

For Lease



JEFFREY R. BECKER CCIM . CPM . RPA

805.653.6794

[jbecker@beckergrp.com](mailto:jbecker@beckergrp.com)

CA DRE #01213236

40 SOUTH ASH STREET | VENTURA, CA 93001 | 805.653.6794 | [BECKERGRP.COM](http://BECKERGRP.COM)





## PROPERTY DESCRIPTION

LAST UNIT REMAINING: Brand-New Award-Winning Building. High-Image Class A Office Suite with electronic access, high-speed internet available and exterior signage available facing Olivas Park Drive. 67 On-Site Parking Spaces. Excellent 101 Fwy Access/Close Proximity to Amenities. Elevator-served 2nd Floor Offices include a load factor of 16.9% and CAM charge of approx. \$0.27 psf.

## OFFERING SUMMARY

Lease Rate:	\$2.25 SF/month (MG)
Available SF:	2,221 SF
Building Size:	24,035 SF

## AGENT CONTACT INFO

To find out more or setup a tour, please contact:  
 Jeffrey R. Becker - 805.653.6794 ext. 201 | [jbecker@beckergroup.com](mailto:jbecker@beckergroup.com)  
 Matthew Kingsley - 805.653.6794 ext. 214 | [mkingsley@beckergroup.com](mailto:mkingsley@beckergroup.com)

## AVAILABLE SUITES

- Ste. 201 - 1,900usf/2,221rsf - \$2.25 MG + CAM (est. \$0.27 psf)

**JEFFREY R. BECKER CCIM . CPM . RPA**

805.653.6794

[jbecker@beckergroup.com](mailto:jbecker@beckergroup.com)

