

OFFERING MEMORANDUM

3215 OLD CONEJO RD., NEWBURY PARK

2,813 SF | FREE STANDING OFFICE BUILDING FOR SALE

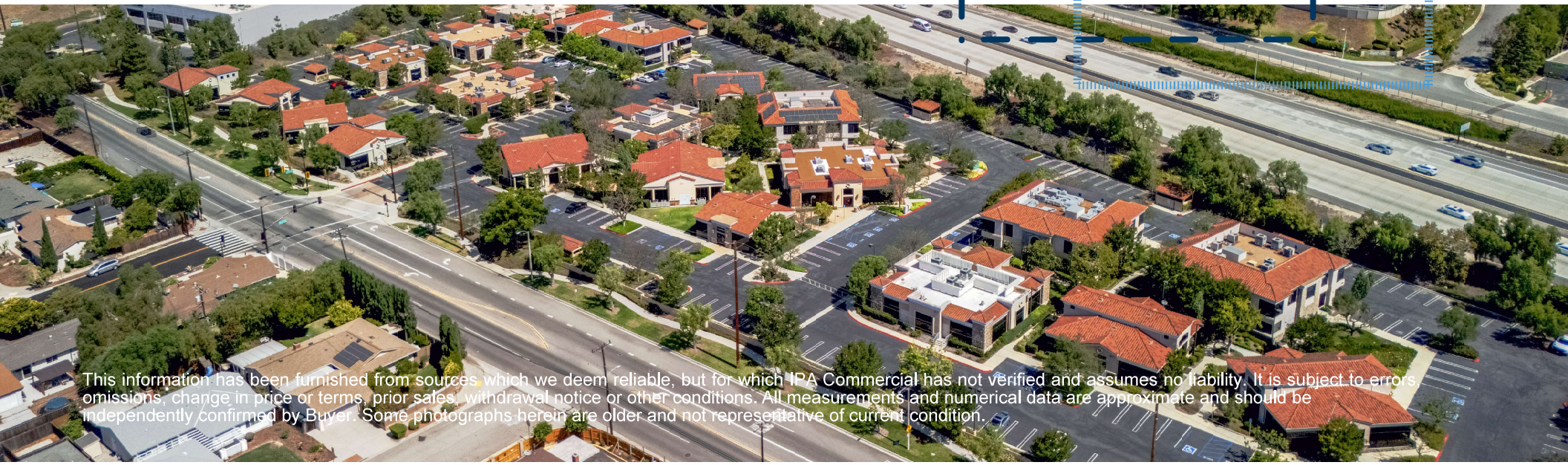
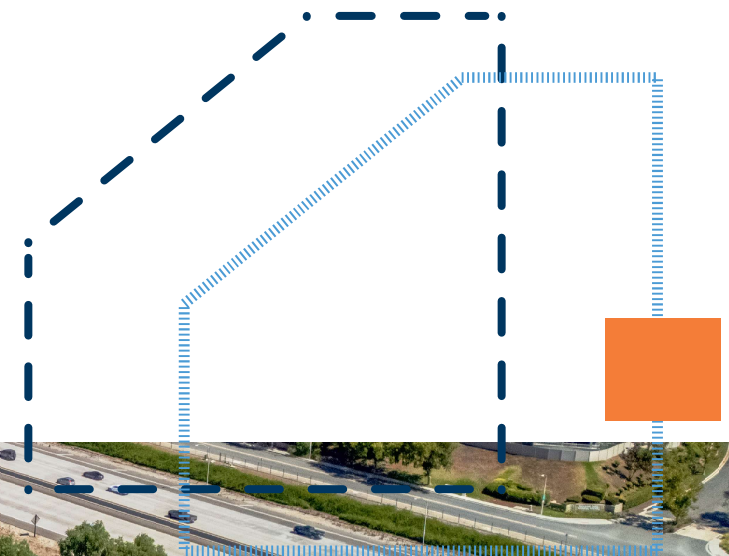


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SECTION 1

EXECUTIVE SUMMARY

Mike Wax, SIOR, of IPA Commercial is pleased to present the opportunity to acquire 3215 Old Conejo Rd, a beautifully appointed 2,813 sq. ft. free-standing office condominium ideally suited for an owner-user or investor. Constructed in 2008, the building offers a modern, high-image design with vaulted ceilings, abundant natural light from windows on all four sides, and attractive mountain views.

The flexible floor plan features multiple private entrances, an open office layout with glass partitions, a conference room, breakroom, three restrooms including an executive restroom with shower, and abundant on-site parking. Zoned for both office and medical uses, the property offers exceptional versatility while benefiting from low association dues.

Strategically located within a professionally maintained Conejo Ridge Executive Center office campus in the Conejo Valley, the property enjoys immediate access to the Ventura (101) Freeway via Wendy Drive, providing convenient regional connectivity to both Los Angeles and Ventura County.

Surrounded by quality office and medical users, as well as a wide variety of nearby retail, dining, and service amenities, the location offers an outstanding business environment. Known for its affluent demographics, highly educated workforce, and exceptional quality of life, the Conejo Valley remains one of Southern California's most desirable office markets, making this a rare opportunity to acquire a high-quality office asset in a premier location.

