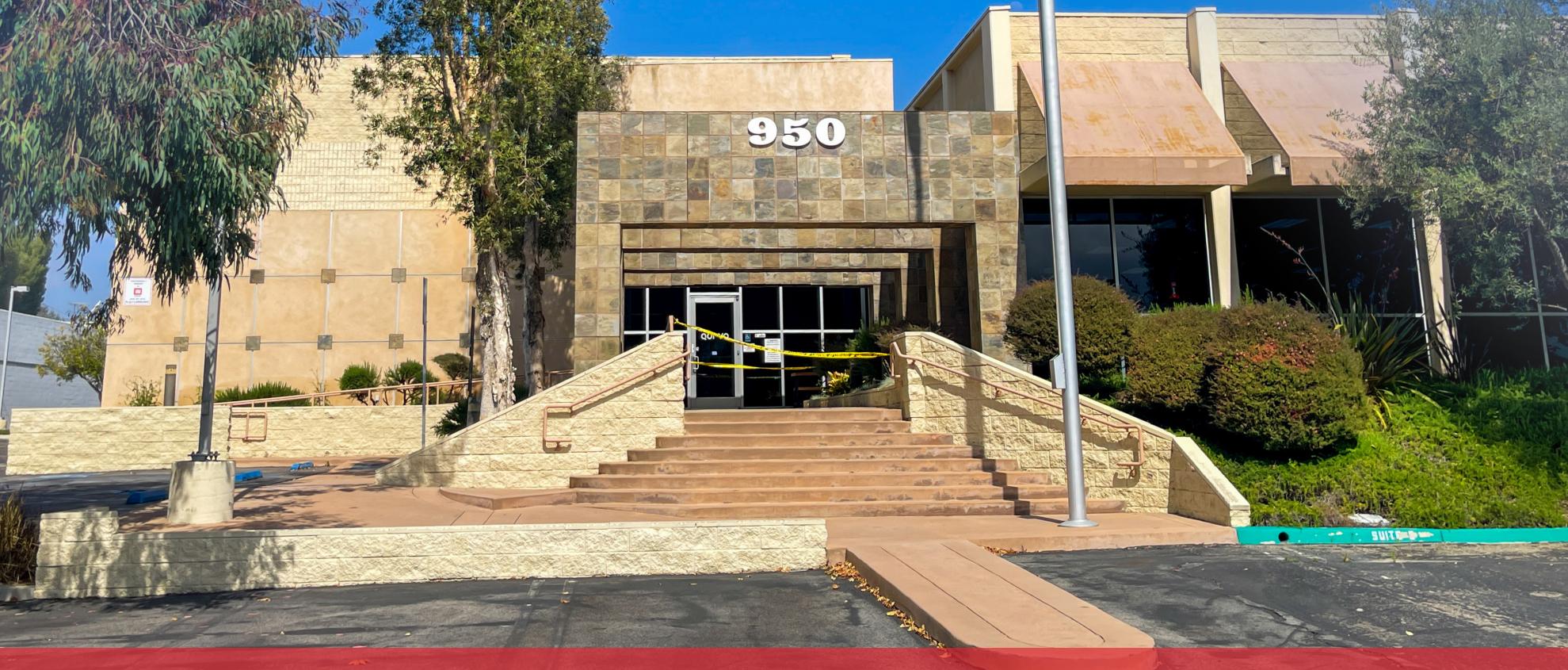




COMMERCIAL  
REAL ESTATE  
*the sign of a profitable property*



## PREMIER ±11,000 SF OFFICE/FLEX SPACE IN THE HEART OF THOUSAND OAKS

950 Lawrence Drive, CA 91320



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CoStar®  
**POWERBROKER**™  
ICSC INNOVATING COMMUNITIES  
MEMBER RETAIL BROKERS NETWORK

OFFICE / FLEX SPACE  
THOUSAND OAKS

# PROPERTY FEATURES

950 Lawrence Drive, CA 91320



## APPROX. 11,000 SF

### OFFICE / FLEX SPACE AVAILABLE

- ✓ ±11,000 SF Second Level Office / Flex Space Available
- ✓ ±46,266 SF Flex Building in Thousand Oaks (Newbury Park)
- ✓ Substantial Power
- ✓ M1 Zoning
- ✓ Versatile property situated near 101 Freeway in Thousand Oaks, in the heart of the Conejo Valley submarket of Los Angeles
- ✓ Ground floor occupied by a Qorvo, an R&D Company with Government Contracts
- ✓ Strategically positioned in the Rancho Conejo Industrial Park District
- ✓ With its convenient freeway and community access, grand windowline offices, and plentiful parking, this property provides an excellent opportunity and location for a variety of users

