



### PROPERTY DESCRIPTION

Professional office suites in prime location near Ventura College, County Government Center and numerous retail amenities. Good mix of small and larger office spaces. Ample onsite parking available.

### LOCATION DESCRIPTION

Telegraph Road near Victoria Avenue.

### OFFERING SUMMARY

Lease Rate:	\$2.35 - 3.15 SF/month (Full Service; MG)
Available SF:	238 - 3,037 SF
Lot Size:	40,000 Acres
Building Size:	19,831 SF

### JEFFREY R. BECKER CCIM . CPM . RPA

805.653.6794

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CA DRE #01213236

### SPACES

### LEASE RATE

### SPACE SIZE

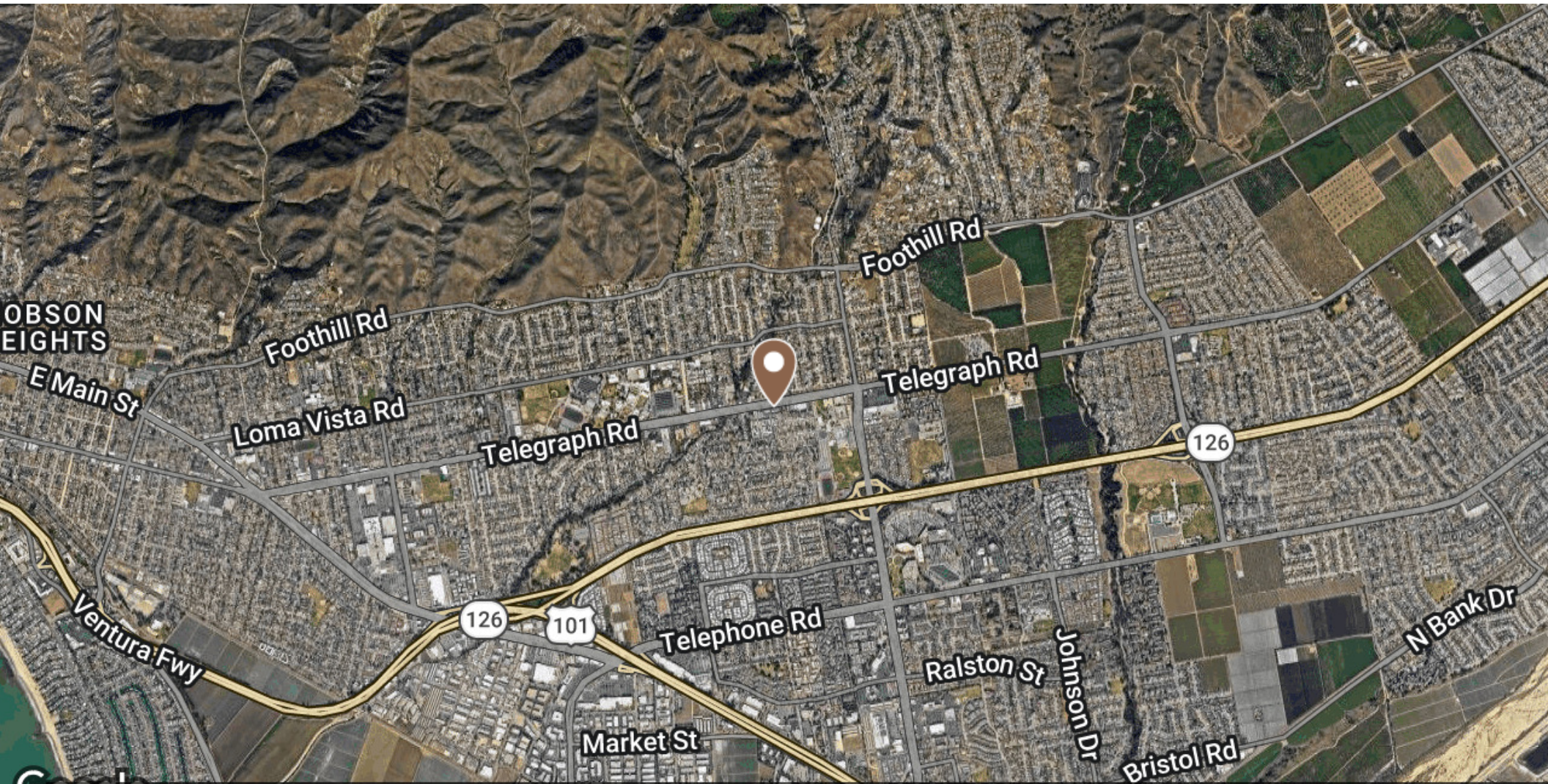
SPACES	LEASE RATE	SPACE SIZE
5500-261	\$2.35 SF/month	1,658 SF
5500-271	\$2.35 SF/month	1,866 SF
5500-161	\$2.35 SF/month	3,037 SF
5500-175	\$3.15 SF/month	238 SF

