

## Harbor View Business Park

4474 Market Street #508

Ventura, CA 93003

(818) 519-0592



**THE PREMIER BUSINESS PARK IN THE VENTURA / OXNARD AREA LOCATED ON THE CORNER OF TELEPHONE RD AND MARKET ST. FEATURING PICTURESQUE WATERSCAPE OFFICES, SHOWROOM, OFFICE AND LIGHT INDUSTRIAL UNITS. THE AWARD WINNING DESIGN OFFERS A QUALITY WORK ENVIRONMENT ENHANCED BY BEAUTIFUL LANDSCAPING, WELL MAINTAINED FACILITIES AND CONVENIENT ACCESS TO HIGHWAYS 101 AND 126.**

- WATERSCAPE OFFICES WITH OPERABLE WINDOWS
- THREE PHASE POWER
- SPRINKLERS THROUGH-OUT
- 12 X 14 LOADING DOORS
- INDIVIDUAL SIGNAGE ON ALL SUITES
- RESTAURANTS AND OTHER SERVICES ON SITE
- ENERGY EFFICIENT LIGHTING AND COOLING SYSTEMS

### **Office Space Available**

| Building/Suite                         | Rentable SF | Rate/SF* | Date Available | Description                                                                                                                                         |
|----------------------------------------|-------------|----------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| 4572 Telephone Road,<br>Suite 913      | 1,857       | \$1.60   | Now            | Two story office suite with reception, 5 private offices, conference room and kitchen.                                                              |
| 1765 Goodyear Avenue,<br>Suite 206-207 | 1,389       | \$1.50   | Now            | Waterscape office suite with reception, 4 private offices and conference room. Cathedral ceilings, operable windows, and parking directly in front. |
| 4435 McGrath Street,<br>Suite 310      | 928         | \$1.70   | Now            | Corner office suite with reception, open bullpen & two private offices. Lots of natural light.                                                      |

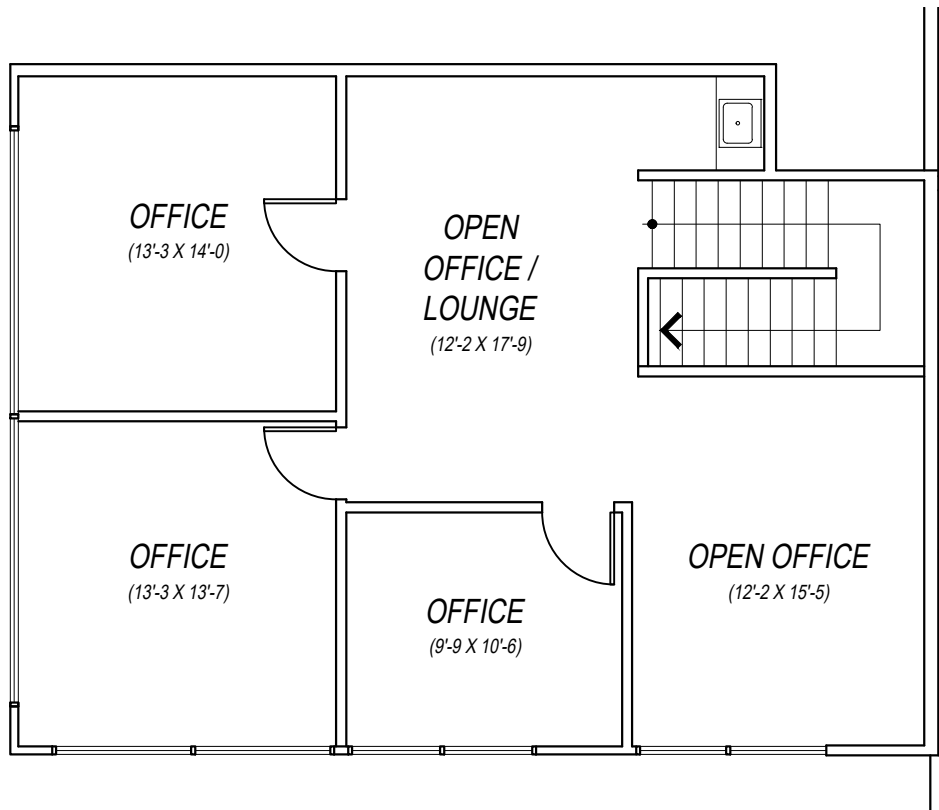
### **Warehouse Space Available**

|                                   |          |        |             |                                                                                                                                                                     |
|-----------------------------------|----------|--------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4564 Telephone Road,<br>Suite 802 | 1,878 SF | \$1.70 | May 1, 2024 | Newly remodeled office/warehouse unit with reception, 2 private offices, kitchen, and warehouse.<br>12 X 14 loading door.<br>Energy efficient lighting through out. |
|-----------------------------------|----------|--------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|

