

2674 WESTHILLS COURT
SIMI VALLEY, CA. 93065
FOR LEASE

HIGH IMAGE PROPERTY

Tenant Brokers Welcome



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- 4.5 Acre Private Gated Campus Maintained
- 76,822 RSF Modern Furnished Facility
- 100% Air Conditioned, Built Out



Steps to Main Lobby



Main Lobby Entrance



Left: Staff Entrance

Right: Main Entrance



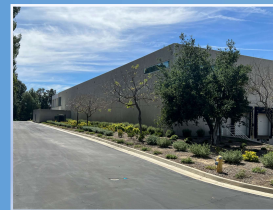
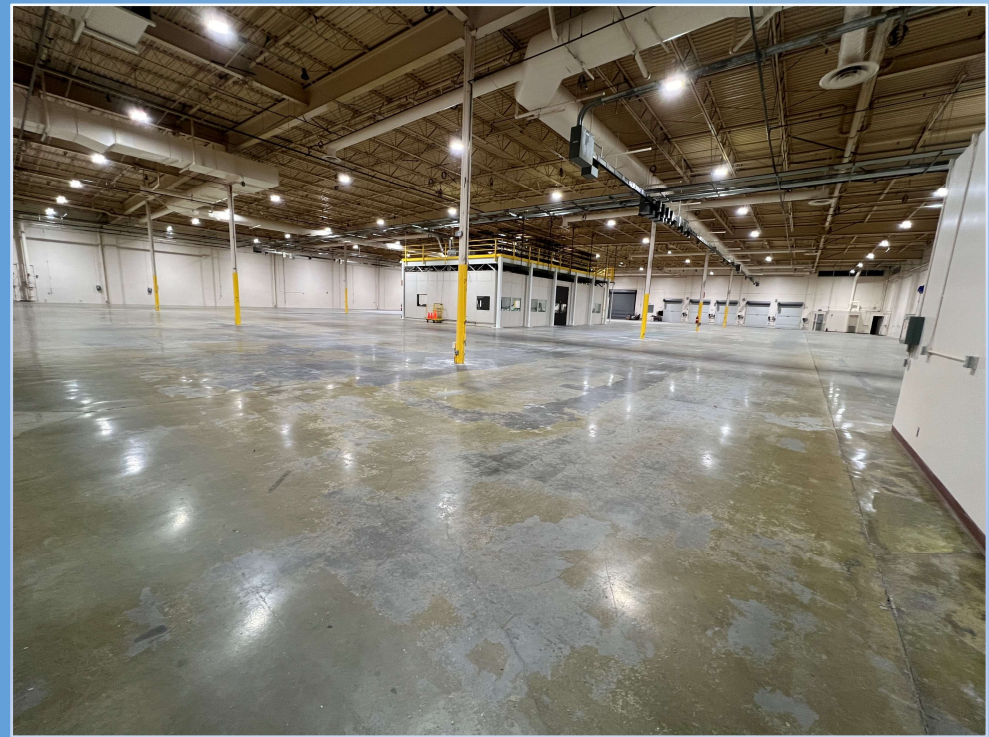
Reserved Executive Parking East Side

THE SPACE

ADDRESS	2674 WESTHILLS COURT
CITY	SIMI VALLEY, CA. 93065
COUNTY	VENTURA
MAIN HWY	118 FWY EASY ACCESS
CROSS STREET	MADERA RD. S COCHRAN ST.

HIGHLIGHTS

- Originally Constructed as a Fortune 100 Regional HQ, Sales, Training, Warehouse Distribution Center. This High-Profile Facility Provides Substantial Added Value With Its Current Improvements.
- 76,822 RSF Reinforced Concrete Structure, 4.5 Acre Private Campus.
- Aerospace/Defense Mfg., Life Sciences, Pharma, Sales/Dist., R&D, Flex, Film Industry.
- Private Offices, Elevator, Workstation's, Multiple Conference and Training Rooms, Full Kitchen & Lunchrooms with Exterior Balconies- All Fully Furnished with Steel Case Brand Office Furniture.
- 24 FT. Min. Clearance WH Truss to Floor. 48 FT. Span Roof Supports.
- 5 Dock High Truck Doors, Weather Protected, Levelers, 1 Ground Level Door.
- 3,000 Amps 277/480V, Busways, Substantial Distribution in Warehouse



