

# REFRESHED OFFICE SUITES AVAILABLE FOR LEASE

Marcus & Millichap  
AGNEW | SERLING GROUP

2021 SPERRY AVENUE  
VENTURA, CA 93003





LEASE OFFERINGS | 1-5 YEAR TERMS

SUITE #	First Floor SF	Second Floor SF	Total Suite SF	Rent \$/SF	Rent \$/Month	Base Rent + Cam Fee \$/Month	Available
11	820	472	1,292	\$1.40	\$1,808.80	\$2,067.20	Immediately
32	270	1,274	1,544	\$1.40	\$2,161.60	\$2,470.40	Immediately
41	1,000		1,000	\$1.40	\$1,400.00	\$1,600.00	Jan. 1, 2026

CONTACT BROKER FOR AVAILABILITY AND TOURING DETAILS: GARY COHEN (818) 804-1227

Cam Fee: \$0.20/SF | Includes: Electricity, Water, Sewer, Rubbish, Pest Control, Landscaping, Common Area Electrical and Maintenance, Property Taxes, Insurance and Management.

### PROPERTY HIGHLIGHTS

- Major Renovations Completed in 2024:
  - New Roof & HVAC
  - New Botanical Garden Landscape
  - New Parking Lots
  - New Interior Paint, Flooring, Lighting, and Window Treatments
- Garden Style Business Park
- Available Suites Range from 1,000 to 1,544 SF
- Suite 32 Includes an In-Unit Kitchenette
- CAM Fees: \$0.20/SF Per Month
- Immediate Occupancy
- Lease Type: Modified Gross
- Parking Ratio: 4.00/1,000 SF

### KEY DISTANCES

- 0.4 Miles to 101 Freeway
- 1.5 Miles to Ventura County Government Center
- 2.7 Miles to The Collection at River Park
- 3 Golf Courses within 3-Miles
- 3.7 Miles to Ventura Harbor

### DEMOGRAPHICS | within 3-miles

- Total Population 95,363
- Total Households 34,557
- Average Household Income \$119,557







SITE PLAN





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**GARY COHEN**

First Vice President Investments  
Direct: 818.804.1227  
gary.cohen@marcusmillichap.com  
License: CA 00988655

**RYAN ROTHSTEIN-SERLING**

First Vice President Investments  
Direct: 818.212.2725  
ryan.serling@marcusmillichap.com  
License: CA 01920619

**MARTIN D. AGNEW**

Senior Vice President Investments  
Direct: 818.212.2744  
martin.agnew@marcusmillichap.com  
License: CA 01339034

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