CA DRE #01213236





**JEFFREY R. BECKER CCIM . CPM . RPA**

**805.653.6794**

**[jbecker@beckergroup.com](mailto:jbecker@beckergroup.com)**

**CA DRE #01213236**

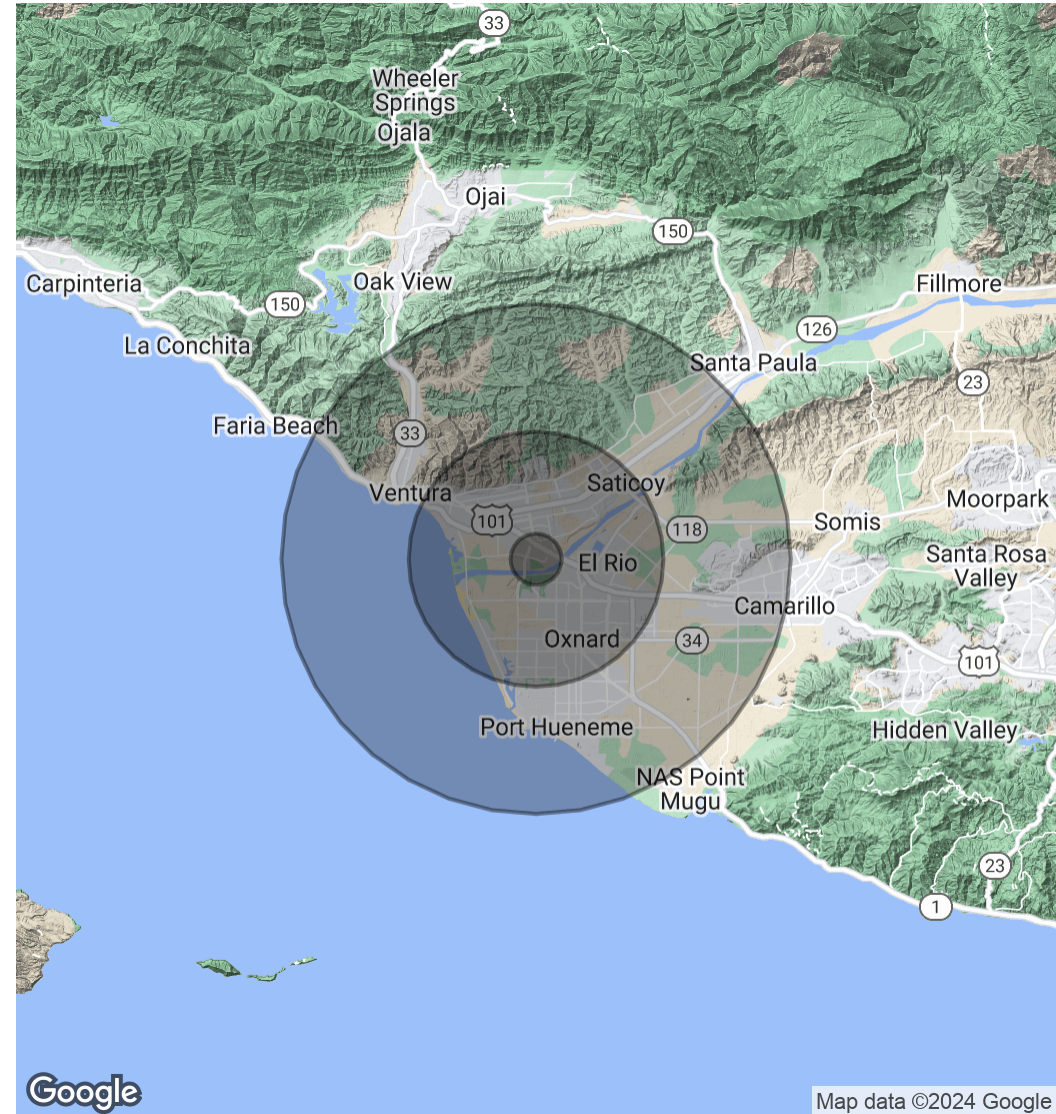


POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,598	256,757	410,977
Average Age	34.6	34.3	33.8
Average Age (Male)	33.3	33.3	33.0
Average Age (Female)	36.9	35.6	34.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,560	82,000	126,854
# of Persons per HH	3.0	3.1	3.2
Average HH Income	\$90,666	\$80,372	\$77,753
Average House Value	\$580,055	\$533,484	\$532,803

\* Demographic data derived from 2020 ACS - US Census



**JEFFREY R. BECKER CCIM . CPM . RPA**

805.653.6794

jbecker@beckergroup.com

CA DRE #01213236





- 1) (1) (1) ROOF ACCESS LADDER TO REMAIN
- 2) (2) (2) HOP SINK TO REMAIN
- 3) (3) (3) ZAOBORG WALL MOUNTED FIRE EXTINGUISHER TO REMAIN
- 4) (4) (4) WALL MOUNTED DIRECTIONAL TABLE SURFACE PER CBC 1014.4 AS NOTED PER PLAN PER DETAIL (1)
- 5) (5) (5) CORRIDOR HALL TO BE CONSTRUCTED UNDER THIS TENANT IMPROVEMENT PERMIT
- 6) (6) (6) (6) FLOORING PIPING TO REMAIN, FOUR (4) WALL PER FLOOR
- 7) (7) (7) ALIGN IN WALL IN FACE OF (E) WALL (REAR LETS, B-EYE, EEST/DOOR)

Item	Description
A	E) 2" EXTERIOR CHS WALL, GROUTED SOLID IN SLAB-IN-PLACE, EXTERIOR STRIPPING EXTERIOR SEAL, INTERIOR 8"X8" VTL STD FRAME, IV 1" STYPHIN WALL BOARD, FINISH PER FINISH SCHEDULE
B	3-8"X7" METAL STD FRAME WALL WITH SOUND BATT INSULATION AND 1/2" STYPHIN WALL BOARD TO DESIC A OUTER FACE, 1/2" GIBET ROOF WALL BOARD TO DESIC A INTERIOR FACE, TAPED AND SEALED, HES SANDED, FINISH PER FINISH SCHEDULE
B1	3-8"X7" METAL STD FRAME WALL WITH SOUND BATT INSULATION AND 1/2" STYPHIN WALL BOARD TO DESIC A OUTER FACE, TAPED AND SEALED, 1/4" ENDED FINISH PER FINISH SCHEDULE, INTERIOR FINISH WALL MATERIAL TO BE RE-INSTALLED UNDER FUTURE TENANT IMPROVEMENT
C1	3-8"X7" METAL STD FRAME WALL WITH SOUND BATT INSULATION AND 1/2" STYPHIN WALL BOARD TO DESIC BOTH SIDES, TAPED AND SEALED, HES SANDED, FINISH PER FINISH SCHEDULE
C2	3-8"X7" METAL STD FRAME WALL WITH SOUND BATT INSULATION AND 1/2" STYPHIN WALL BOARD TO DESIC BOTH SIDES, TAPED AND SEALED, HES SANDED, FINISH PER FINISH SCHEDULE