East View



Rear View



West View

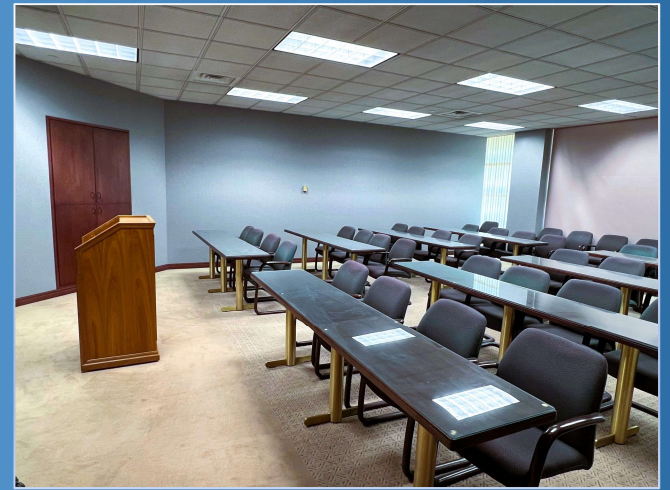




Upstairs Balcony



First Floor Workstations



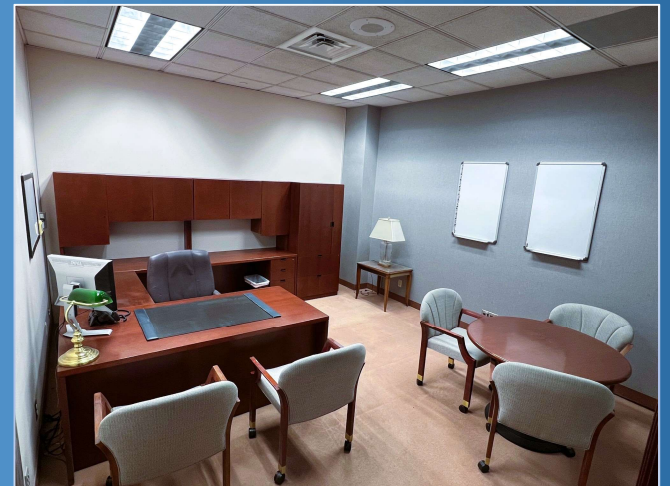
Upstairs Training Room



Upstairs Full Kitchen



First Floor Main Foyer



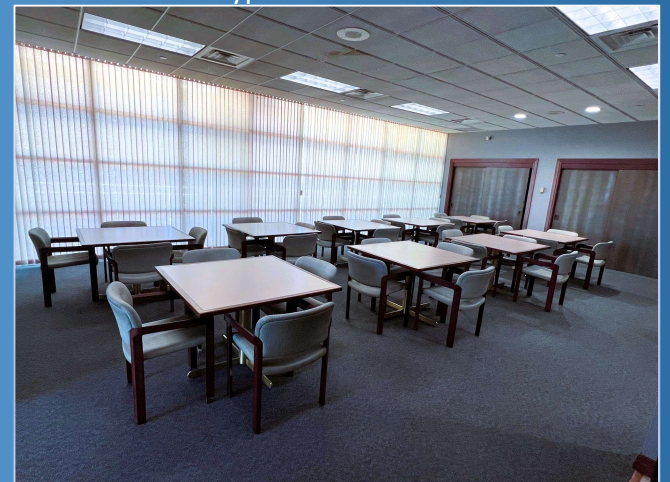
