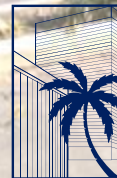


FOR LEASE

5450

Telegraph Road
Ventura, 93003



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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

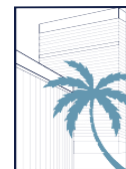
OVERVIEW

- 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



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

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



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Offices are being fully updated
Available for lease on or before September 1, 2024.
Please feel free to inquire and to set up showing time
Call or Text Nissa (805) 889-9016 cell
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CalDRE #01378022

Floor Plan



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

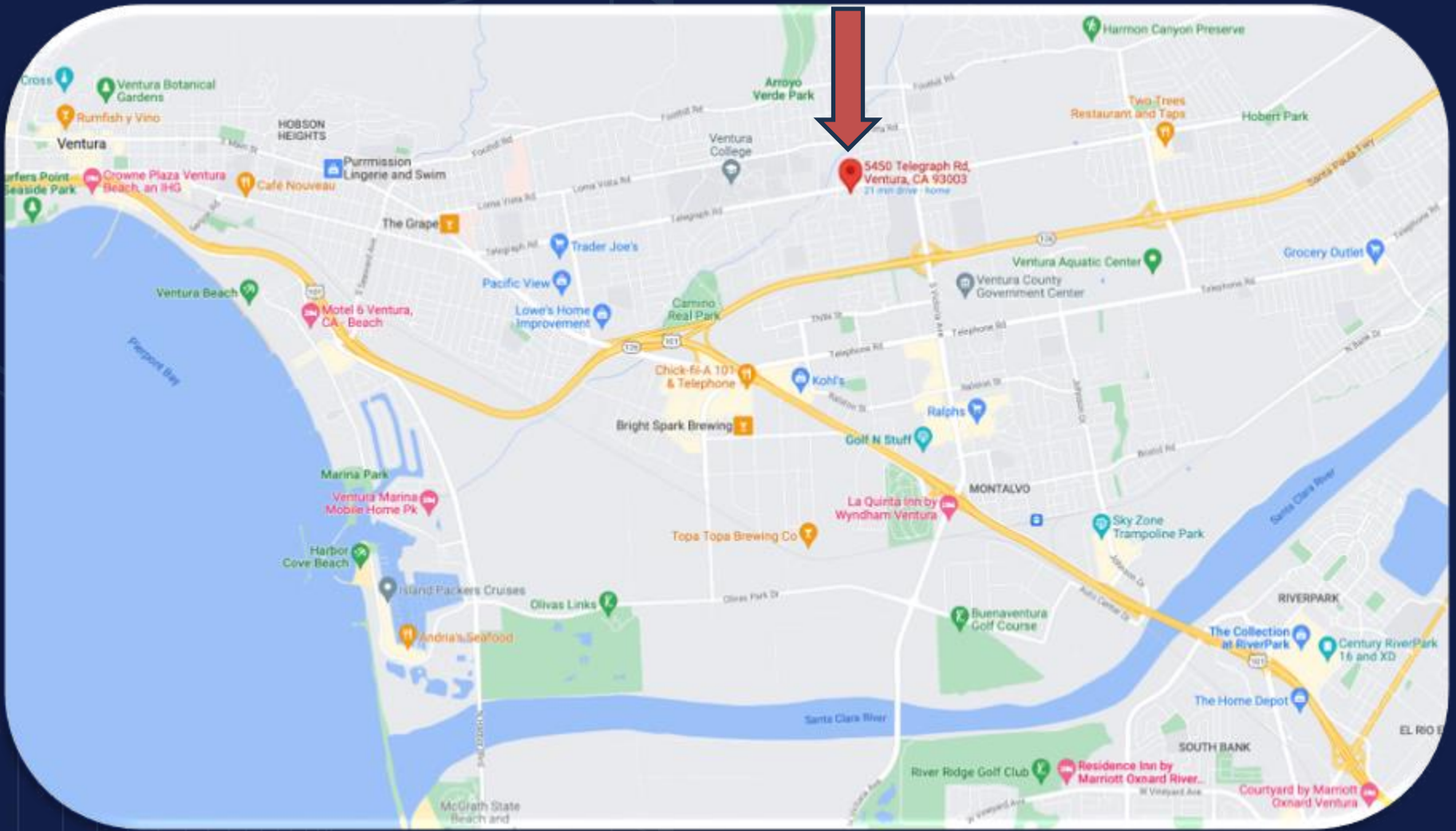
SCALE: 1/8"=1'-0"
March 18, 2024



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	L # 264	11.17	13.00	145	158	\$2.90	\$458.87	\$36.39	\$495.27	Available
Suite	M # 265	12.33	13.00	160	175	\$2.90	\$506.68	\$40.18	\$546.86	Available
Suite	P #268	11.42	13.00	148	162	\$2.85	\$461.03	\$37.21	\$498.24	Available
Suite	Q #269	15.33	19.00	291	317	\$2.90	\$920.70	\$73.02	\$993.73	Available
Suite	S #271	13.15	17.55	231	252	\$2.15	\$540.84	\$57.86	\$598.70	Available
Suite	T #251	10.00	17.55	176	191	\$2.25	\$430.41	\$44.00	\$474.41	Available
Suite	G # 259			151	164	\$2.90	\$475.60	\$39.00	\$514.60	Available



Great Location, Easy access to

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

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