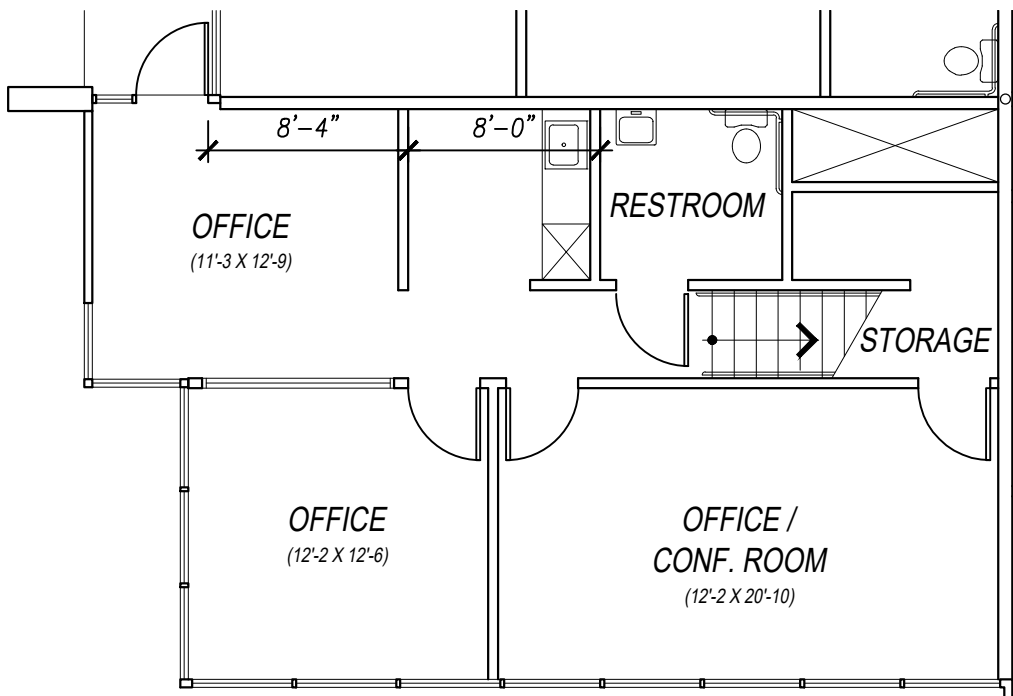
\*plus monthly CAM - \$0.16 per Square Foot

For more information, call:

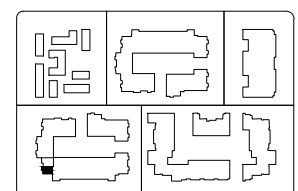
Ned Geoghegan, Director of Leasing **(818) 519-0592**