Typical Executive Office



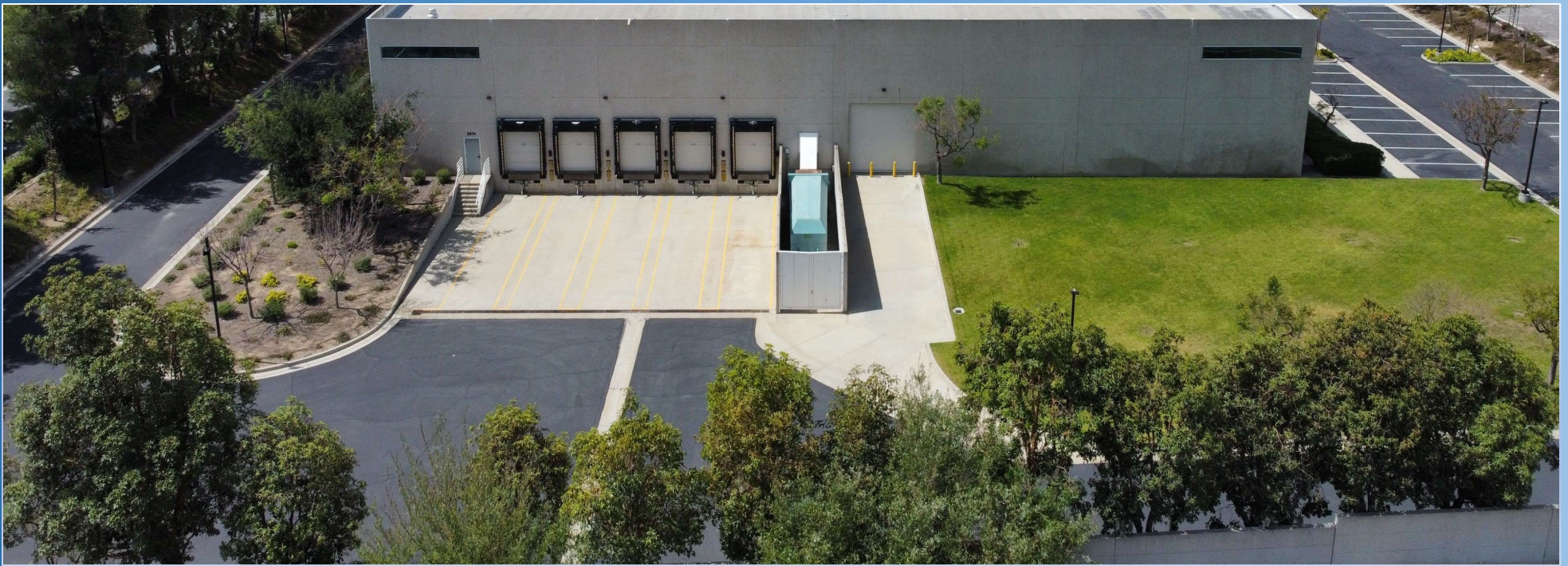
Raised Floor IT Room



First Floor Supply Room



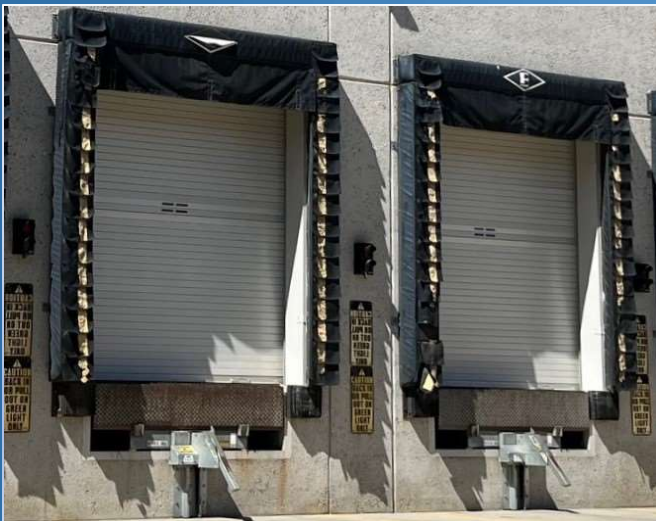
Lunch Area



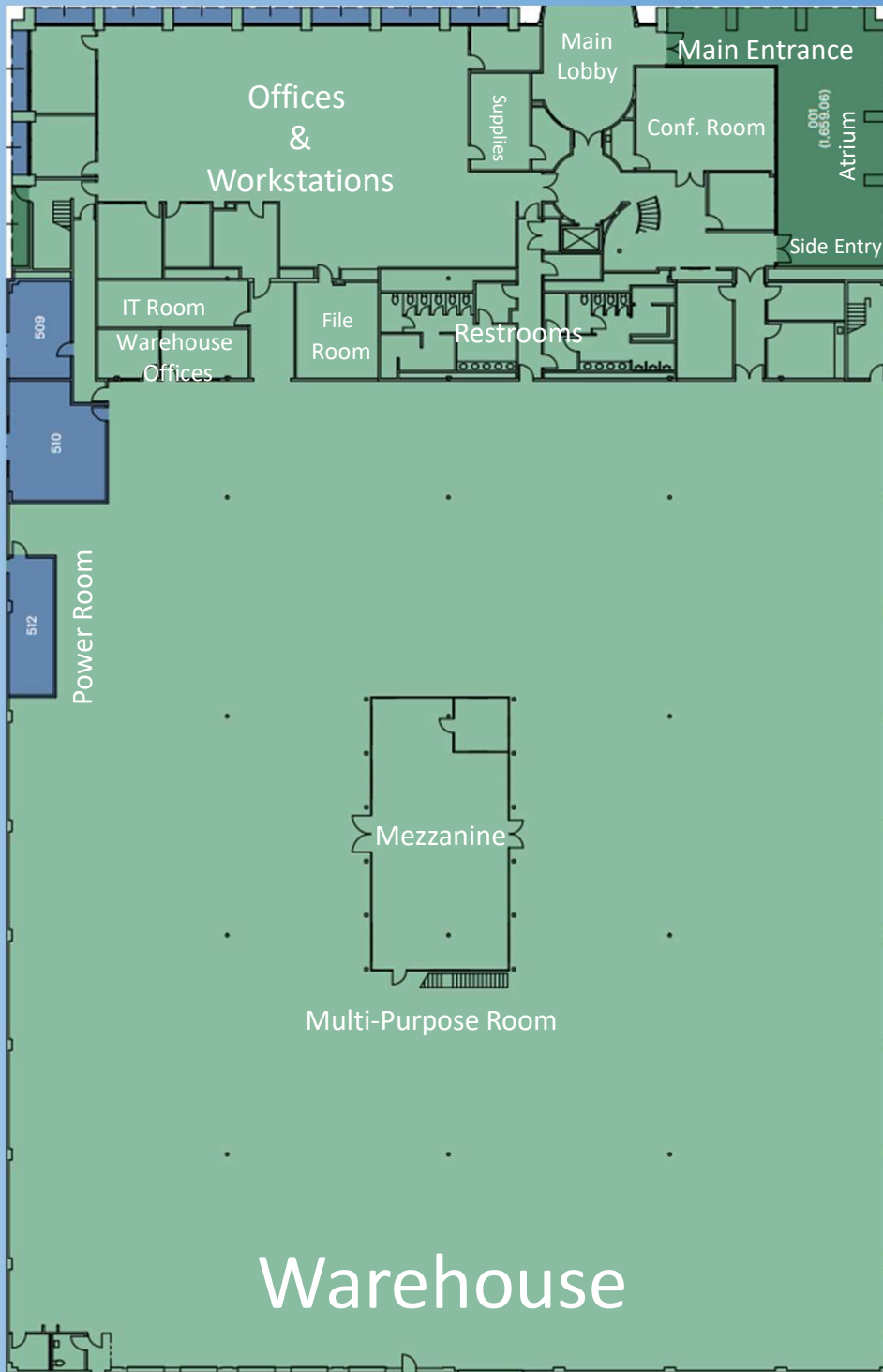
REAR BUILDING

Features

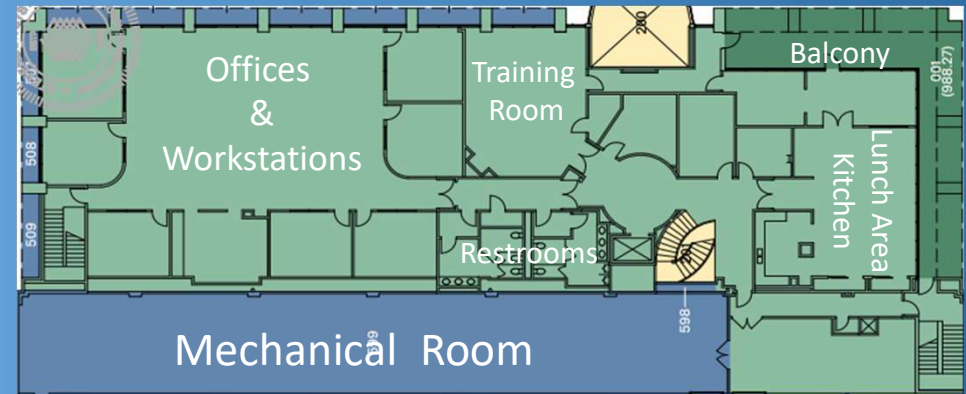
- Service Entrance Door with Stairs
- 5 Dock High Doors Powered Levelers, Powered Roll up Doors, truck hooks and lights
- 40 cubic Yard Trash Compactor Inside Warehouse Access
- 14' Wide Ground Level Dock Powered Roll up Door
- Circular Drive Around Building
- Easy Truck Access



