



2455

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Teller Road

SUITE 200 | NEWBURY PARK | CALIFORNIA

±12,230 SF OFFICE FOR SUBLEASE

EXCLUSIVE LISTING AGENTS

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About the Property



±12,230 SF Office Available



Excellent Location Close to Retail Amenities and 101 Freeway.



Close to Amgen, Takeda, Tesla Service Center, Skyworks

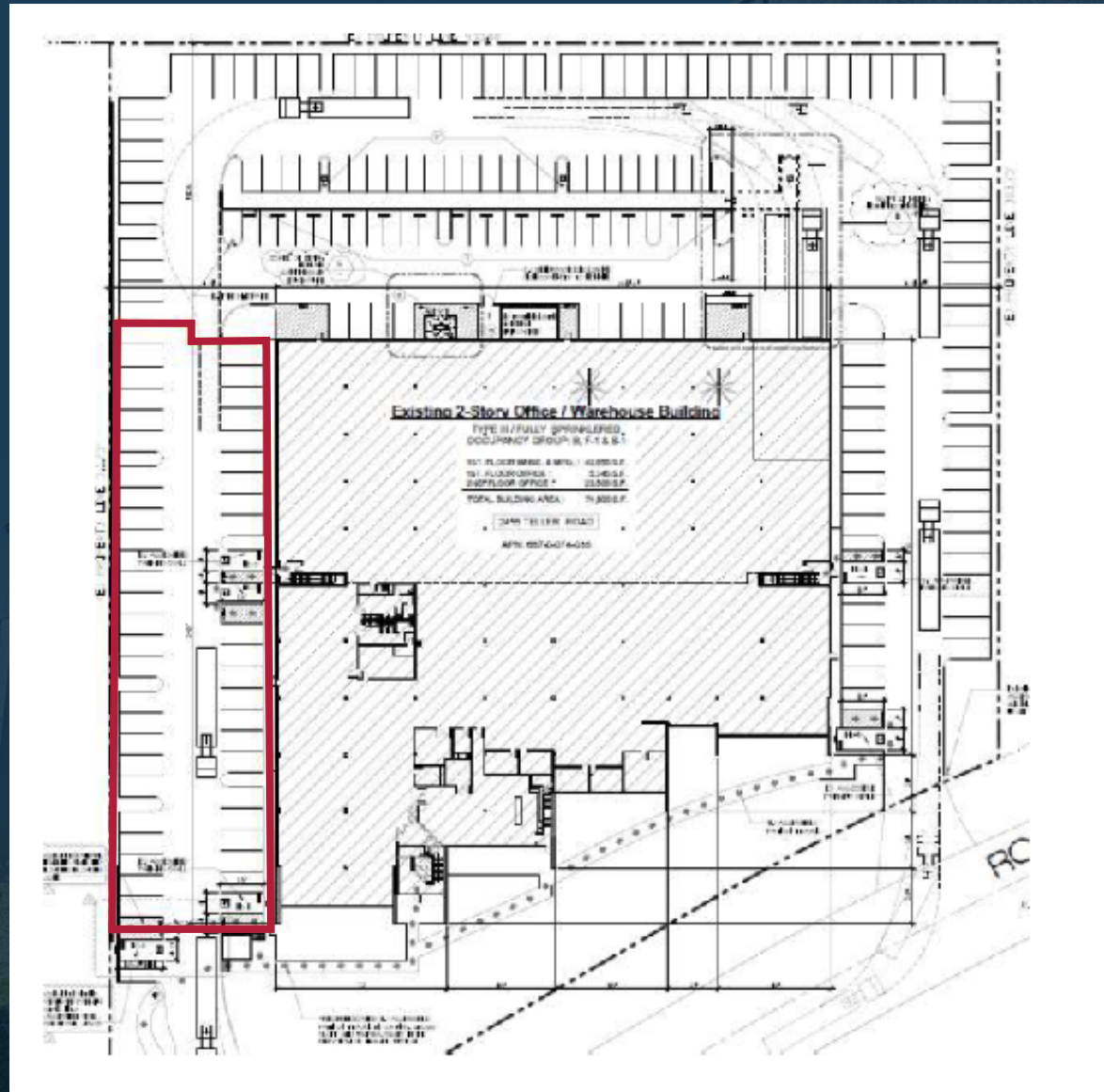


Excellent Parking Field

- **Ground Level Reception Area**
- **Excellent Window Line built-out with Executive and Manager Offices**
- **3 Kitchenettes**
- **Offices are Fully Furnished**
- **High End Cubicles**
- **Ideal for Call Center with multiple stations in large open bullpen area.**
- **HVAC Zoned with Multiple Package Units**
- **Serene Drought Tolerant Landscaping**

***Additional Term & Space Possible**

SITE PLAN



 Parking For Suite 200

*NOT TO SCALE

The floor plan shows the second floor of the building. It features a large central 'EXISTING OPEN OFFICE' area. To the left, there are several 'EXISTING OFFICE' spaces, a 'SR. DIR. OFFICE [201]', a 'MEETING ROOM [202]', a 'VP. OFFICE [203]', and a 'PRESIDENT OFFICE [204]'. A 'COPY/PRINT [205]' area is also located on the left. In the center, there is a 'CONFERENCE RM. [207]' and a 'CORRIDOR [208]'. To the right, there are more 'EXISTING OFFICE' spaces, a 'CONFERENCE RM. [209]', and a 'CONFERENCE RM. [210]'. Restrooms for 'WOMEN [202]' and 'MEN [203]' are located near the center. A 'BREAK AREA [201]' is situated in the upper left. The plan is marked with a red outline and includes a north arrow and a scale bar.