2ND FLOOR



1ST FLOOR



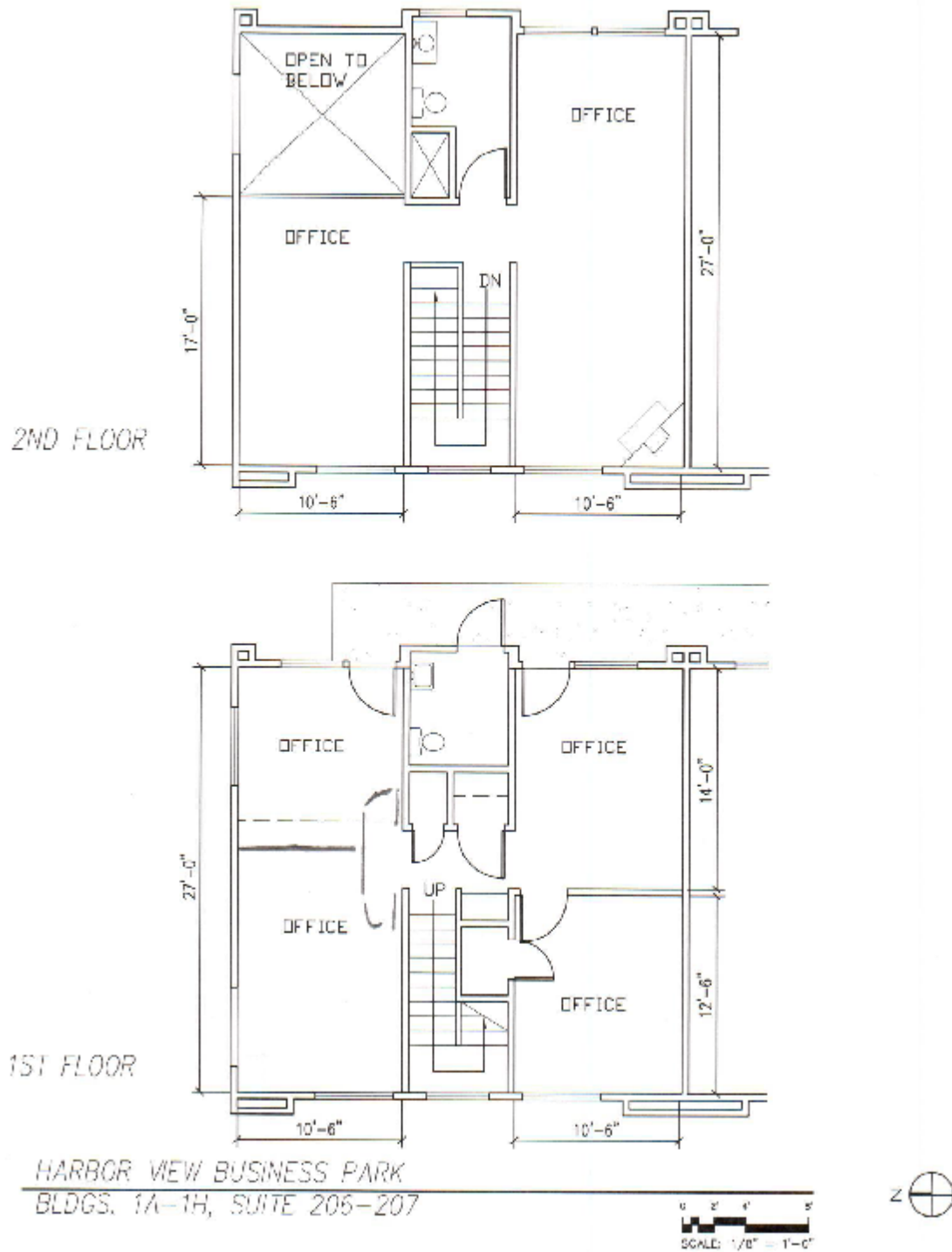
# HARBOR VIEW BUSINESS PARK - SUITE 913

