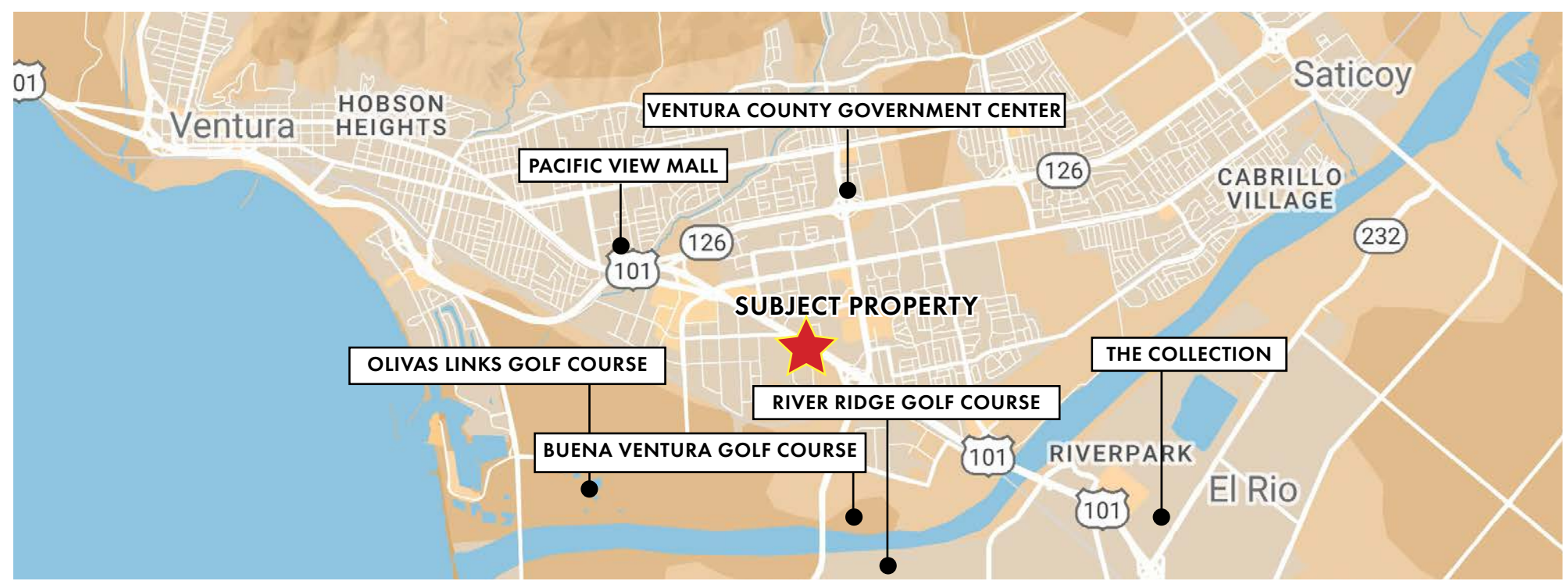
- Total Population 95,363
- Total Households 34,557
- Average Household Income \$119,557

LEASE OFFERINGS | 1-5 YEAR TERMS

SUITE #	First Floor SF	Second Floor SF	Total Suite SF	Rent \$/SF	Base Rent \$/Month	Base Rent + Cam Fee \$/Month	Available
11	820	472	1,292	\$1.40	\$1,808.80	\$2,131.80	Immediately
24	2,189	-	2,189	\$1.40	\$3,064.60	\$3,611.85	May 1, 2026
30	528	-	528	\$1.50	\$792.00	\$924.00	May 1, 2026
32	270	1,274	1,218	\$1.40	\$2,161.60	\$2,547.60	Immediately

CONTACT BROKER FOR AVAILABILITY AND TOURING DETAILS: GARY COHEN (818) 804-1227

Cam Fee: \$0.25/SF | Includes: Electricity, Water, Sewer, Rubbish, Pest Control, Landscaping, Common Area Electrical and Maintenance, Property Taxes, Insurance and Management.





SITE PLAN



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