### AGENT CONTACT INFO

To find out more or setup a tour, please contact:

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Map data ©2026 Imagery ©2026 Airbus, Data CSUMB SFML, CA OPC, Data USGS, Landsat / Copernicus, Maxar Technologies

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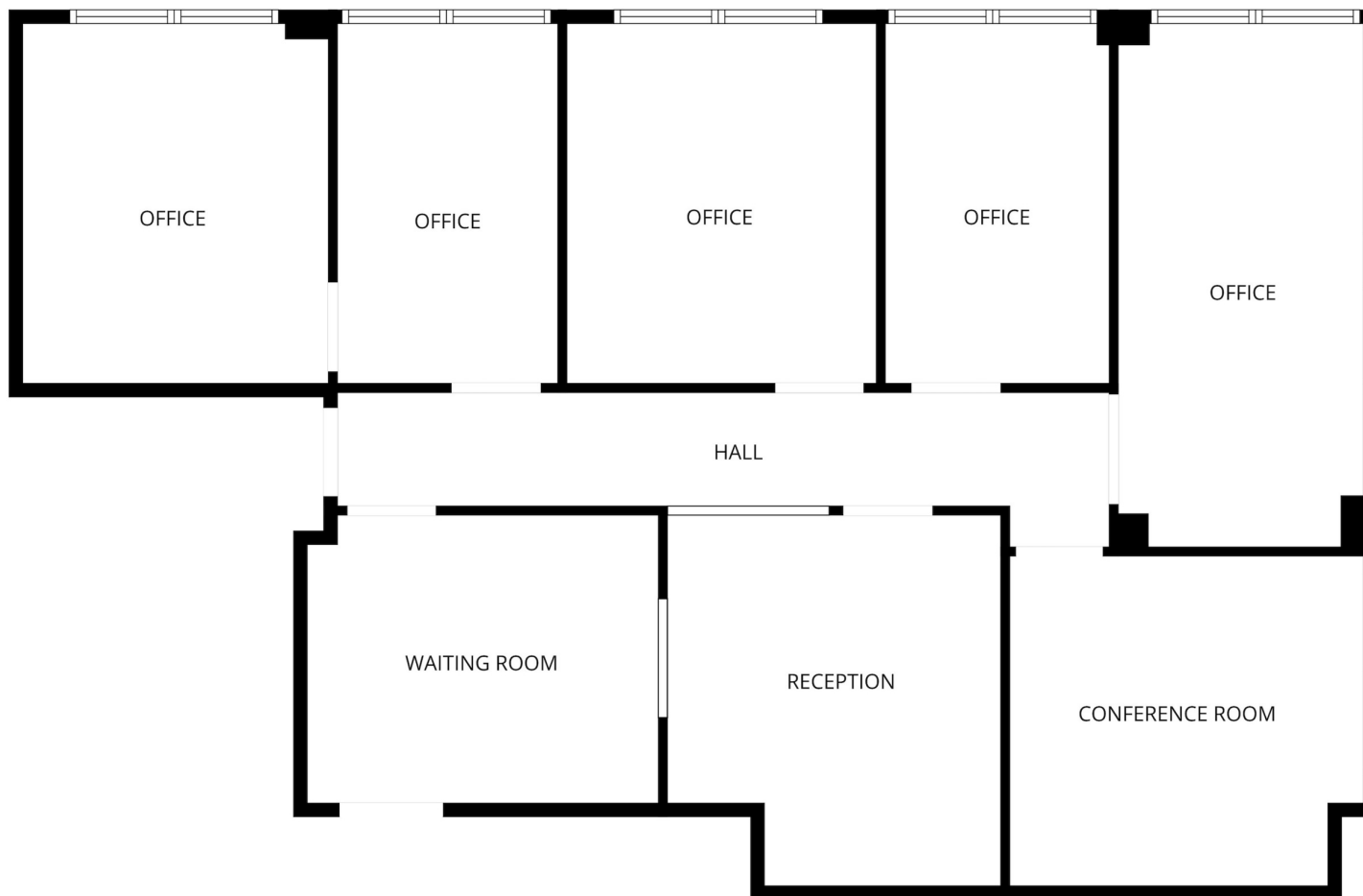


