

Curasafe Outpatient Surgery Center

311 Haigh Road, Thousand Oaks, CA 91320
For Sale or Lease (13,247 RSF)



Brock Burnett
(818)990-5200
Brockb@medicalasset.com
DRE #: 01814211



Mitch Yankowitz
(310)517-4861
Mitchy@medicalasset.com
DRE #: 01360137



Parking Lot (64 Spaces)



Check-in & Waiting Room



Nurses Stations

Property Highlights

State-of-the-Art Class A Surgery Center

4 Operating Rooms

14 Hospital-grade Recovery Beds

**Medicare & OSHPD III
(Recertification required)**

**~3 Miles from Los Robles Regional
Medical Center (Thousand Oaks)**

**Equipped with Major Medical
Equipment**

Monument sign available

**Lease or Purchase entire building
or individual condos**

**Potential for JV practice
management or syndication**

**24-hour access and Security
System**



Pre Op (5 Beds)



Operating Room (4 ORs)



Recovery Room (9 Beds)

Location

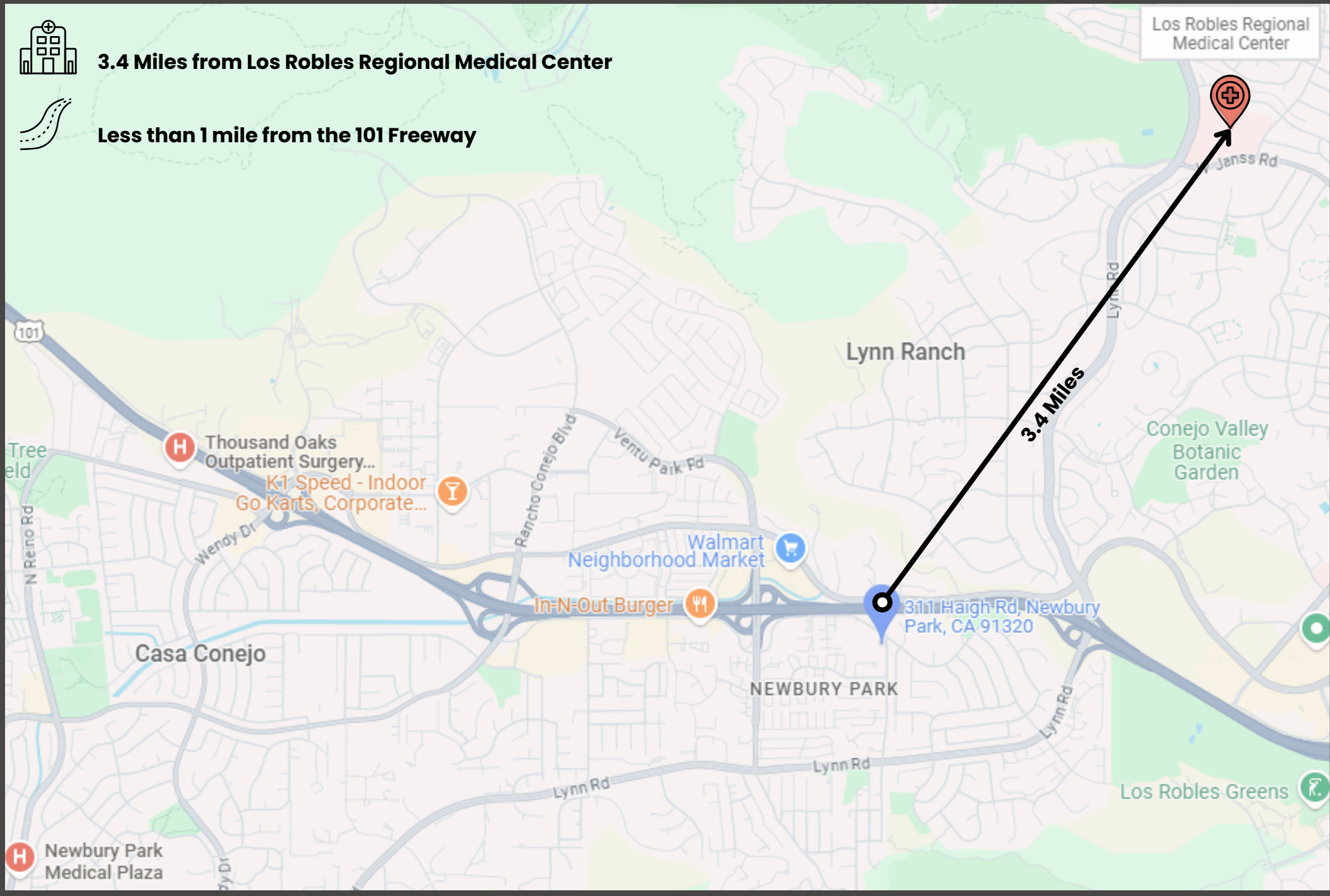
Located at the intersection of Newbury Park Road and Haigh Road



3.4 Miles from Los Robles Regional Medical Center



Less than 1 mile from the 101 Freeway



2nd Floor

Suite 200

Rental SF: 1,889 RSF

Rental Rates: \$3.00/SF MG*

3 exam rooms, spacious lobby and reception, staff lounge (4th Exam Room), and nurse station.