- ### EXISTING CONDITIONS NOTES
- THE EMPLOYER OF EXISTING CONDITIONS IS NOT SHOWING THE CONDITIONS OF EXISTING CONDITIONS AND THE CONTRACTOR SHALL VERIFY AND COMPARE THESE CONDITIONS TO THE REQUIREMENTS SHOWN IN THE PLANS AND DRAWINGS.
  - THE CONTRACTOR SHALL ADDRESS WHETHER OR NOT THE REQUIREMENTS SHOWN ARE TO BE INCORPORATED INTO THE FINAL CONSTRUCTION FORM THAT IS SHOWN.
  - THE CONTRACTOR SHALL NOTIFY THE ARCHITECT WHERE REQUIREMENTS SHOWN ARE NOT TO BE ACCOMPLISHED AS A RESULT OF EXISTING CONDITIONS.
  - THE ARCHITECT HAS MADE EVERY EFFORT TO ACHIEVE CORRECT COORDINATION BETWEEN ROOM AND WINDOW SCHEDULES WITH THE FINAL CONSTRUCTED FORM OF THIS PROJECT.
  - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD DO NOT MATCH THOSE NOTED OR SHOWN IN THIS DRAWING SET. THIS REVISION SHALL BE SUBMITTED TO THE BUILDING AND SAFETY FOR THEIR REVIEW.

