

# PATRIOT PROFESSIONAL PLAZA

## MOORPARK, CALIFORNIA 93021

PREMIER FREESTANDING OFFICE & MEDICAL CAMPUS  
OWN OR LEASE YOUR OWN BUILDING



## NEW CONSTRUCTION



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**MTE**

MARTIN TEITELBAUM  
CONSTRUCTION, INC.

In collaboration with the Cassar Family

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# SITE PLAN & AVAILABILITY



| BUILDING | SIZE (SF) | SALE PRICE | LEASE RATE | TI ALLOWANCE |
|----------|-----------|------------|------------|--------------|
| 800      | 3,629 SF  | Negotiable | Negotiable | N/A          |
| 810      | 2,873 SF  | Negotiable | Negotiable | \$75.00 PSF  |
| 820      | 4,668 SF  | Negotiable | Negotiable | \$75.00 PSF  |
| 830      | 4,965 SF  | Negotiable | Negotiable | \$75.00 PSF  |
| 840      | 4,497 SF  | Negotiable | Negotiable | \$75.00 PSF  |
| 850      | 4,863 SF  | Negotiable | Negotiable | \$75.00 PSF  |
| 860      | 3,460 SF  | Negotiable | Negotiable | \$75.00 PSF  |

**\*Improvement Allowance Available for Lease Transactions Only**

## NO LOAD FACTOR | SIGNIFICANT COST SAVINGS

Traditional multi-tenant office buildings apply a 15–20% load factor, meaning tenants pay for shared lobbies and corridors they don't solely use. These freestanding buildings deliver 100% usable square footage resulting in cost savings of 15–20%! Additional advantages include dedicated parking, direct access, exclusivity to your employees and cliental, and a highly efficient layout ideal for both medical and professional office users.

The Patriot Professional Plaza is a rare Planned Unit Development (PUD), not a condominium project.