PROPERTY HIGHLIGHTS



Medical / Office Building



Business Park Location



2,813 SF Office Building



Priced Below Replacement Cost

OFFERING SUMMARY



\$1,262,037
Sale Price



\$449
Price PSF



SBA FINANCING
Available



INVESTMENT
Potential

SECTION 2

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

ADDRESS	3215 Old Conejo Road Newbury Park, CA 91320
DESCRIPTION	Office Condominium - 2,813 SF
ZONING	C-2 CO (Office and Medical Uses Permitted, Subject to Parking)
GROSS LAND AREA	N/A (Condominium)
APN	668-0-360-215
YEAR BUILT	2008
# OF STORIES	One
PARKING RATIO	5/1,000
RESTROOMS	3
POA DUES	15.4¢ psf
CONSTRUCTION TYPE	Wood Frame & Stucco
FIRE SPRINKLERS	Yes
WATER	City of Thousand Oaks
ELECTRIC SERVICE	Southern California Edison



PROPERTY FEATURES



FREE STANDING



OPEN FLOOR PLAN



2,813 SF BUILDING



POSSESSION AT COE



ADJACENT PARKING



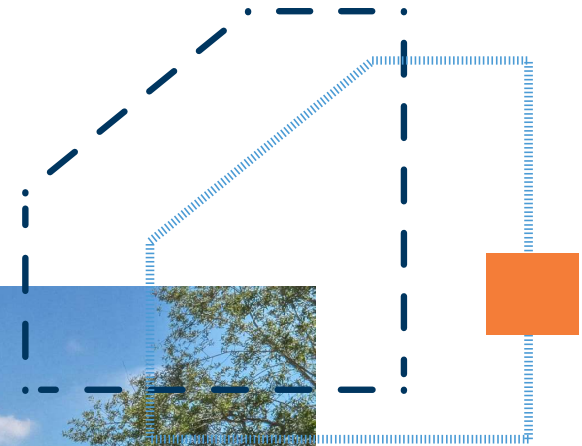
MOUNTAIN VIEWS



MULTIPLE ENTRANCES



AMENITIES NEARBY



SECTION 3

PROPERTY PHOTOS



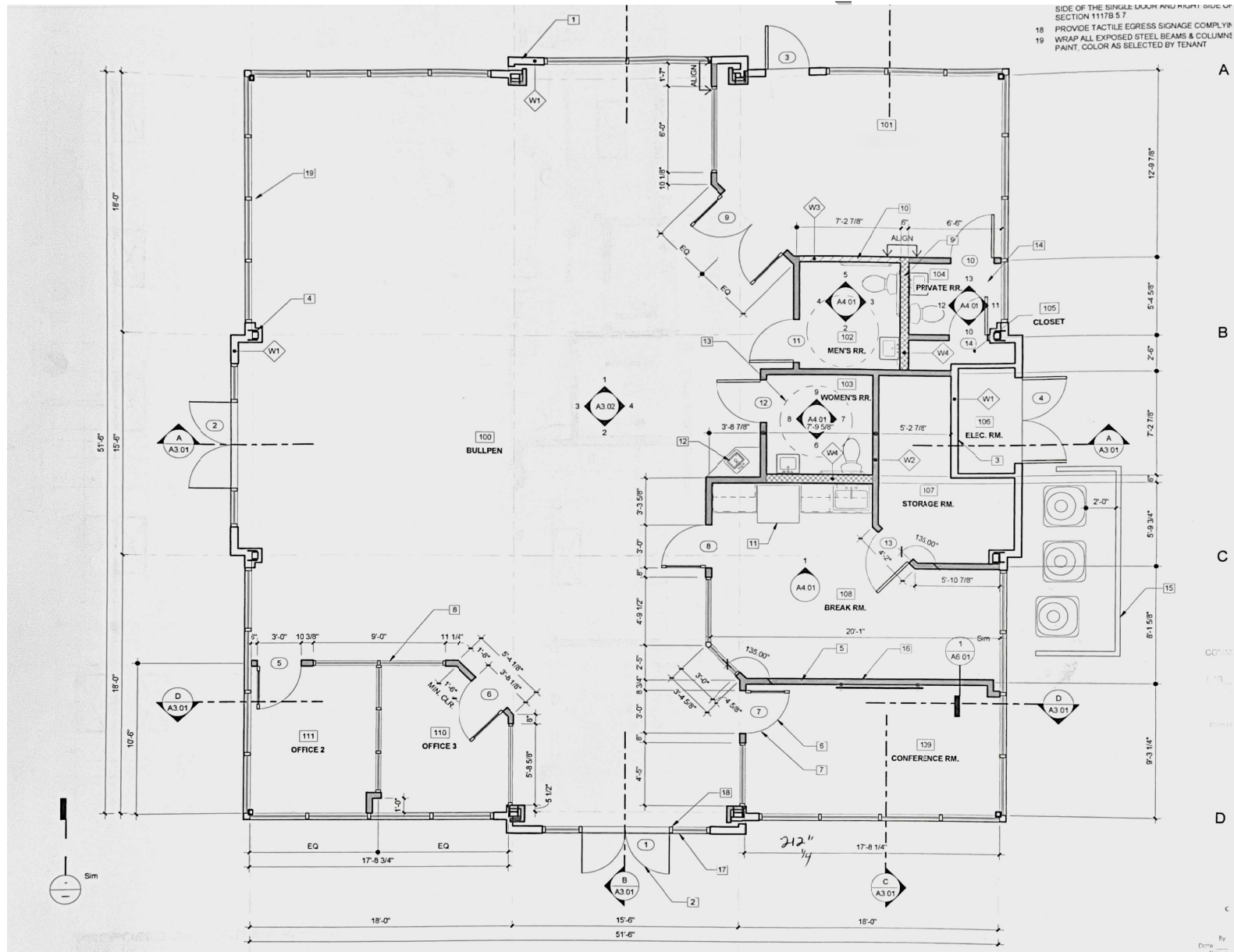






SECTION 4

FLOOR PLAN





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