- ### GENERAL NOTES
- ALL DIMENSIONS ARE TO FACE OF STUDY/FRAMING UNLESS NOTED OTHERWISE.
  - GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PATCHING, REPAIRING AND TOUCH UP WORK ON ALL EXISTING SURFACES AND CONDITIONS.
  - GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF BULKHEAD IN WALLS OR CEILING.
  - GENERAL CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF PLYWOOD OR SHEET METAL BACKING ON WALLS FOR THE MOUNTING OF EQUIPMENT.
  - DRAWINGS SHALL NOT BE SCALED. IF DIMENSIONS ARE NOT INDICATED IN PLANS, GENERAL CONTRACTOR SHALL CONTACT ARCHITECT FOR INSTRUCTIONS.
  - GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFTER DESIGN, OPERATIONS AND COORDINATE ALL TRADES PRIOR TO ANY WORK.
  - NOTIFY ARCHITECT DURING LAYOUT AND PRIOR TO FRAMING IF A DIMENSION LABELED "MIN" CANNOT BE MAINTAINED. IF DIMENSION LABELED "MAX" VARIES MORE THAN 1/2" FROM ACTUAL FIELD DIMENSION, ANY DISCREPANCY, OMISSION OR UNANTICIPATED FIELD CONDITION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SUPPLYING FIELD INFORMATION AND DIMENSIONS TO THE MECHANICAL OR ANY OTHER OWNER'S CONTRACTORS (IF APPLICABLE).
  - INTERIOR FLOOR FINISHES TO CONFORM TO CBC SEC. 804.
  - SEE REFLECTED CEILING PLANS FOR LIGHTING LAYOUT AND OTHER CEILING INFORMATION.
  - SEE ENLARGED PLANS, INTERIOR DESIGN, AND EQUIPMENT DRAWINGS FOR ADDITIONAL INFORMATION.
  - GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR DISCREPANCIES IN THE PLANS IN RELATION TO THE EXISTING FIELD CONDITIONS.
  - IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN CHECKS THE ARCHITECTURAL SHEETS PRIOR TO THE ORDERING/INSTALLATION OF ANY OF THE MECHANICAL, PLUMBING OR ELECTRICAL WORK, AND COORDINATE WITH THE ARCHITECTURAL AND THE CONSULTING ENGINEERING SHEETS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR PRELIMINARY CLARIFICATION.
  - ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE CONFORMED, AS RE-INSTALLED, CONNECTED, ERECTED AND CLAINED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN SPECIFICATIONS AND INSTRUCTIONS.
  - THE GENERAL CONTRACTOR SHALL PERSONALLY SUPERVISE AND DIRECT ALL WORK. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION AND COORDINATION OF INSTALLATION METHODS, HEADS, REQUIREMENTS, RESOURCES AND PROCEDURES FOR ALL PORTIONS OF THE PROJECT FOR WHICH THE CONTRACTOR IS RESPONSIBLE.
  - FOR CONTINGENTIONS, WHERE EXISTING CONDITIONS ARE TO BE CUT OR ALTERED TO PERMIT THE INSTALLATION OF NEW WORK, PACKAGING AND EQUIPMENT CONTRIBUTION TO MATCH EXISTING CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. MATERIALS AND EQUIPMENT PROVIDED AND RE-INSTALLED UNDER THE CONTRACT ARE NEW UNLESS OTHERWISE SPECIFIED AND FREE OF DEFECTS.
  - FILL IN ALL DEPRESSIONED FLOOR AREAS WITH CONCRETE FLOOR FILL TO MATCH THE EXISTING FLOOR FINISHES, HEIGHTS AND LEVELS AS REQUIRED TO RECEIVE SCHEDULED FLOOR FINISHES.
  - ALL EXISTING PAINTED HOLLOW METAL OR WOOD DOOR FRAMES THAT ARE TO REMAIN SHALL BE INSPECTED, REPAIRED, REFINISHED, REPAINTED OR REPLACED WITH NEW FRAMES AS REQUIRED TO RECEIVE NEW FINISH SCHEDULE.
  - PROVIDE ADEQUATE BACKING PREVENTER COUNTER TOPS, BRASS HANDS, TOILET PARTITIONS, TOILET FLOORING, AND TOILET ACCESSORIES ARE MOUNTED TO WALLS.
  - INTERIOR FINISH PLANS (SPEAK AND SHAKLE DEVELOPED) DRAWING (SEE TALK TO BOB).
  - HOLD STYPHIN BOARD 1/2" TO 3/4" HIGH CONCRETE SLAB TO AVOID FLOORING PROBLEMS AND WALL ASSEMBLY, FILL VOID IN SEALANT.