FIRST FLOOR



SECOND FLOOR



PROPERTY FEATURES

RENTABLE SQUARE FOOTAGE	76,822
YEAR BUILT	1994
ZONING TYPE	LI SP
NUMBER OF STORIES	2
NUMBER OF PARKING SPACES	85
COLUMN SPACING	48 FT.
FILE ROOM	Space Saver Brand 6X Rolling
IT ROOM	Dedicated Raised Floor
ACCESS	Elevator and Stairs
PRIVATE OFFICE'S 1 st FLOOR	5
PRIVATE OFFICE'S 2 nd FLOOR	7
PRIVATE OFFICE'S WAREHOUSE	2

MECHANICAL

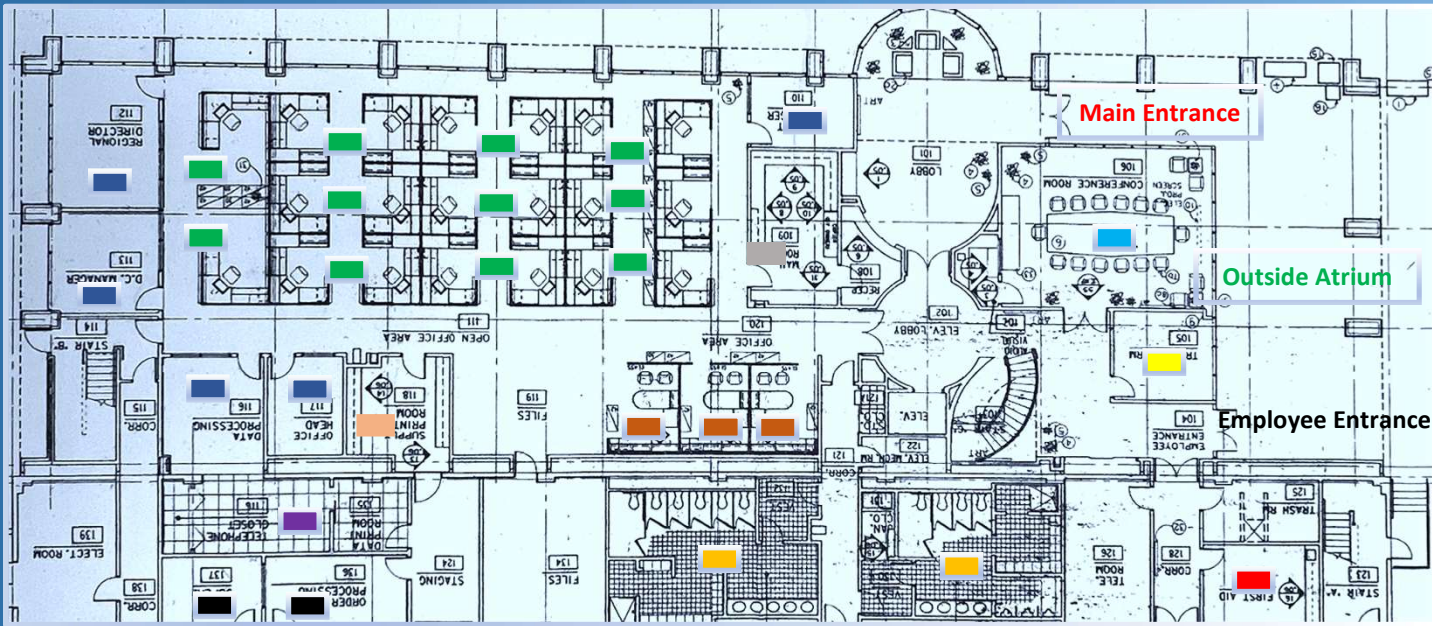
HVAC	100%
FIRE SPRINKLERS	Yes
ELECTRICAL POWER	3,000 Amp, 277/480V
LIGHTING	LED Throughout
WIREWAYS	Square D Busways w/Disconnects
HYD. TRASH COMPACTOR 40 yd ³ (No messy bins)	1