Suite 201 (Currently Owner Occupied)

Rental SF: 1,808 RSF

Rental Rates: \$3.00/SF MG*

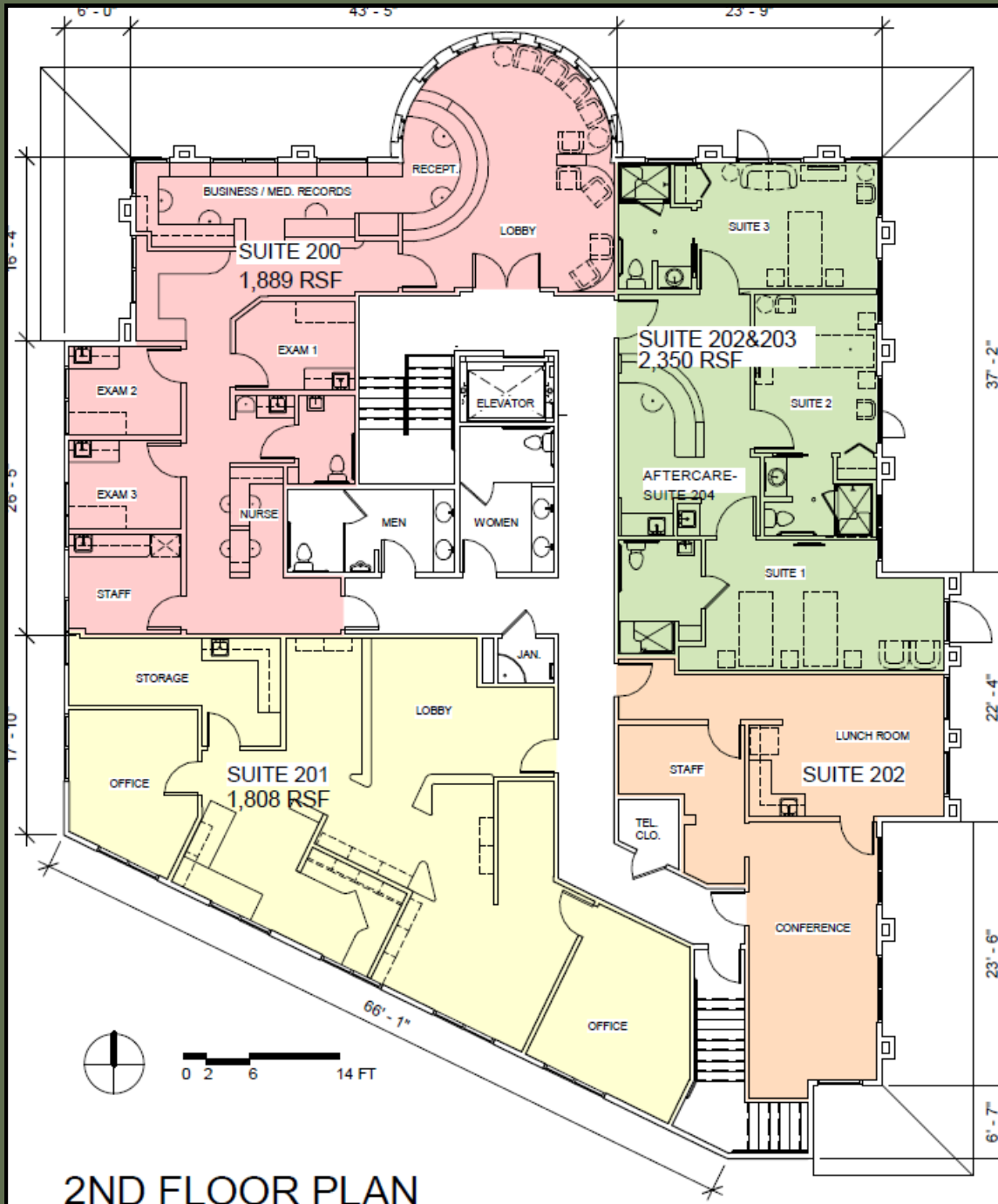
Office floor plan with 2 Executive Offices, lobby, conference room, and storage.

Suite 202 & 203

Rental SF: 2,350 RSF

Rental Rates: \$3.00/SF MG*

Customizable open floor plan, 3 suites designed for Aftercare, with space for 4 total beds and an Aftercare nurses station. The Aftercare has been permitted for recovering patients overnight and as many days as needed for recovery on 24 hour care basis.



2ND FLOOR PLAN

*Net Janitorial & Electric
(Tenant is responsible for Janitorial & Electricity)



**MEDICAL ASSET
MANAGEMENT**
MEDICAL PROPERTY SPECIALISTS

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*The information contained herein is deemed reliable, but cannot be guaranteed by Medical Asset Management and is subject to change.