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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

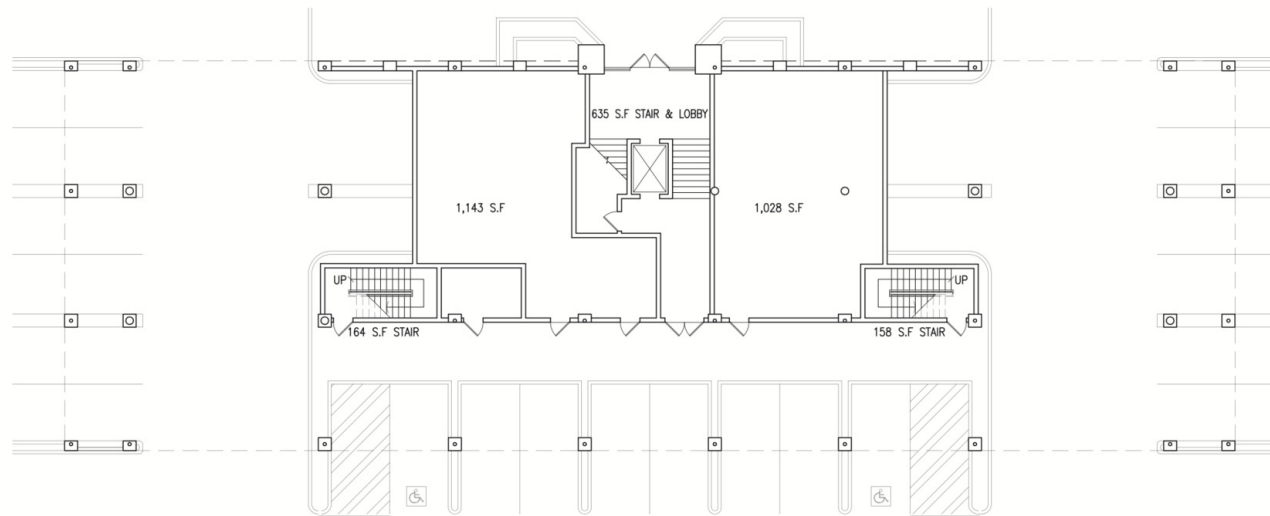
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## 5500 Telegraph Road common area plan



**C** GROUND FLOOR PLAN  
SCALE: 1/10" = 1' - 0"

BUILDING AREA (GROSS):

GROUND FLOOR:	3,146 S.F.
FIRST FLOOR:	10,324 S.F.
SECOND FLOOR:	10,324 S.F.
TOTAL:	23,794 S.F.

COMMON AREA:

GROUND FLOOR:	957 S.F.
FIRST FLOOR:	1,677 S.F.
SECOND FLOOR:	1,681 S.F.
TOTAL:	4,315 S.F.



Real Estate Investments | Property Management

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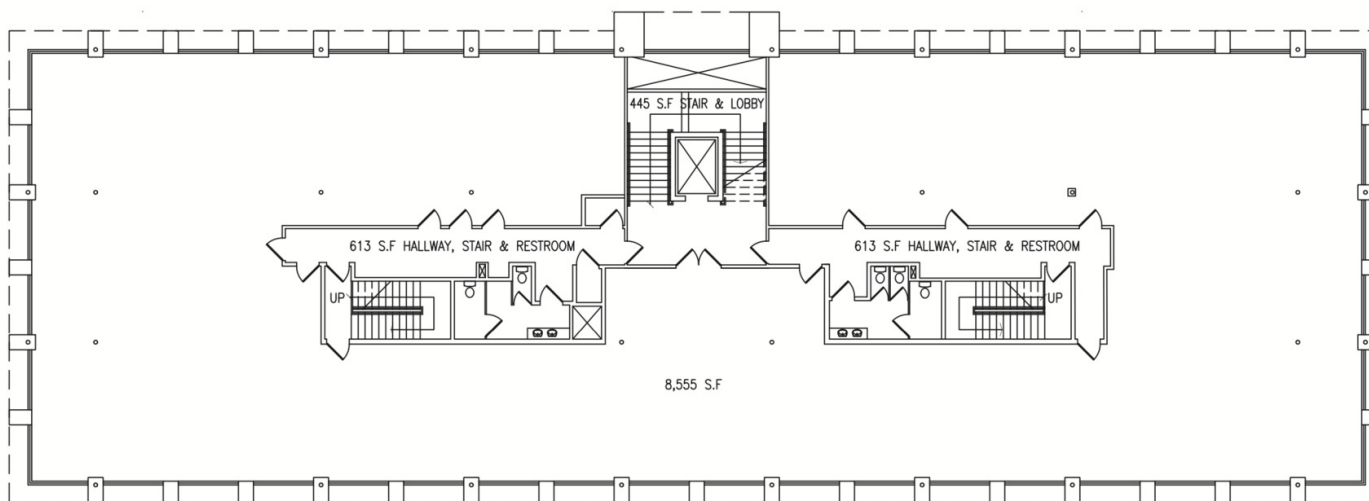
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## 5500 Telegraph Road