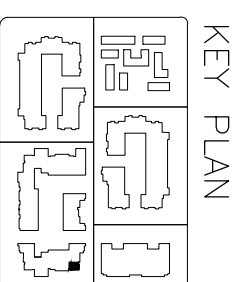
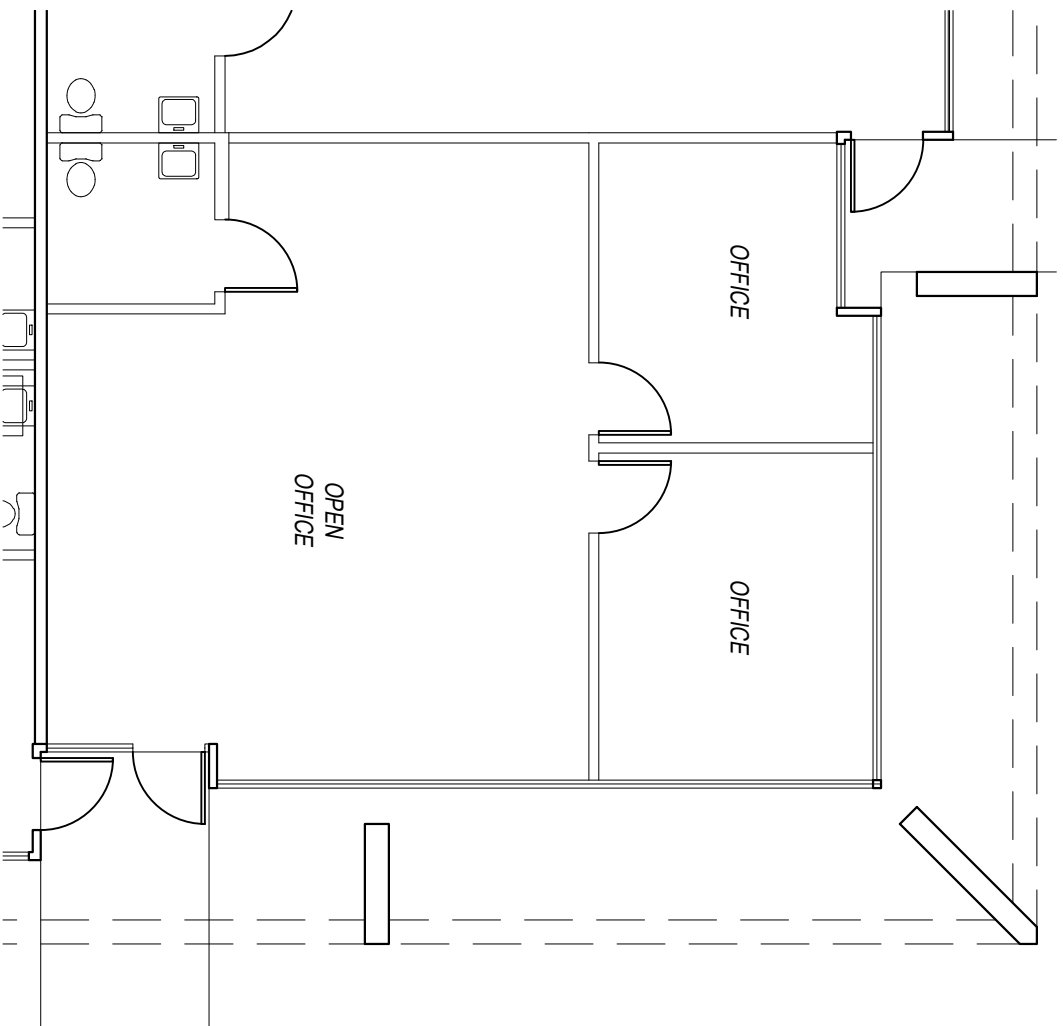
KEY PLAN

4572 TELEPHONE RD VENTURA, CA

Scale: 1/8"=1'-0"