CONSTRUCTION

EXTERIOR	Concrete Tilt Up
PARKING SURFACE	Asphalt
ROOF	BUR

TENANT INFORMATION

MARKETING	**FLBO
LEASE TYPE	NNN

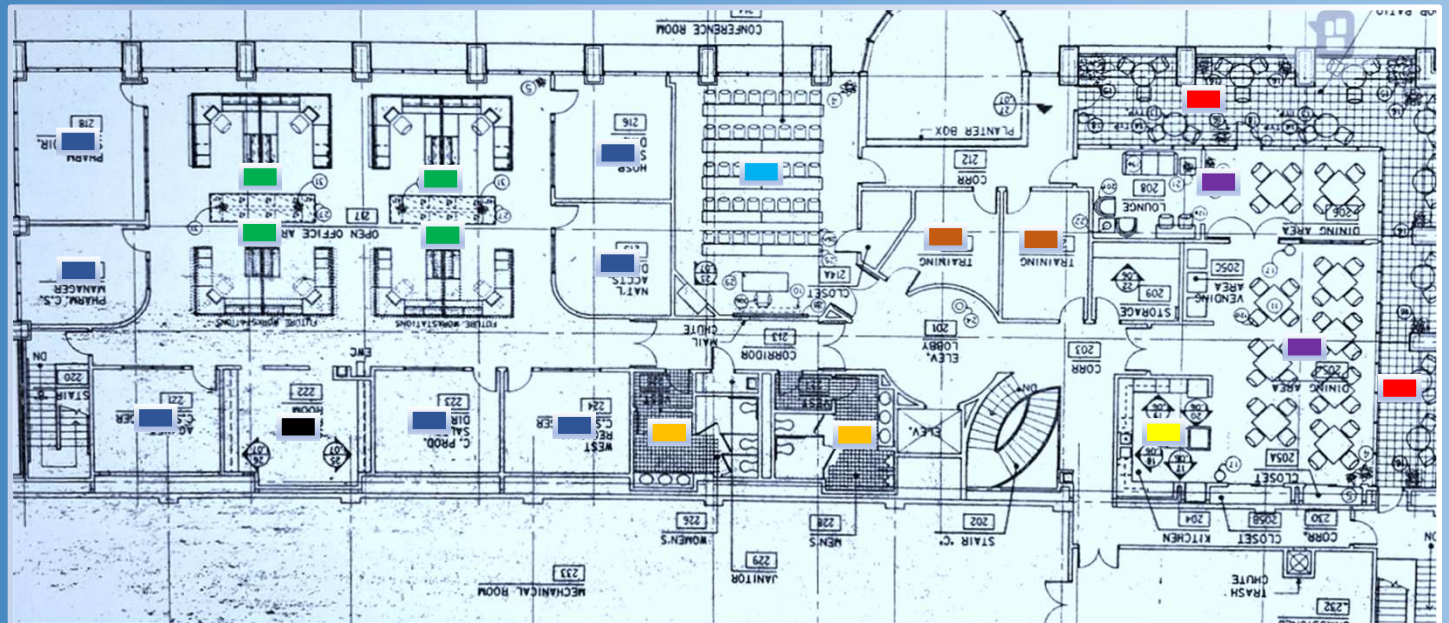


1st Floor Office Layout

- 5 ■ Private Management Offices
- 3 ■ Manager Work Areas
- 20 ■ Cubical Workstation Layout
- 1 ■ Conference Room
- 1 ■ Customer Field Office
- 2 ■ Men & Women Lavatory
- 1 ■ IT communication Room
- 1 ■ First Aid Station
- 2 ■ Forman's Offices WH
- 3 ■ Supply Mail Room
- 1 ■ Coffee Area Supply Print Room

2nd Floor Office Layout

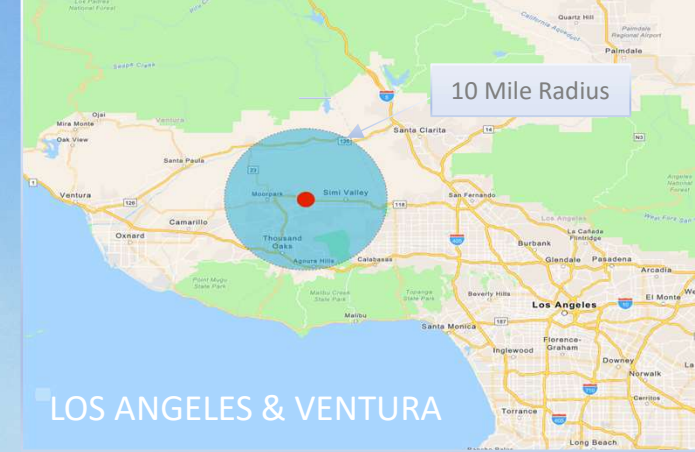
- 7 ■ Private Executive Offices
- 2 ■ Breakout Training Rooms
- 8 ■ Cubical Workstation Layout
- 1 ■ Training Room
- 1 ■ Kitchen
- 2 ■ Men & Women Lavatory
- 1 ■ Lunch and Break Area
- 1 ■ Outside Balcony Seating
- 2 ■ Document Supply Print Center



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FOR LEASE



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