common area plan



**A** SECOND FLOOR PLAN  
SCALE: 1/10" = 1' - 0"

BUILDING AREA (GROSS):

GROUND FLOOR:	3,146 S.F
FIRST FLOOR:	10,324 S.F
SECOND FLOOR:	10,324 S.F
<b>TOTAL:</b>	<b>23,794 S.F</b>

COMMON AREA:

GROUND FLOOR:	957 S.F
FIRST FLOOR:	1,677 S.F
SECOND FLOOR:	1,681 S.F
<b>TOTAL:</b>	<b>4,315 S.F</b>



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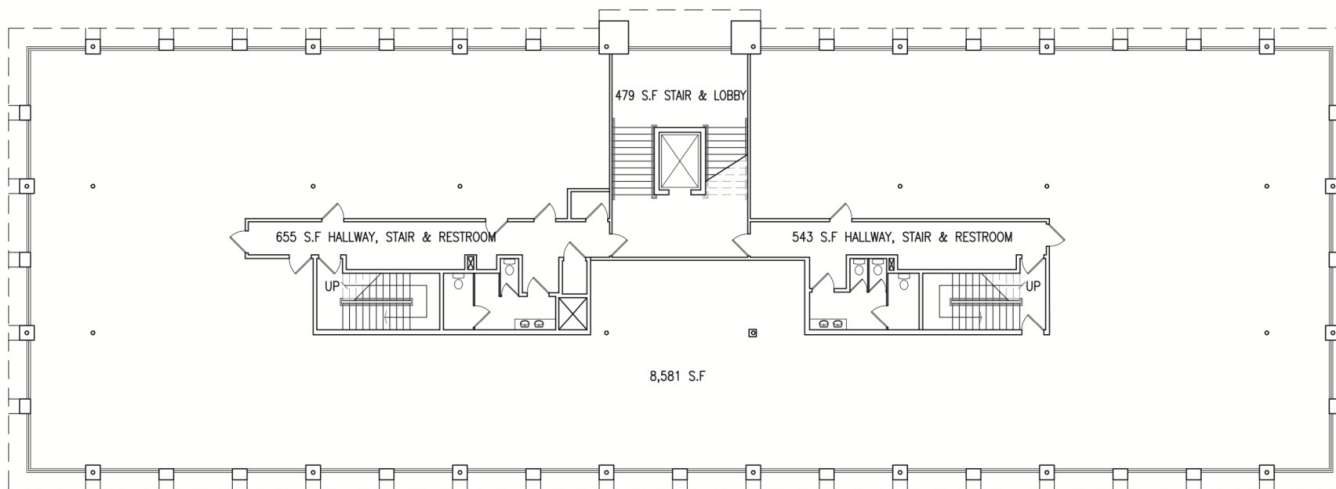
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## 5500 Telegraph Road

common area plan



**B** FIRST FLOOR PLAN  
SCALE: 1/10" = 1' - 0"

BUILDING AREA (GROSS):

GROUND FLOOR:	3,146 S.F.
FIRST FLOOR:	10,324 S.F.
SECOND FLOOR:	10,324 S.F.
<b>TOTAL:</b>	<b>23,794 S.F.</b>

COMMON AREA:

