

PATRIOT PROFESSIONAL PLAZA

Moorpark, California 93021

**FREE-STANDING
PROFESSIONAL & MEDICAL
OFFICE BUILDINGS
FOR SALE OR LEASE**



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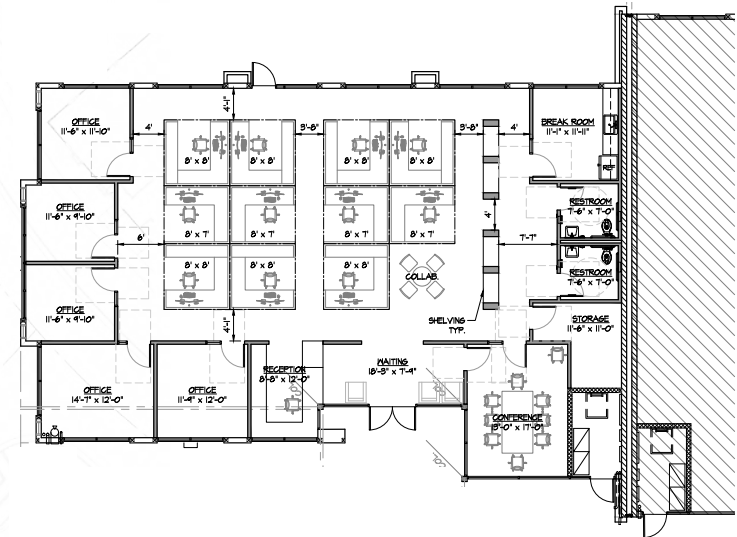

LEE & ASSOCIATES

A Joint Venture of

**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.

800 PATRIOT DRIVE



Address	Size	Sale Price	Lease Rate	Improvement Allowance*
800 Patriot Drive	3,629 SF	Negotiable	Negotiable	N/A
810 Patriot Drive	2,873 SF	Negotiable	Negotiable	\$75.00 PSF
820 Patriot Drive	4,668 SF	Negotiable	Negotiable	\$75.00 PSF
830 Patriot Drive	4,965 SF	Negotiable	Negotiable	\$75.00 PSF
840 Patriot Drive	4,497 SF	Negotiable	Negotiable	\$75.00 PSF
850 Patriot Drive	4,863 SF	Negotiable	Negotiable	\$75.00 PSF
860 Patriot Drive	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.



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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