

For Sale & For Lease



JEFFREY R. BECKER CCIM . CPM . RPA

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CA DRE #01213236

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PROPERTY DESCRIPTION

Newly rehabbed unique mid-century modern office suite in downtown Ventura. Includes open concept office space, kitchenette and ADA accessible restroom. Clear story windows with ample natural light. Situated in a great location, near downtown, restaurants, shopping, Rubicon Theater and beaches.

LOCATION DESCRIPTION

Downtown Ventura

PROPERTY HIGHLIGHTS

- Currently demised into two (2) office suites with entry shared atrium
- Month to Month tenant in roughly 1,616 SF (G-Solutions). Vacating at end of June 2026.
- Secured Rear Parking with ADA compliant space
- Existing Lease through May 31st, 2028 in the remaining 1,293 SF (The Nature Conservancy)

OFFERING SUMMARY

Sale Price:	\$1,350,000
Lease Rate:	\$2.25 SF/month (MG)
Number of Units:	2
Available SF:	1,616 SF
Building Size:	2,933 SF

AGENT CONTACT INFO

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

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SUITE	TENANT NAME	SIZE SF	MONTHLY RENT	% OF BUILDING	ESCALATION DATES	PRICE / SF / MONTH	LEASE START	LEASE END
1094	The Nature Conservancy	1,293 SF	\$2,775	44.08%	6/1/2026 6/1/2027	\$2.15	06/1/22	5/31/28
1094 A	G- Solutionz Inc.	1,616 SF	\$3,396	55.10%	-	\$2.10	2/1/23	3/1/26
TOTALS		2,909 SF	\$6,171	99.18%		\$4.25		

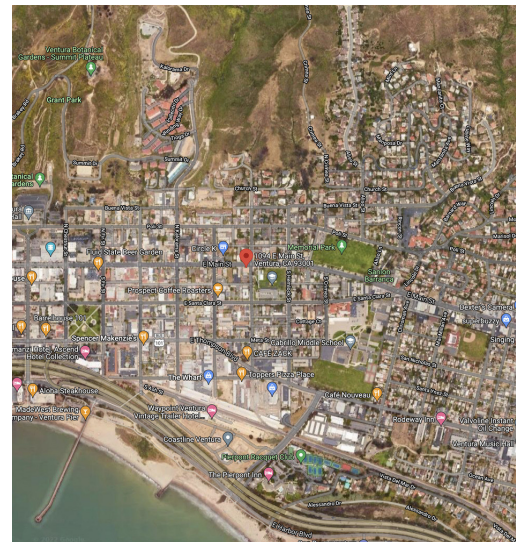


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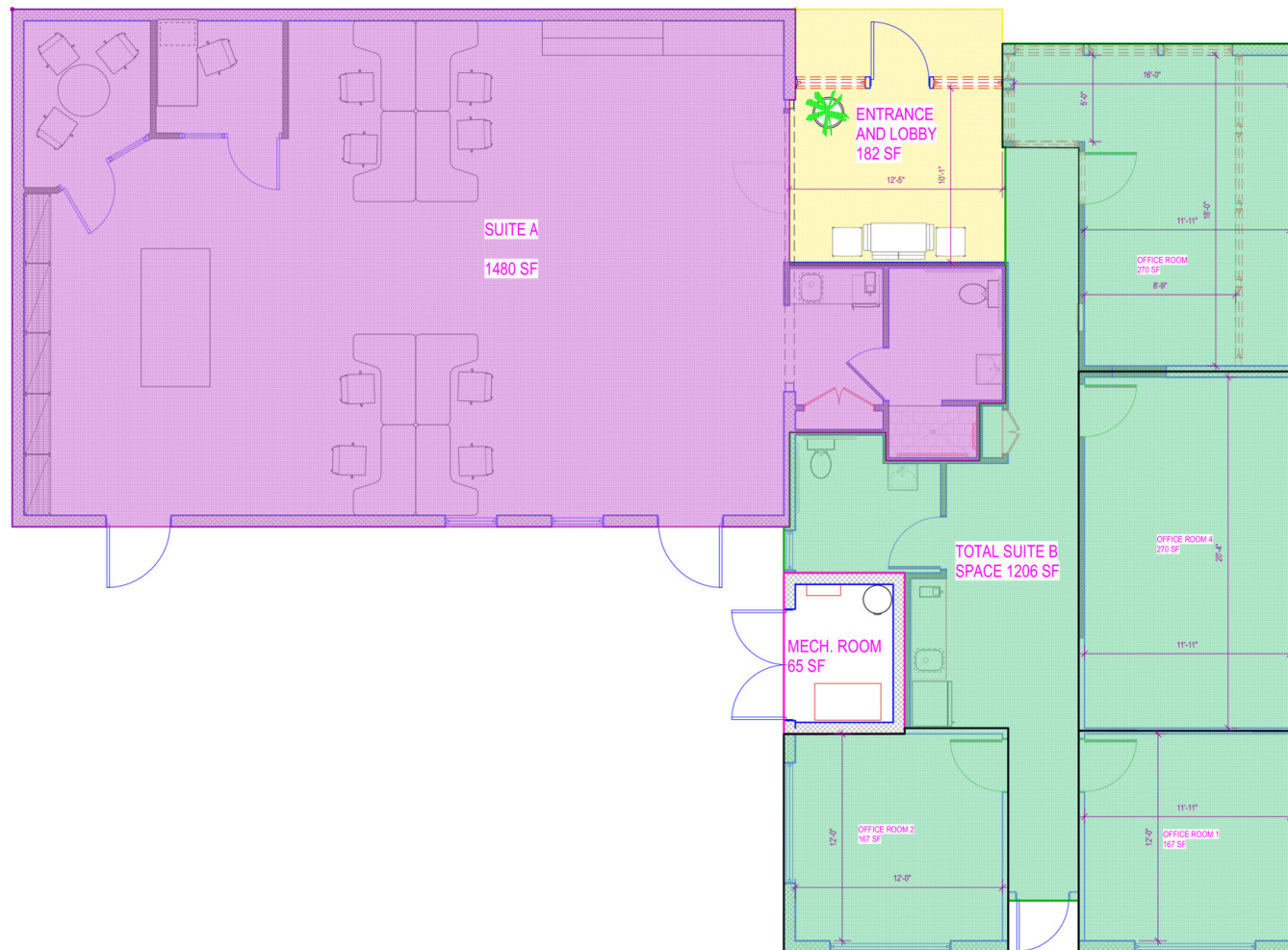


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