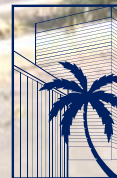




FOR LEASE

5450

Telegraph Road
Ventura, 93003



BUENGER
COMMERCIAL REAL ESTATE, INC.

**RECENTLY RENOVATED UPSCALE
PROFESSIONAL OFFICE BUILDING**

The Hathaway Building- Offices from 150 SF – 350 SF

(805) 985-1007

www.BuengerInc.com

3600 South Harbor Blvd. Oxnard, California 93035
info@buengerInc.com CalDRE #01378022

OVERVIEW

AMENITIES

- Conference room available by the hour
- Modern Interior & décor
- Shared break room / kitchenette
- Full-Service Gross leases
- Inside janitorial provided
- 2nd Floor location

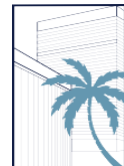
OVERVIEW

- Building Type: Professional Offices
- Year Built: 1974
- REMODELED IN 2024
- Building Height: 2 Stories
- Building Size: 16,800 SF
- Parking: 45 Surface Parking Spaces
- 14 Covered Parking Spaces



Professional Offices For Lease
Mid \$400/Mo. to Mid \$800/Mo.
150 SF – 350 SF

Conveniently located between Mills and Victoria with access to the 101 and 126 Freeways



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(805) 985-1007

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Offices are fully updated with new flooring, paint, window coverings, conference room, and kitchen.

Please feel free to inquire and to set up showing time

Call or Text Nissa (805) 889-9016 cell

(805) 985-1007 office | info@buengerInc.com

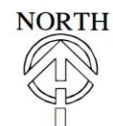


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Floor Plan



NOTE: ROOM DIMENSIONS ARE APPROXIMATE
5450 TELEGRAPH ROAD
SECOND FLOOR PLAN

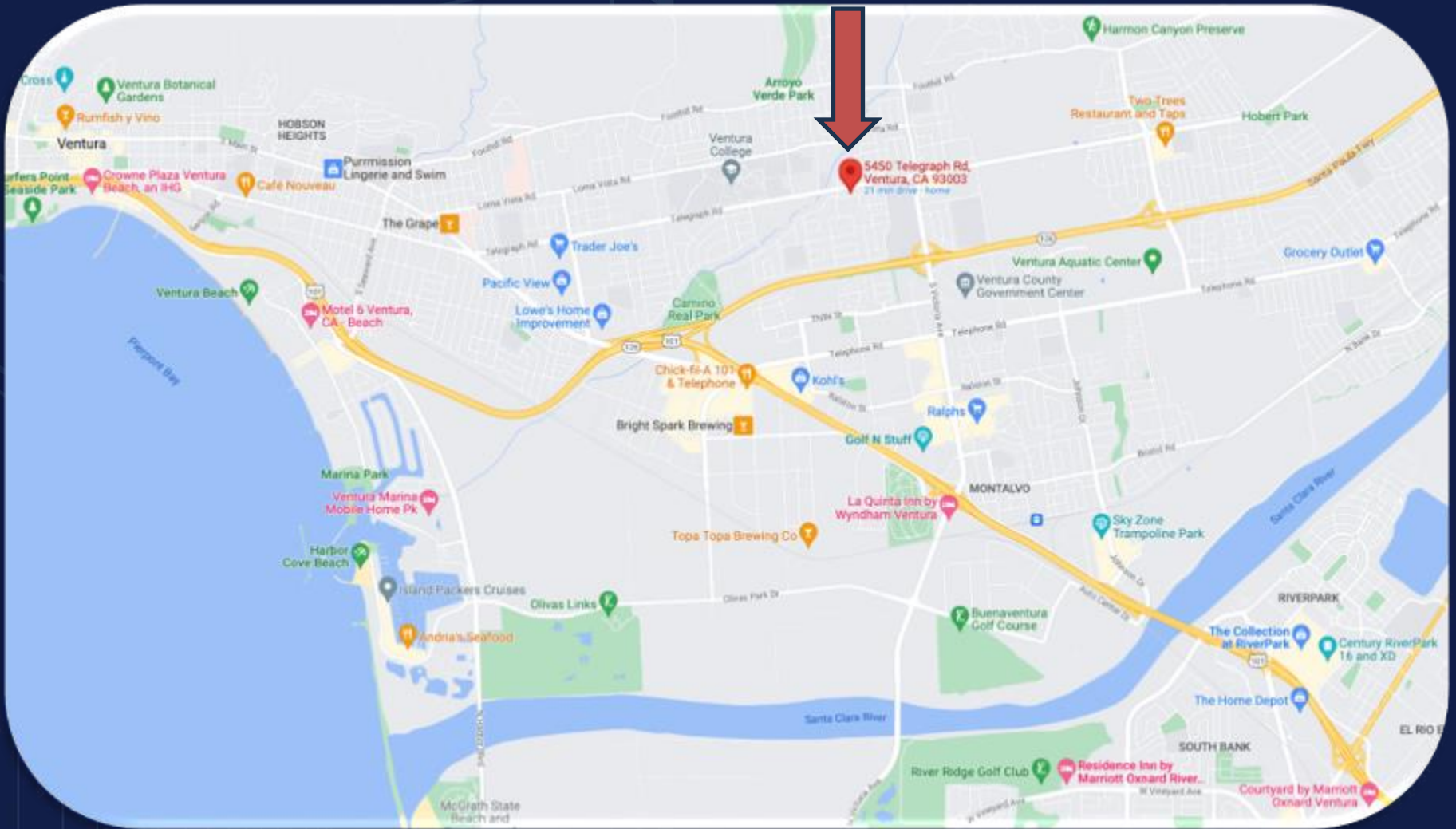
SCALE: 1/8"=1'-0"
March 18, 2024

0' 2' 4' 8' 16'

Available Suites Hathaway Building



Hathaway Building Second floor - Unit Breakdown										
Unit	Suite #	Dim Width	Dim Length	USF	RSF Mo Rate	Base Rent	Utilities / Electrical	Total Rent /Month	Notes:	
Suite	# 262	11.17	13.00	145	158 \$2.90	\$458.87	\$36.39	\$495.27	Available	
Suite	# 264	11.42	13.00	153	166 \$2.90	\$481.00	\$38.29	\$519.29	Available	
Suite	# 267	15.33	19.00	291	317 \$2.90	\$920.70	\$73.02	\$993.73	Available	
Suite	# 263	12.33	13.00	160	175 \$2.90	\$506.68	\$40.18	\$546.86	Available	



Great Location, Easy access to

- 101 and 126 Freeways
- Ventura County Government Center
- Downtown / Midtown Ventura
- Beaches

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