## AREA AMENITIES

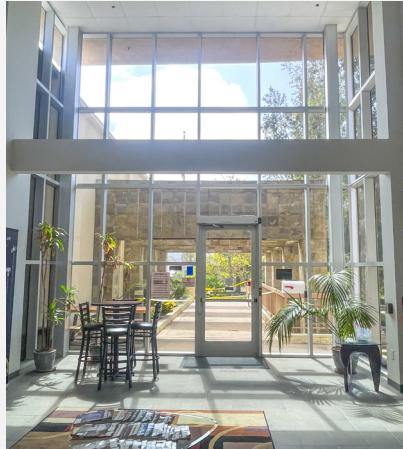
- ✓ Thousand Oaks is an upscale suburban market of Los Angeles and is home to California Lutheran University, Caruso Development's The Lakes, Thousand Oaks Auto Mall, Janss Marketplace, and a growing number of Retailers, Restaurants, Breweries, Service Providers, and Corporate Tenants.
- ✓ Thousand Oaks sits along a major transportation corridor – US 101 Freeway, between Los Angeles and Santa Barbara, in the Conejo Valley

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	11,268	50,109	114,366
Avg. HH Income	\$134,612	\$148,154	\$140,455
Daytime Pop	9,208	42,353	97,401
Traffic Count	± 151,527 CPD ON 101 FREEWAY		

OFFICE / FLEX SPACE  
THOUSAND OAKS

# INTERIOR PHOTOS

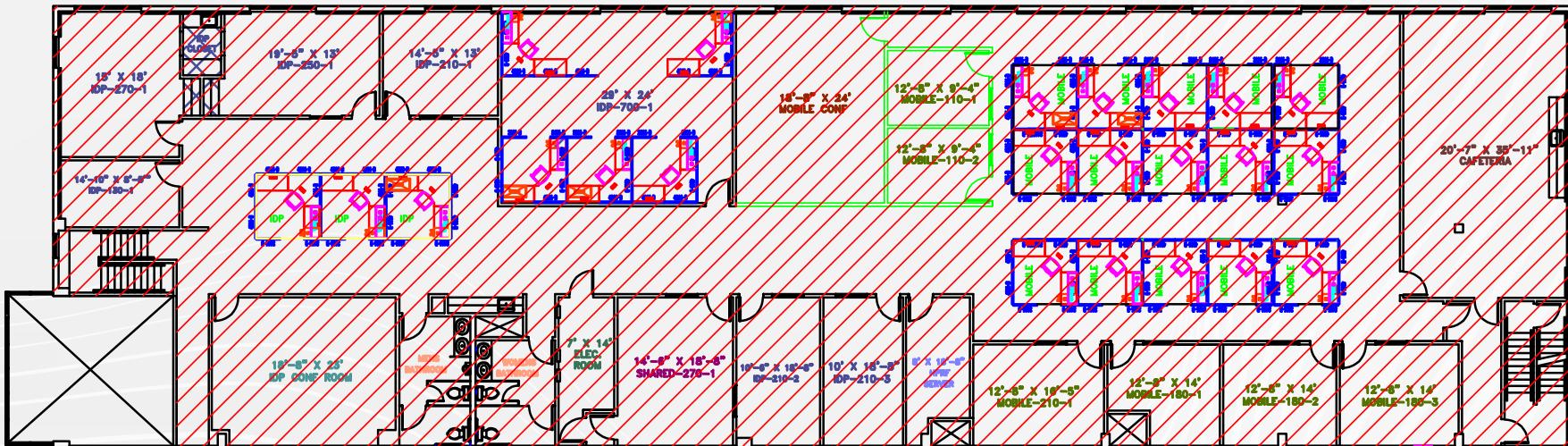
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OFFICE / FLEX SPACE  
THOUSAND OAKS

# FLOOR PLAN

950 Lawrence Drive, CA 91320



TOP FLOOR

illi Commercial Real Estate and Landlord make no representations or warranties regarding the accuracy of the attached floor plan. All measurements are approximate, and Broker does not guarantee their precision. Prospective tenants or buyers are advised to conduct their own independent verification prior to executing any lease or purchase agreements.



**AERIAL MAP**



**COMMERCIAL  
REAL ESTATE**

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