GROUND FLOOR:	957 S.F.
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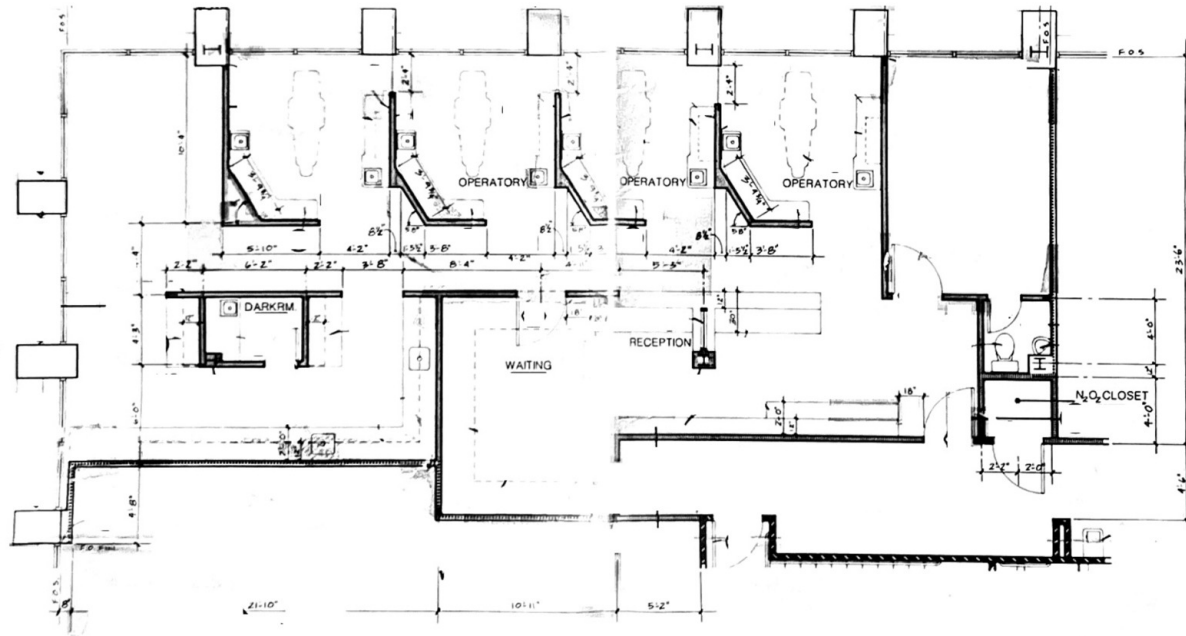
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# 5500 Telegraph Road

floorplan suite 271



FLOOR PLAN

SCALE: 1/4" = 1'-0" Suite 271



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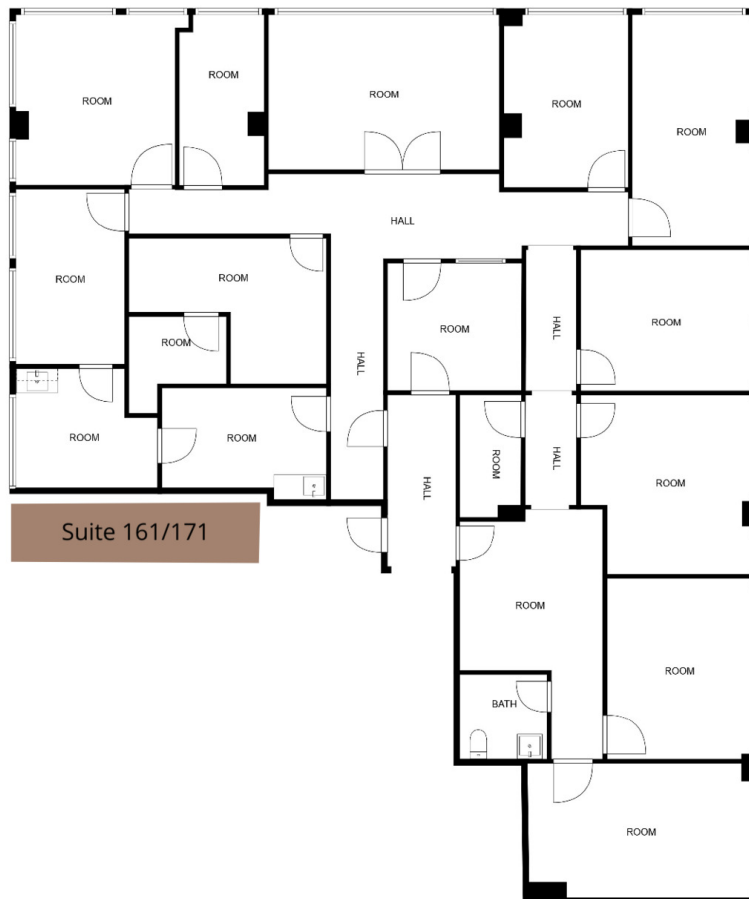
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