**100%  
USABLE  
SQUARE  
FOOTAGE**



**NO COMMON  
LOBBIES,  
RESTROOMS  
OR  
CORRIDORS**



**DEDICATED  
PARKING  
FOR EACH  
BUILDING**

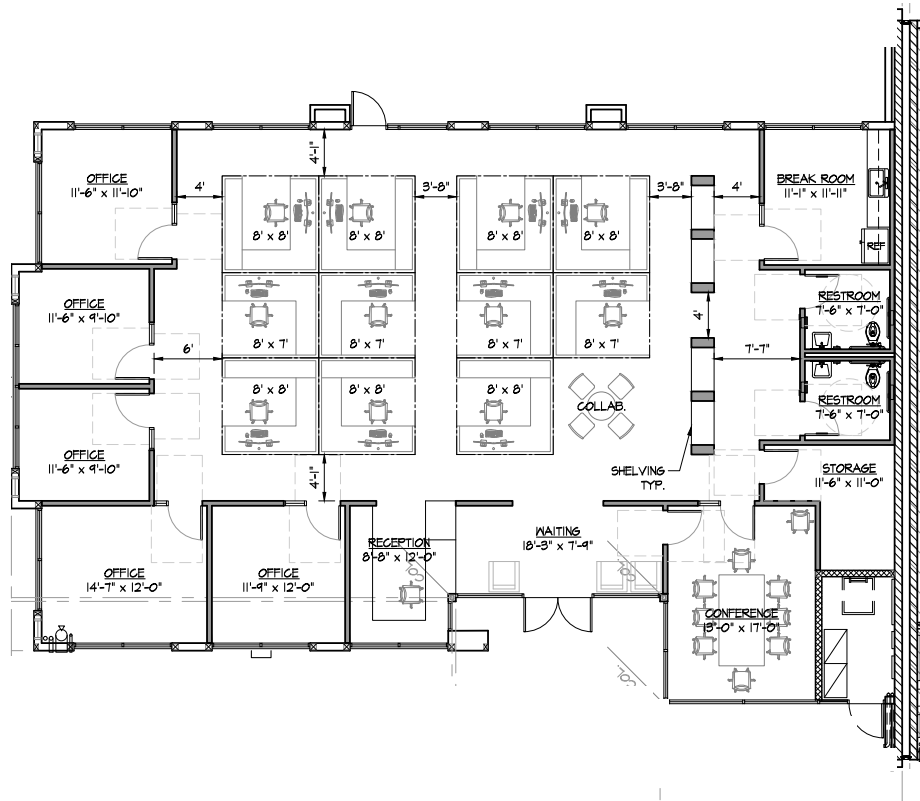


**NEW  
CONSTRUCTION  
ENERGY  
EFFICIENT**



**TI ALLOWANCE  
AVAILABLE  
FOR LEASE**

# 800 PATRIOT DRIVE | 3,629 SF



## IDEAL PROFESSIONAL USES



PROFESSIONAL SERVICE



LAW FIRM



ACCOUNTING



THERAPY / WELLNESS



RESEARCH & DEVELOPMENT

## IDEAL MEDICAL USES



DENTAL



FAMILY PRACTITIONER



DERMATOLOGY

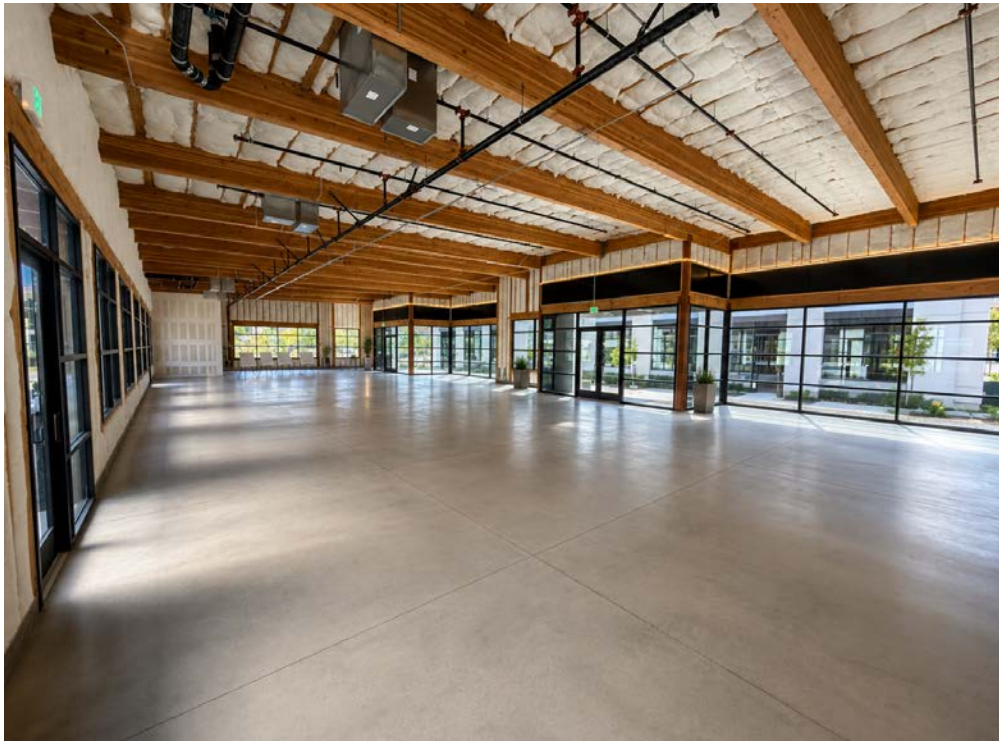


OPTOMETRIST



CARDIOLOGIST

# PROPERTY FEATURES



FREESTANDING  
BUILDINGS



NO COMMON  
AREAS



DIRECT ACCESS



ENERGY  
EFFICIENT



PROFESSIONAL  
IMAGE

