



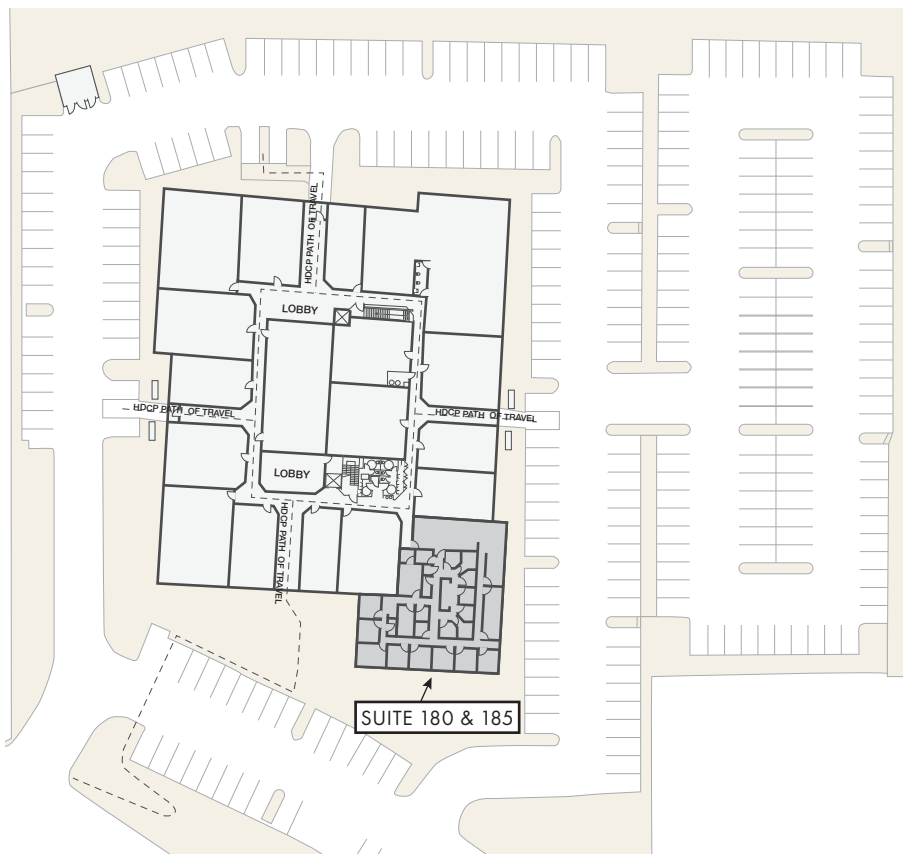
1000 NEWBURY RD, SUITES 180 & 185, THOUSAND OAKS, CA

Lease Details

Total Condo Size:	5,727 SF
Suite 180:	3,186 SF
Suite 185:	2,541 SF
Lease Type:	Modified Gross
Lease Rate:	\$1.80 - \$2.25
Lease Term:	Negotiable

Property Highlights

- ▶ Fully Built-Out Medical Condo(s) with On-Site Pharmacy
- ▶ Beautifully Appointed Common Areas with Rich Landscaping and Courtyard
- ▶ Ideal for Medical or Professional Office Uses
- ▶ Private Rear Access from Parking Lot
- ▶ Close Proximity to Los Robles Hospital and Medical Center
- ▶ Easy Access to the 101 Freeway



RICHARD B. GREEN

richard.green@marcusmillichap.com

818.212.2775 | CA: 01948086

MARTIN D. AGNEW

magneu@marcusmillichap.com

818.212.2744 | CA: 01339034

Marcus & Millichap

16830 VENTURA BLVD, STE 100
ENCINO, CA

PROPERTY DESCRIPTION

Marcus & Millichap has been selected to exclusively market for lease, two beautifully built-out and contiguous medical office condominiums located at 1000 Newbury Road, Suites 180 & 185, Newbury Park, CA.

