



3481 - 3483 Old Conejo Road / **Newbury Park, CA**

DRYSHHELL BUSINESS CENTER



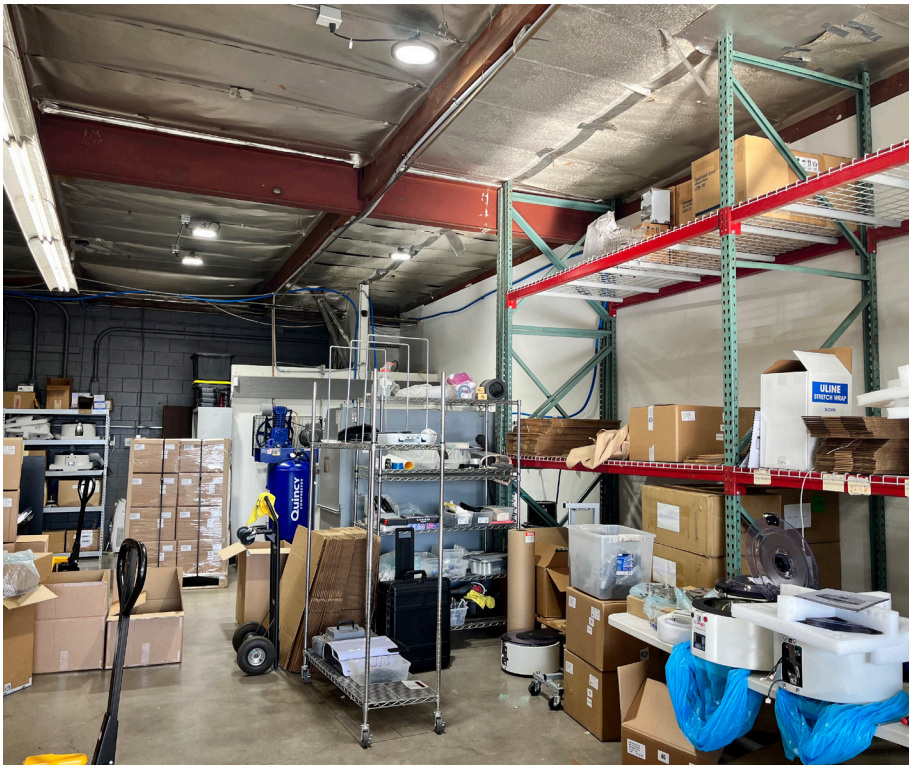
±2,476SF

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Overview

- Suite #206: ±2,476 SF
- Available: February 1st, 2026
- Modified Gross Lease: NO CAM
- Asking Rent: \$3,900.00 (\$1.57/SF)
- Office: Corridor layout with four (4) private offices, HVAC, and private restrooms
- Warehouse has Air Conditioning
- ±12 ft clear height
- Recently Remodeled space with new flooring and paint



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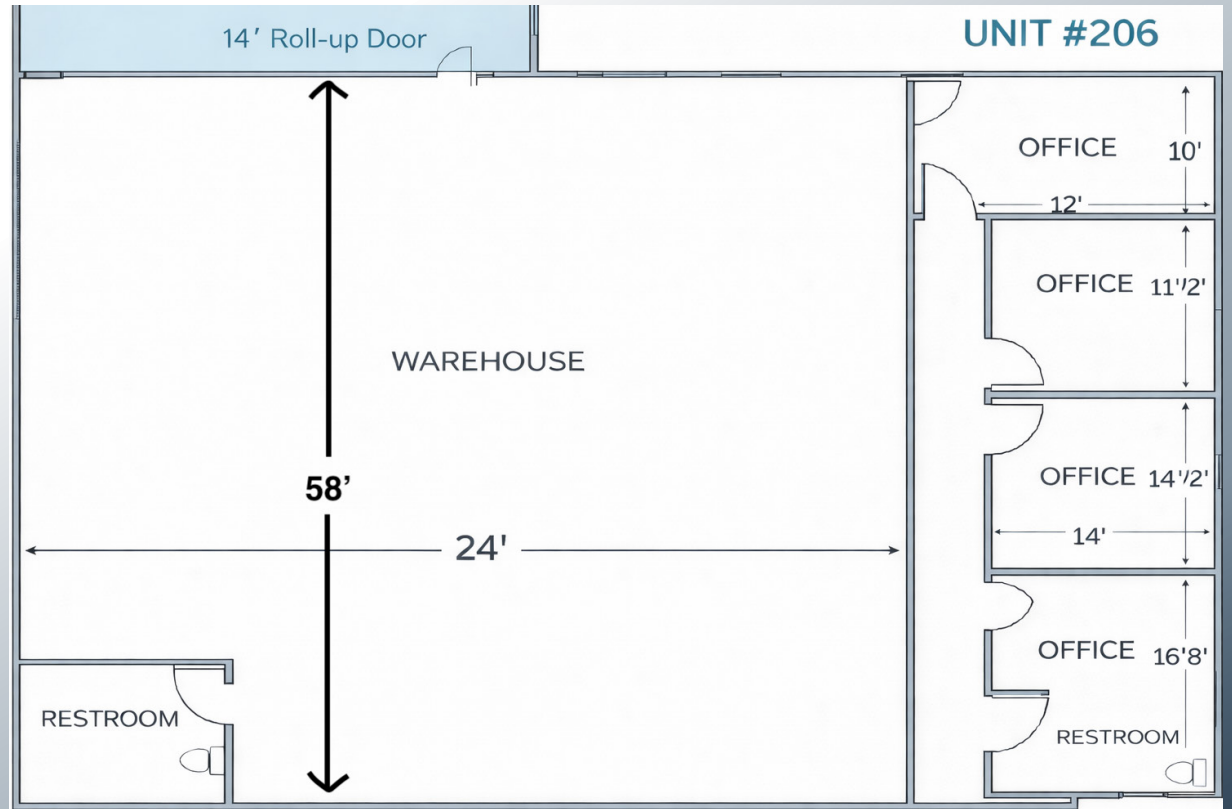
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FLOOR PLAN





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