**EXHIBIT A**

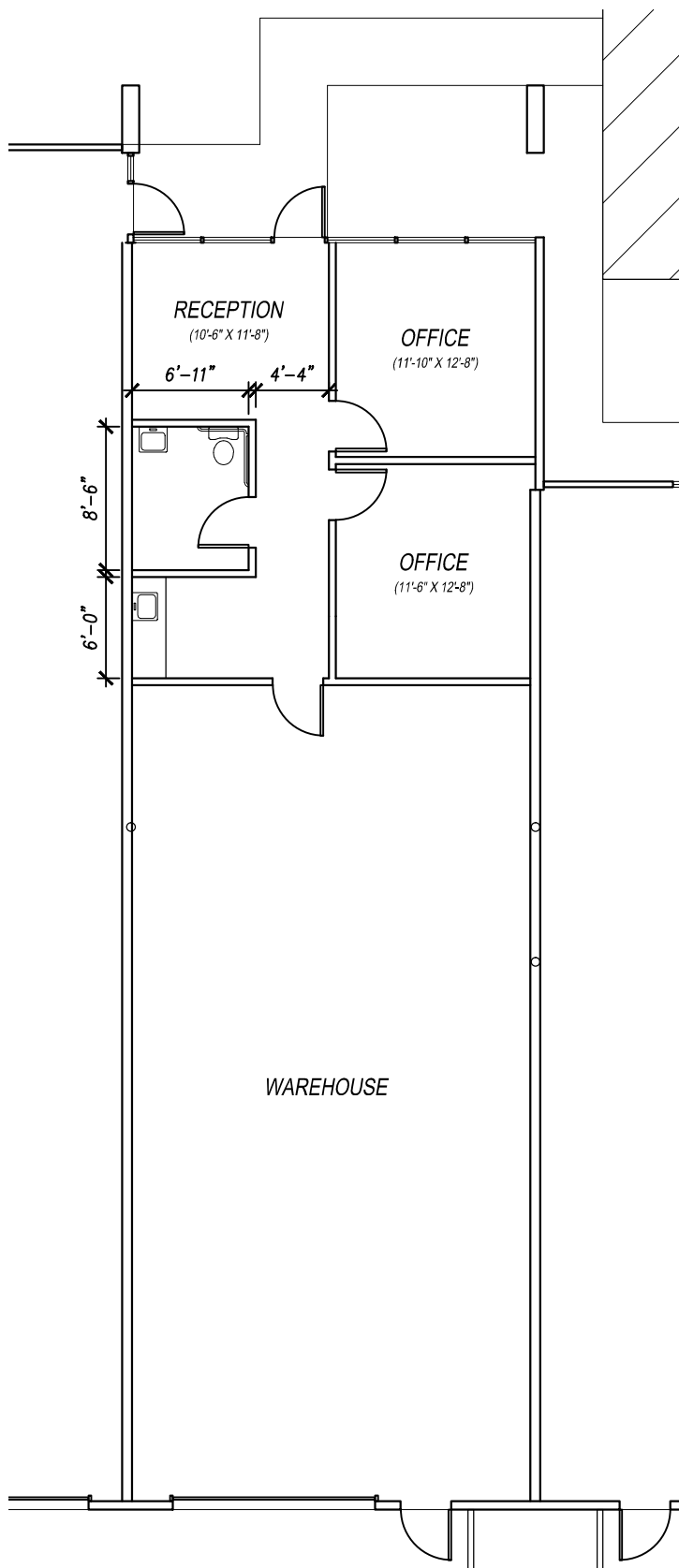




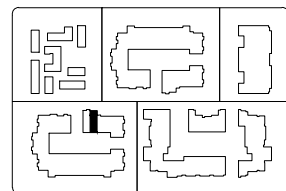
## HARBOR VIEW BUSINESS PARK - SUITE 310

4435 McGrath Street VENTURA, CA

Scale: 1/8"=1'-0"