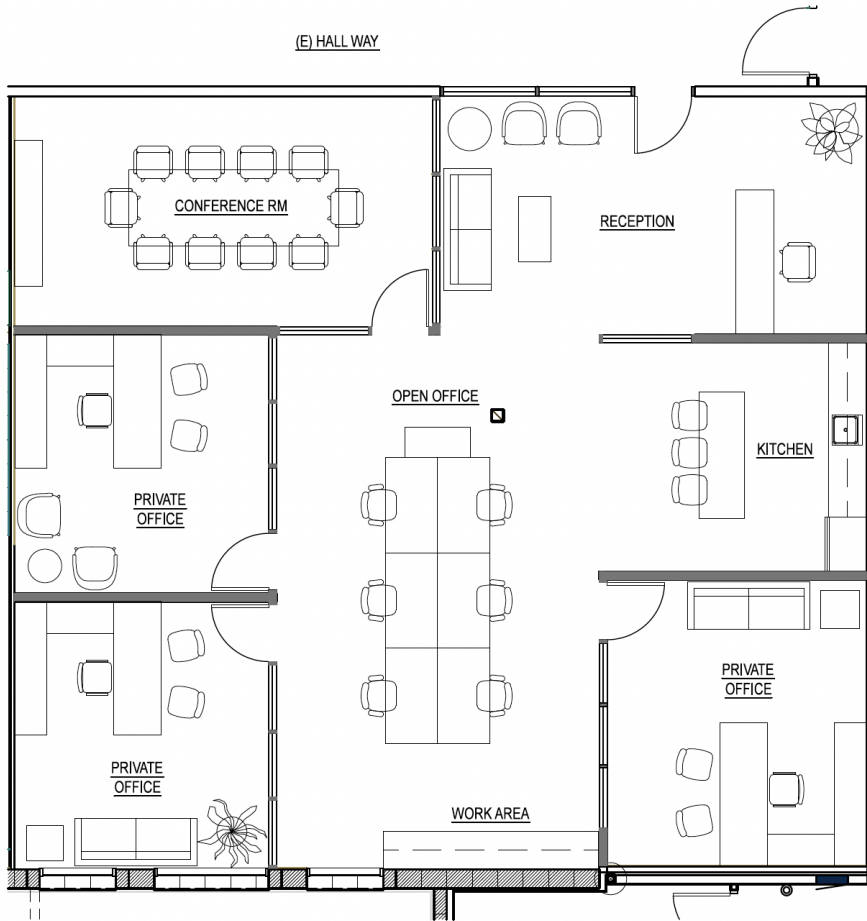
**SUITE 202 OFFICE TI**  
 WOLA, INC.  
 5811 OLIVAS PARK DRIVE  
 VENTURA, CA 93022

Project No: 1588  
 Drawn By: JMB  
 Date: 08-14-20  
 08-14-20 Rev. 01

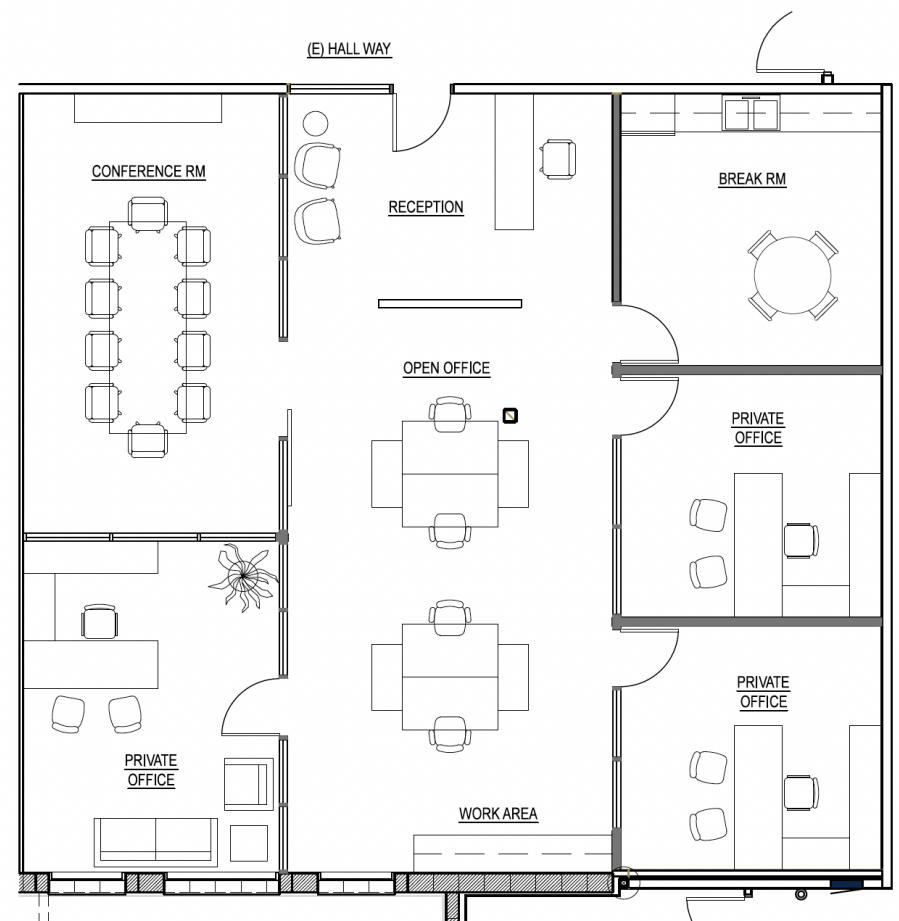
A2.0

**JEFFREY R. BECKER CCIM . CPM . RPA**  
 805.653.6794  
 jbecker@beckergroup.com  
 CA DRE #01213236





N  
A SUITE 201 - CONCEPTUAL FLOOR PLAN - A  
0 2' 4' 8' 16'



