



### PROPERTY DESCRIPTION

Modern Office Near St. John's Regional Medical Center & 101 Freeway Available for Lease. Modern design with conference room, private offices, training room, reception & bullpen. Excellent access to 101 Freeway via Rice Ave.

Close proximity to St. John's Regional Medical Center | Excellent Parking Ratio: 4/1,000sf | Direct Access Unit | Signage Available

### CONTACT INFORMATION

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

Jeffrey R. Becker | 805.653.6794 ext. 201 | [jbecker@beckergrp.com](mailto:jbecker@beckergrp.com)  
Matthew Kingsley | 805.653.6794 ext. 214 | [mkingsley@beckergrp.com](mailto:mkingsley@beckergrp.com)

### OFFERING SUMMARY

Lease Rate:	\$2.10 SF/month (MG)
Available SF:	4,442 SF
Building Size:	13,762 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	532	1,429	3,025
Total Population	1,381	4,113	11,119
Average HH Income	\$81,637	\$86,996	\$102,267

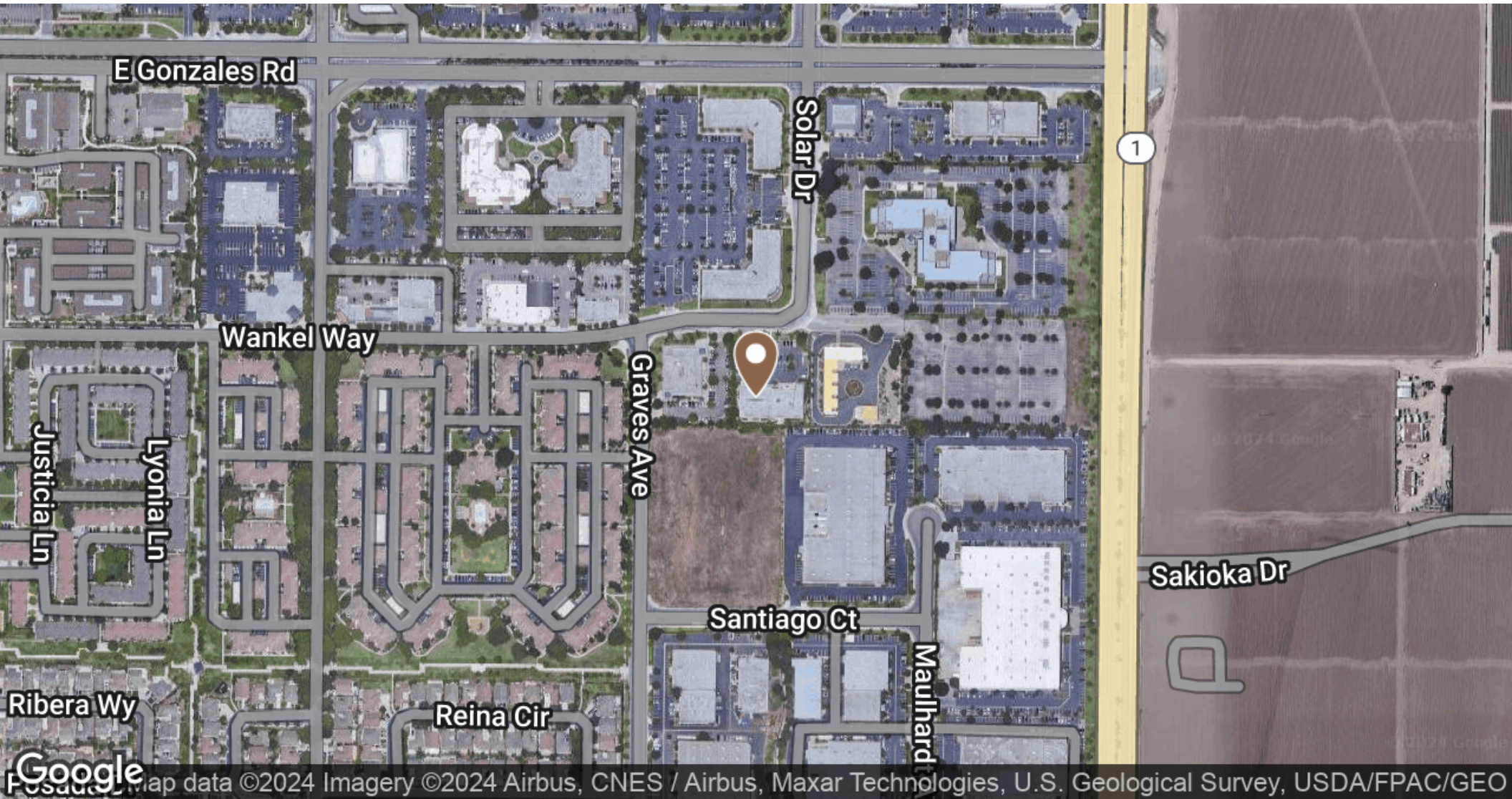
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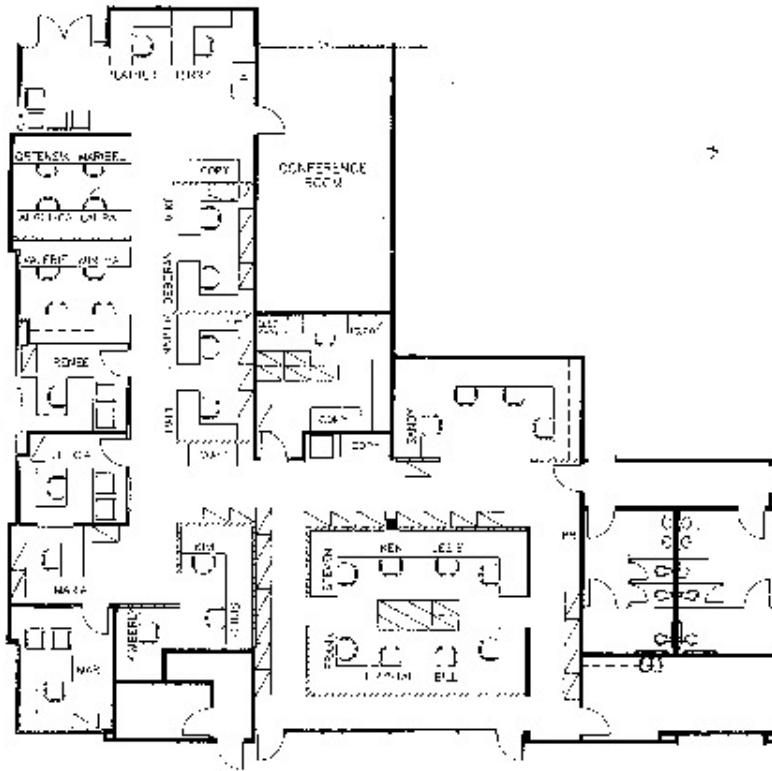
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2320 Wankel Way  
Oxnard, CA  
4,442 +/- SF



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