KEY PLAN



## HARBOR VIEW BUSINESS PARK - SUITE 802

4564 Telephone Road VENTURA, CA

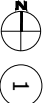
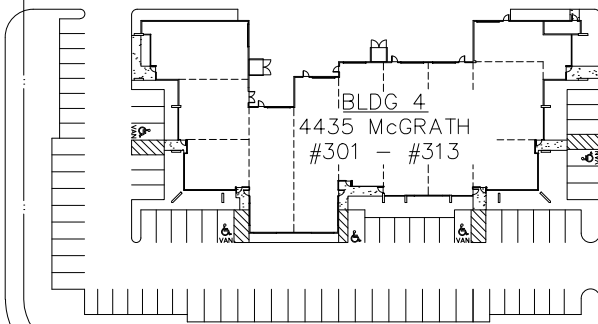
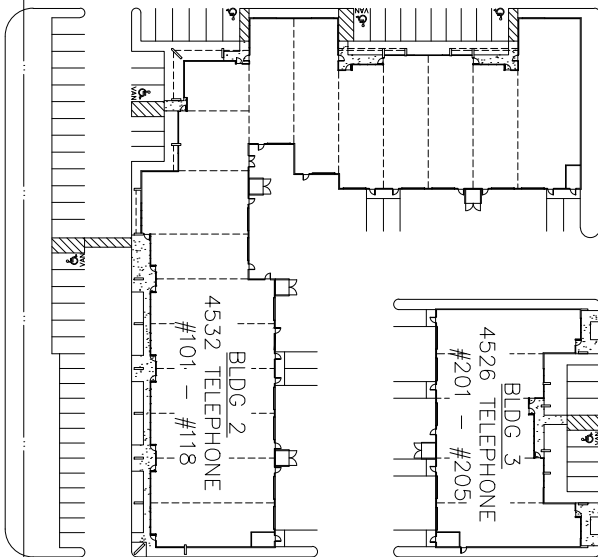
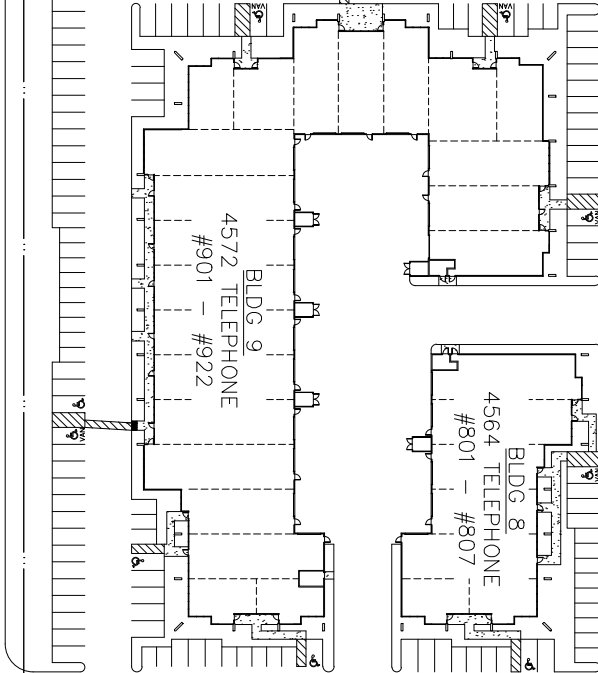
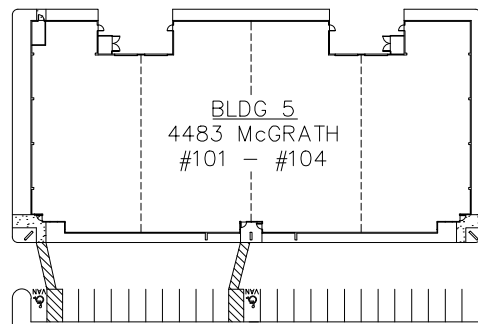
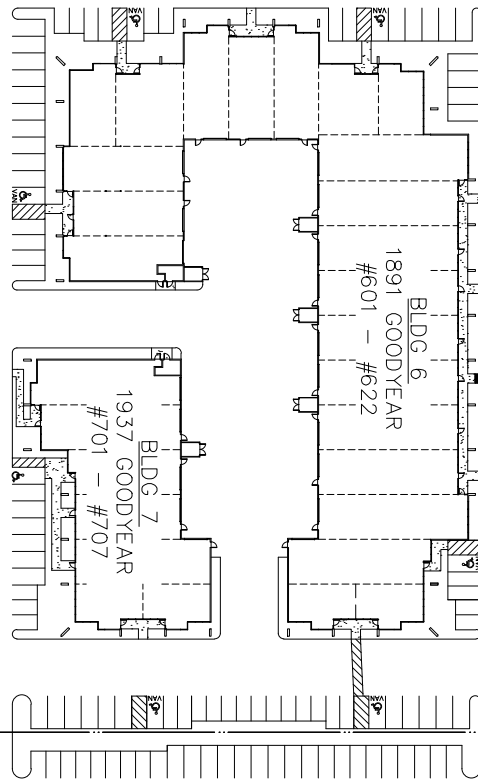
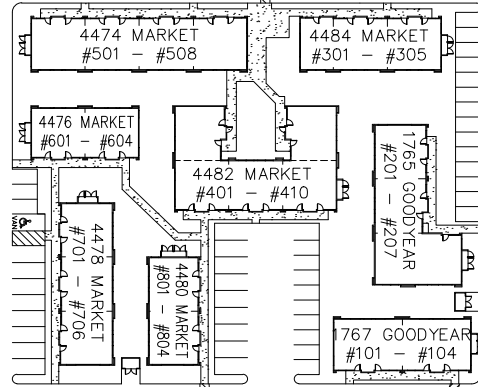
Scale: 3/32"=1'-0"

MARKET STREET

GOODYEAR AVENUE

TELEPHONE ROAD

McGRATH STREET



SITE PLAN - Harbor View Business Park, Ventura CA

Scale: NONE