



PROFESSIONAL OFFICE AVAILABLE

1,625 Sq Ft. Available

\$1.45 / Sq. Foot Modified Gross Lease

3450 Loma Vista Road Ventura CA 93003
Near CMH & VCMC



BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022

OVERVIEW

3450 Loma Vista Road

- Available: 1,625 Sq. Ft.
- Rate: 1.45 / Sq. Ft. Plus Utilities
- Restrooms: Yes (1)
- Kitchenette: Yes (1)
- Rent: \$2,356.56

Building

- Type: Class C Office
- Built: 1958
- Building Square Feet: 2,930 SF
- Zoning: PO (Professional Office- City of Ventura

Property is located down the street from the Ventura County Medical Center and Community Health Hospital.

Great location for any type of professional office, or medical practice.



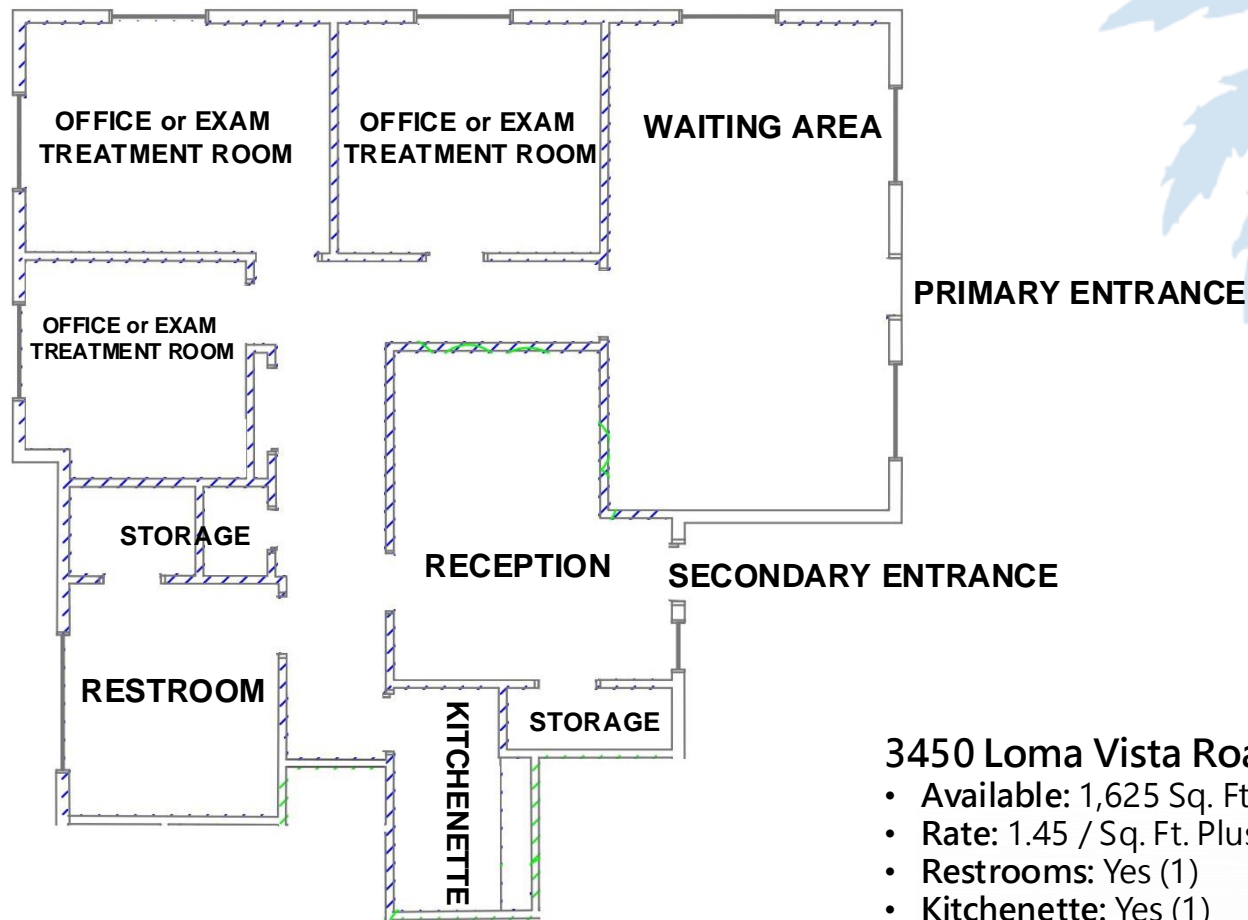
WAITING AREA



BUENGER
COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022

3450 Loma Vista Floor plan



3450 Loma Vista Road

- Available: 1,625 Sq. Ft.
- Rate: 1.45 / Sq. Ft. Plus Utilities
- Restrooms: Yes (1)
- Kitchenette: Yes (1)
- Rent: \$2,356.25



BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022



WAITING AREA



RECEPTION



RECEPTION



EXTERIOR



REAR PARKING LOT



OFFICE



BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022



BUENGER

COMMERCIAL REAL ESTATE, INC.

Broker Disclaimers -- This offering memorandum is confidential and has been prepared by Buenger Commercial Real Estate, Inc. (Broker) solely for the use of prospective purchasers. This offering memorandum is not intended to provide all the information necessary to reach a purchase decision. Each prospective Buyer is strongly encouraged to conduct their own thorough review and due diligence.

Financial Information -- While the financial, operations, property description, projections, and other information herein is deemed to be reliable, neither the Broker nor Owner guarantee, represent, or warrant its accuracy. Pro forma projections are prepared by Broker based on many assumptions and events over which the Broker and the Owner have no control and are not guaranteed. Buyers should use projections for review and are strongly urged to conduct their own study on projections. No liability is assumed for errors, omissions, misstatements of fact, prior sale, change-of-price, or withdrawal from the market without notice.

Environmental -- The Seller and Broker make no representations whatsoever about any environmental conditions on the property, including but not limited to issues such as asbestos, hazardous waste, mold, mildew, petroleum leaks, or spills. Each prospective Buyer is encouraged to do their own study and analysis to determine the status of various issues.

Agency -- Buenger Commercial Real Estate, Inc. is the exclusive agents of the Seller, represent the Seller only, and shall be compensated by Seller.

Confidentiality -- All information contained in this offering is confidential in nature and must be held in the strictest confidence, except information which is a matter of public record. Please do not visit the property without making prior arrangements through the Broker. Please do not contact tenant or property owner, nor talk to any employees. All due diligence information and all property tours must be provided by Buenger Commercial Real Estate, Inc.