



## 241 Lombard St

241 Lombard St, Thousand Oaks, CA 91360



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## 241 Lombard St

\$19.80 /SF/YR

Inexpensive under market rent for highly improved Class A Building with only 2 spaces left For Sublease. Best value in Thousand Oaks area.

Building was fully renovated in year 2000.

High end office finishes with polished concrete floors and high ceilings.

Free and abundant parking.

Sublease space and current master lease ends October 30, 2027.

Can lease from about 1,880 sf on the first floor or 1,749...

- Two-story 13,838 RSF office building with abundant 4/1000 parking
- Well located on quiet Lombard Street just two blocks from the bustling Moorpark Road Corridor
- Minutes away from the Oaks Mall and Janns Marketplace - the area's premier retail destinations
- 100% window line for tenant taking the whole first floor
- Highly desired "Mid-Century Modern" architecture
- Excellent access to the 101 & 23 freeways via Moorpark Road



Rental Rate:	\$19.80 /SF/YR
Property Type:	Office
Property Subtype:	Loft/Creative Space
Building Class:	B
Rentable Building Area:	13,838 SF
Year Built:	1965
Walk Score ®:	75 (Very Walkable)
Transit Score ®:	30 (Some Transit)
Rental Rate Mo:	\$1.65 /SF/MO

## 1st Floor

Space Available	1,880 SF
Rental Rate	\$19.80 /SF/YR
Contiguous Area	3,649 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

High end finishes. 4 offices and open area. Shared kitchen and conference room included for free as part of the rent. Flexible lease term options from about 1 to 5 years. This space has it's own private entry and exterior patio in addition to the normal building entries.

1

## 2nd Floor Ste 250

Space Available	1,769 SF
Rental Rate	\$19.80 /SF/YR
Contiguous Area	3,649 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

Upstairs unit with furniture and cubicles to use for free if you want them or they can be removed if not. Note: No elevator in this building. 5 interior offices and open area along the window line with good views of the mountains.

2



## 241 Lombard St, Thousand Oaks, CA 91360

Inexpensive under market rent for highly improved Class A Building with only 2 spaces left For Sublease. Best value in Thousand Oaks area.

Building was fully renovated in year 2000.

High end office finishes with polished concrete floors and high ceilings.

Free and abundant parking.

Sublease space and current master lease ends October 30, 2027.

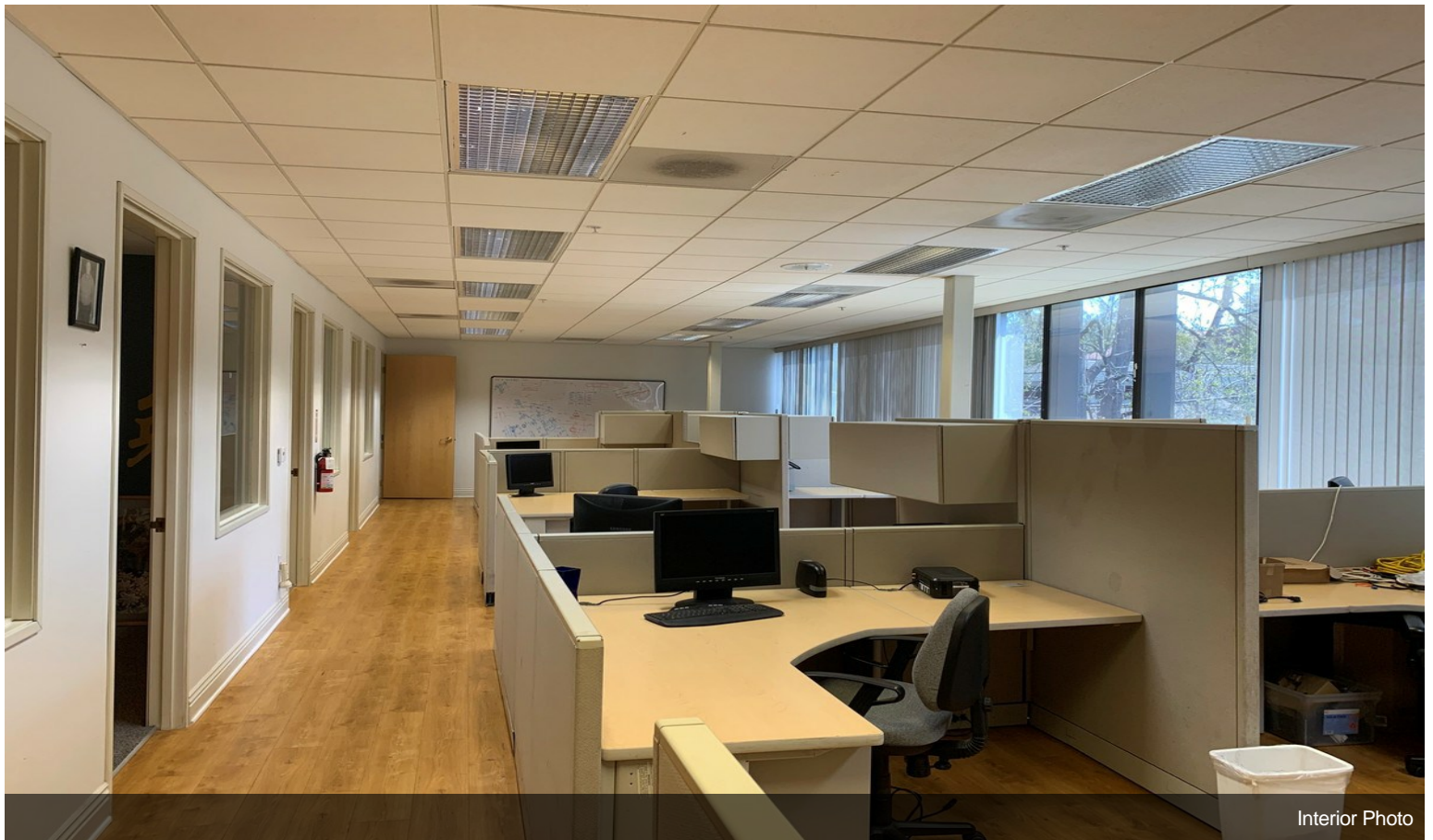
Can lease from about 1,880 sf on the first floor or 1,749 sf portion of the second floor that already has furniture for use if desired.

No elevator for second floor spaces so you have to use the interior stairway.

# Property Photos



Entrance



Interior Photo