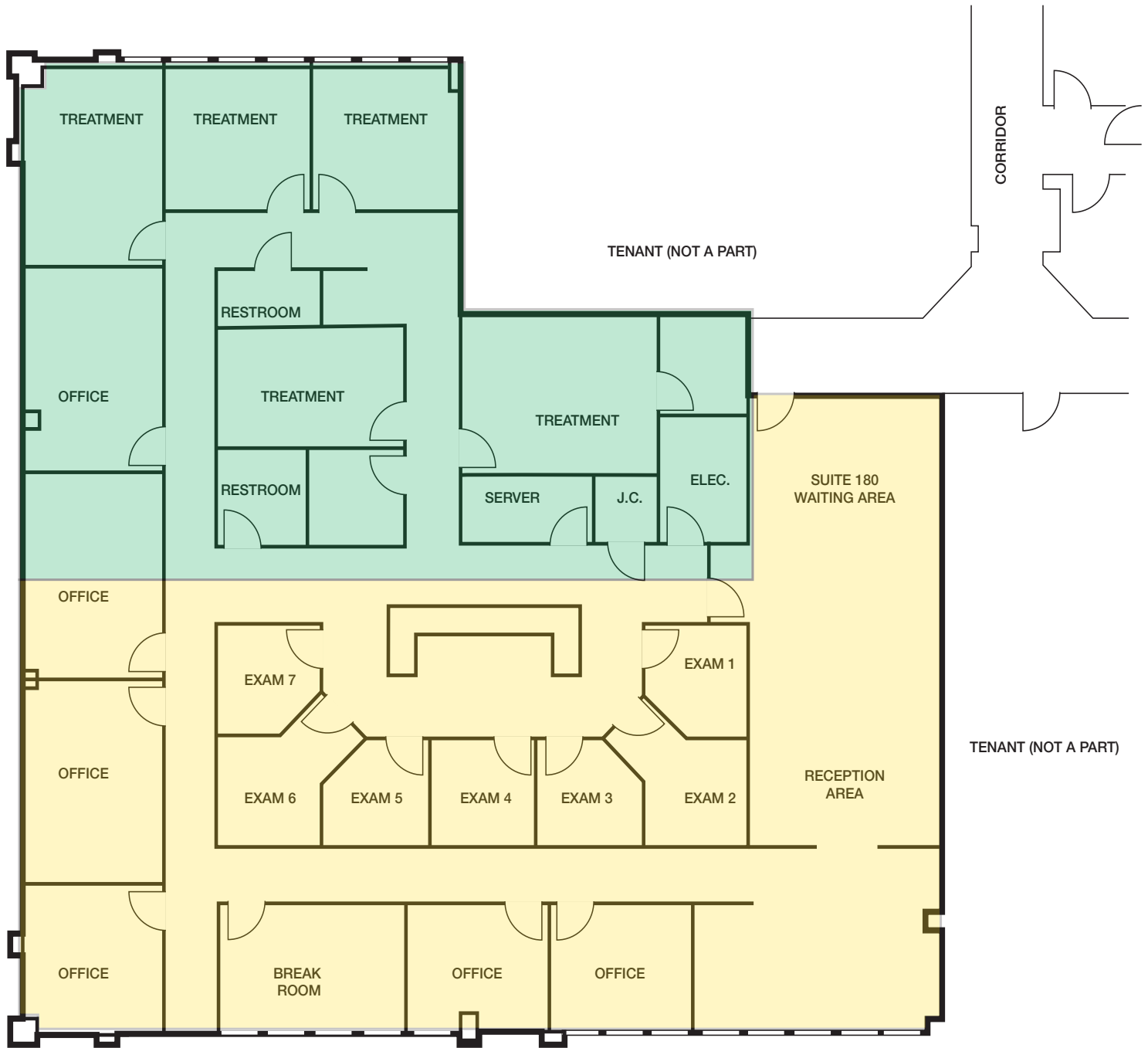
The subject property is located in Regency Medical Plaza, which is surrounded by other medical/professional offices, and retail within a one-mile radius, and is in close proximity to Los Robles Hospital and Medical Center.



The property has 101 Freeway frontages with easy access. Built in 2005, this approximate 65,093 rentable square foot, two story, medical office building is comprised of 40 condominiums, situated on 3.73 acres with a parking ratio of 5.38/1,000. There are unobstructed panoramic views.



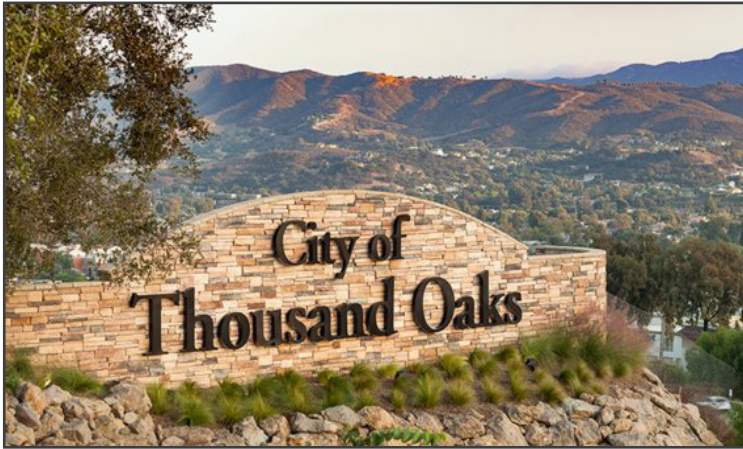
FLOOR PLAN



- SUITE 180 - 3,186 SF
- SUITE 185 - 2,541 SF

AREA OVERVIEW

Newbury Park - Thousand Oaks



Newbury Park abuts the Santa Monica Mountains. It is approximately 35 miles from Downtown Los Angeles and less than 7 miles from the Los Angeles County border in Westlake Village. The closest coastal city is Malibu, 22 miles from Newbury Park. About 28,000 residents of Thousand Oaks reside in Newbury Park. Newbury Park makes up around 40 percent of Thousand Oaks' total land area.

**145,211**

5-MILE DAYTIME POPULATION

**47,147**

5-MILE TOTAL HOUSEHOLDS

**149,303**

5-MILE HOUSEHOLD INCOME



RICHARD B. GREEN
Vice President Investments

richard.green@marcusmillichap.com
818.212.2775 | CA: 01948086



MARTIN D. AGNEW
First Vice President Investments

magnew@marcusmillichap.com
818.212.2744 | CA: 01339034

Marcus & Millichap

AGNEW | SERLING GROUP

16830 VENTURA BLVD, STE 100
ENCINO, CA 91436

WWW.AGNEWSERLING.COM