***NOT TO SCALE**

AVAILABLE OFFICE SPACE









LOCATION



EXCELLENT ACCESS TO
101 FREEWAY

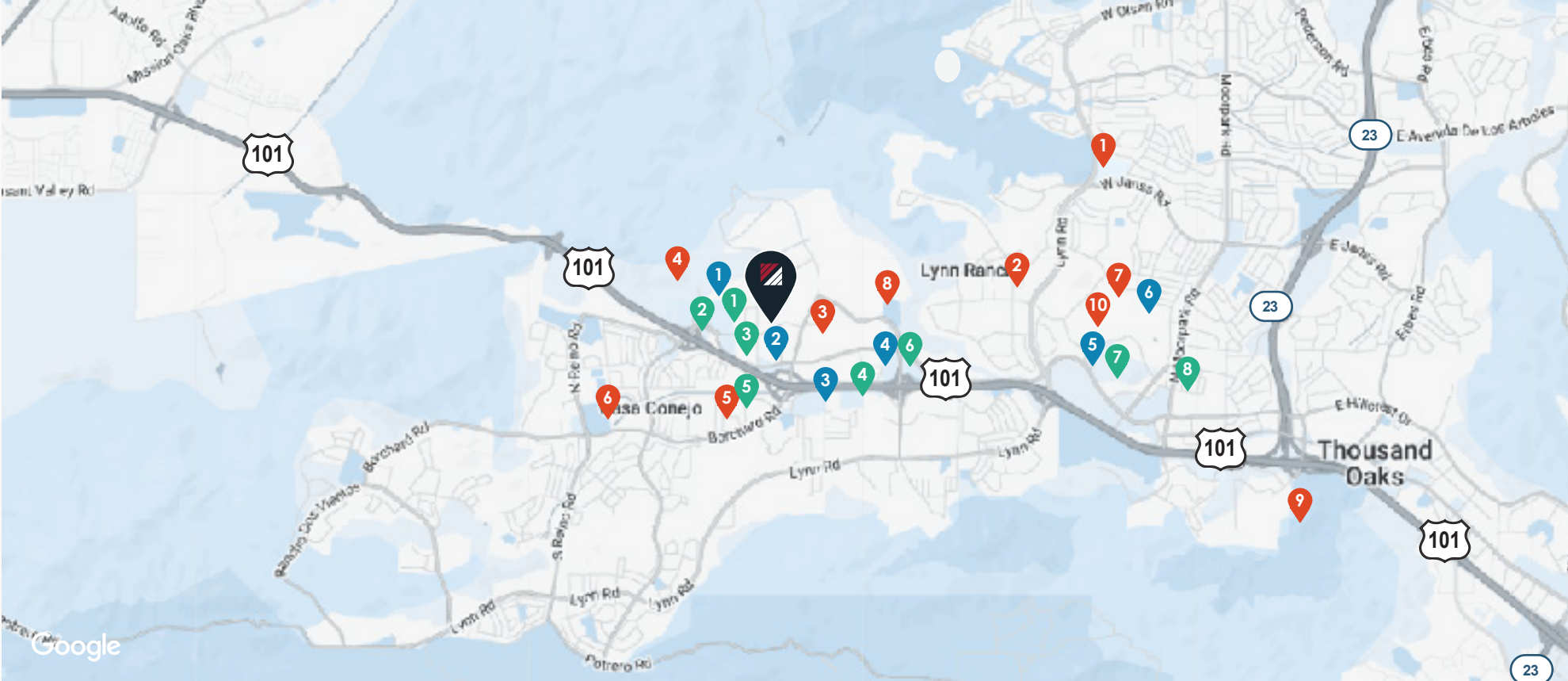


11 MINUTES TO CAMARILLO
25 MINUTES TO VENTURA
38 MINUTES TO SAN FERNANDO VALLEY
52 MINUTES TO SANTA BARBARA



CAMARILLO AIRPORT
15 MIN | 12 MI
OXNARD AIRPORT
25 MIN | 20 MI
SANTA BARBARA AIRPORT:
1 HR 5 MIN | 63 MI





Google

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RESTAURANTS

- Side Street Cafe
- Starbucks Coffee, Habit Burger, Ranch Hand BBQ, Jamba Juice, Viet Kitchen, Island Restaurant
- Wendy's, Denny's, Panda Express, Makenna Koffee, La Katrina
- In-N-Out Burger, Chillis Grill & Bar, Holdren's Steaks & Seafood, Patron Mexican Bar & Grill, Ameci Pizza
- Judy's Donuts, Mai Thai Kitchen, Vegan Thyme, The Alamo Mexican Grill and
- Cantina, Rita's Italian Ice & Frozen Custard, El Sancho Loco Taqueria, Habanero Mexican Grill
- Starbucks, Twisted Meats, Mickey's Restaurant, Del Taco
- The Cheesecake Factory, Olive Garden, Creole Kings, Lazy Dog, Urban Plates, Pedals & Pints, Chipolte, Wood Ranch Thousand Oaks
- Dave & Buster's, Janchi Korean, Chick-Fil-A, Panera Bread, Philz Coffe, Subway, Angry Chicken

MAJOR RETAILERS

- Target, Home Depot, Lowe's, Home Improvement
- Ross Dress For Less, Boot Barn, PetSmart
- Kohl's, Smart & Final Extra!
- Walgreens, Ralphs, Walmart, Chase Bank
- The Oaks Shopping Mall
- Best Buy, Whole Foods, Nordstrom Rack, CVS

LANDMARKS/MAJOR EMPLOYERS/SCHOOLS

- Los Robles Regional Medical Center
- Madrona Elementary School
- Amgen Campus
- Conejo Adventist Elementary
- Thousand Oaks Library
- Sequoia Middle School
- Conejo Valley Botanic Garden
- Rancho Conejo Playfields
- Los Robles Greens
- Hillcrest Center of the Arts

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