N  
A SUITE 201 - CONCEPTUAL FLOOR PLAN - B  
0 2' 4' 8' 16'

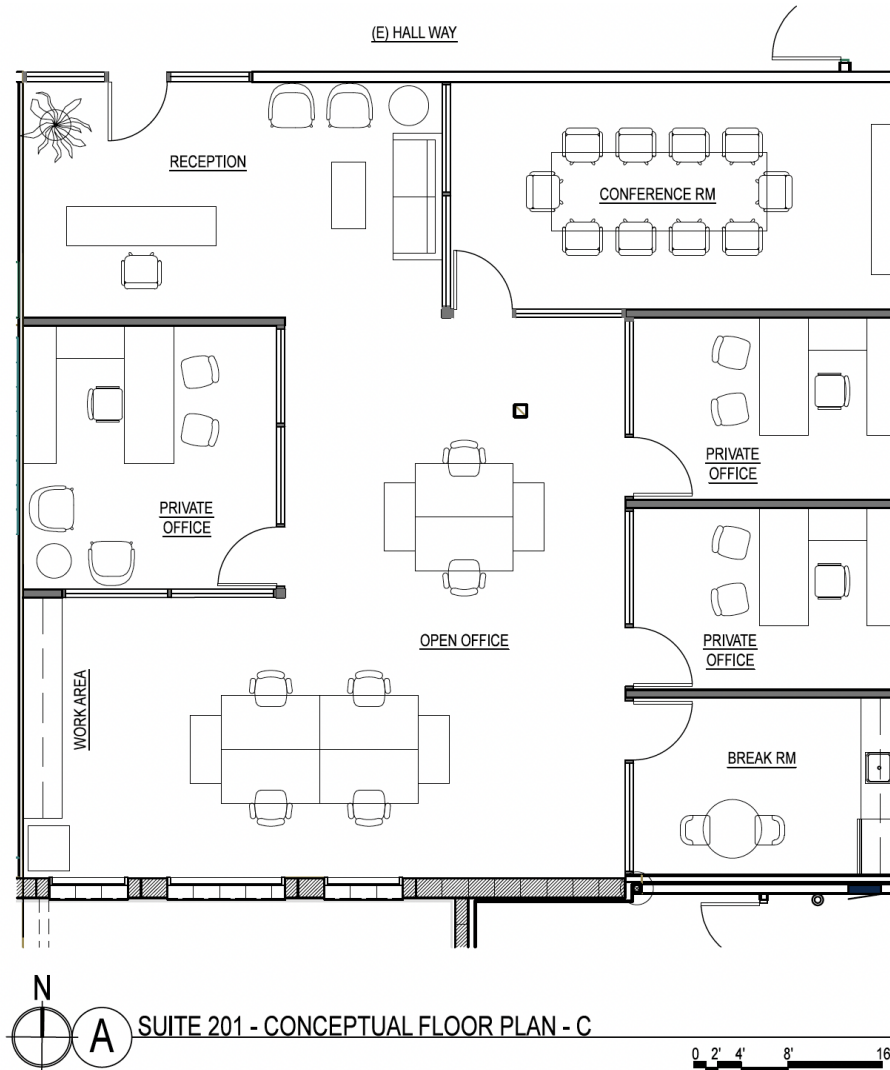
JEFFREY R. BECKER CCIM . CPM . RPA

805.653.6794

jbecker@beckergroup.com

CA DRE #01213236





JEFFREY R. BECKER CCIM . CPM . RPA

805.653.6794

jbecker@beckergroup.com

CA DRE #01213236