## WALK TO EVERYTHING



DINE



SHOP



COFFEE



GROCERIES



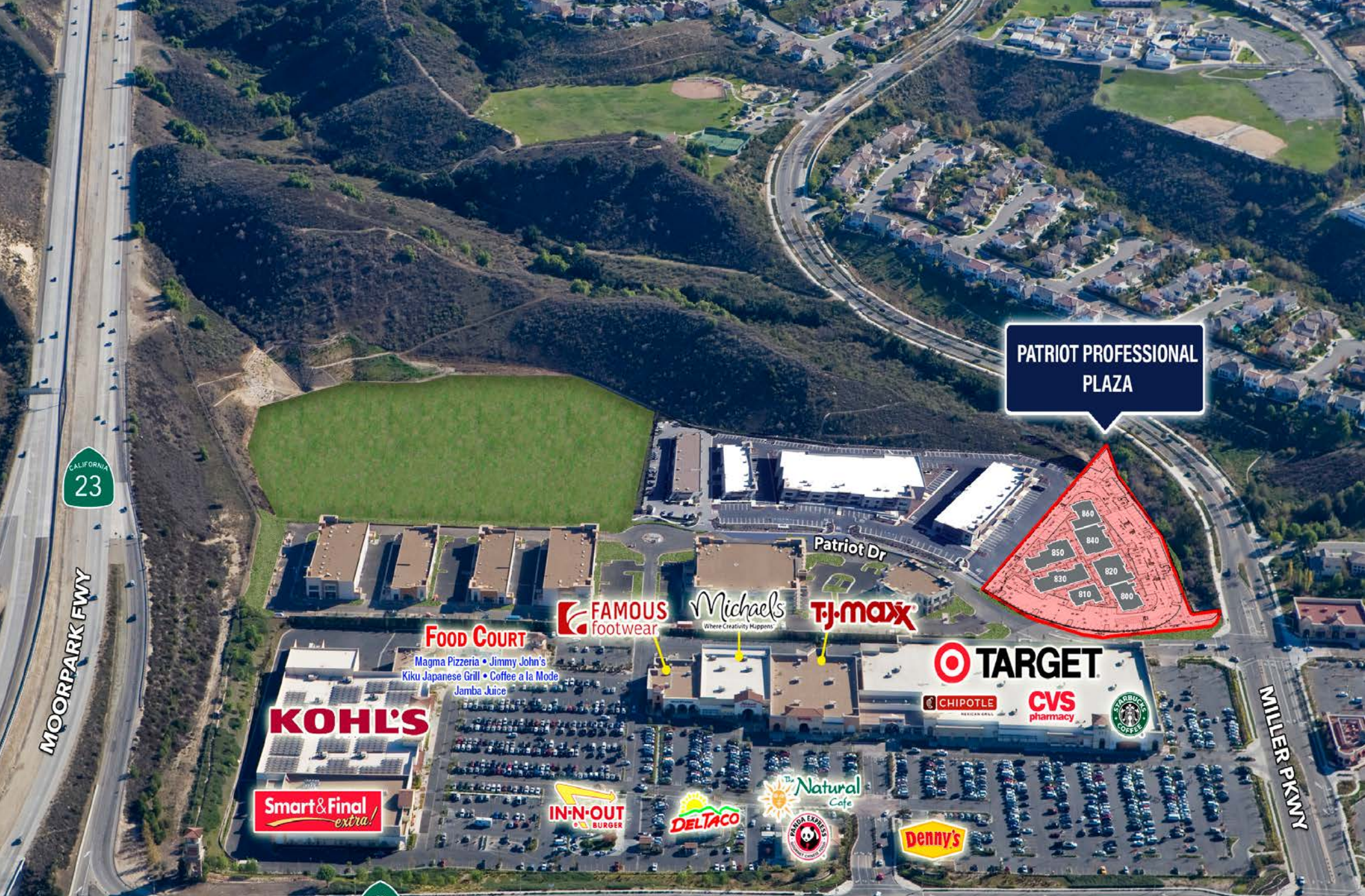
BANKING



SERVICES



RECREATIONAL



PATRIOT PROFESSIONAL  
PLAZA

MOORPARK FWY

CALIFORNIA  
23

MILLER PKWY

LOS ANGELES AVE



Walking distance to numerous retail amenities



Immediate Access to 118 & 23 freeways



No common restrooms, lobbies, & corridors



Energy efficient project meeting current code requirements



Neighbors Include:  
• Los Robles Hospital Imaging Center  
• DaVita Dialysis  
• Moorpark Comprehensive Medical Center



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**MOORPARK • CALIFORNIA**



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# **SCHEDULE A TOUR TODAY!**