

LAWRENCE BUSINESS CENTER

**INDUSTRIAL
SUITES
FOR LEASE**



WESTCORD

**2626 Lavery Court, Suite 207, 205 & 206, 101/102
Thousand Oaks, CA 91320**



Ideal Location in Conejo Valley– Newbury Park.

Near: Amgen, banks and restaurants, Lowes, and many other convenient businesses.

FOR SUBLEASE

Suite 207



- Suite 207 ±1,254 SF
- Available December 1, 2025
- Modified Gross Lease – NO CAM
- Rent: \$2,320 (\$1.85/SF)
- 10X10 roll-up door
- Office- ±150 SF- Air/Heat & private restroom.
- WH fully air conditioned & insulated for better climate control. ±16' ceiling ht.
- Tenant responsible for metered utilities- water and trash included in rent.
- Parking: 3 in common.

► **Please call broker to show**



Photos Coming Soon, Renovations Under Way



Ideal Location in Conejo Valley– Newbury Park.

Near: Amgen, banks and restaurants,
Lowes, and many other convenient businesses.

FOR SUBLEASE

Suites 205 & 206

- Suite 205 ±1,254 SF @ \$1.85/SF
- Suite 206 ±1,254 SF @ \$1.85/SF
- Available November 1, 2025
- Modified Gross Lease – NO CAM
- Rent: \$2,320 (\$1.85/SF)
- 10X10 roll-up door
- Upgraded power: 3-Phase, 200 amps*
- Office- ±150 SF- Air/Heat & private restroom.
- WH fully air conditioned & insulated for better climate control. ± 16' ceiling ht.
- Tenant responsible for metered utilities- water and trash included in rent.
- Parking: 6 in common, 3 per each unit .

*to be verified by a licensed electrician

► **Please call broker to show**



**Ideal space for a physical therapy related business
to save money with an industrial lease rate.**

Near: Amgen, banks and restaurants,
Lowes, and many other convenient businesses.



- Suite #101/102 ± 2,565 SF
- Available Now
- Modified Gross Lease – NO CAM
- Rent: \$5,000 (\$1.95/SF)
- Office- ±150 SF- Air/Heat & private restroom.
- WH fully air conditioned & insulated for better climate control. ± 16' ceiling ht.
- Highly improved space for private gyms, physical therapy, chiropractor, and other uses.
- Tenant responsible for metered utilities- water and trash included in rent.
- Parking: 6 in common.

► **Please call broker to show**

FOR SUBLEASE

Suite 101/102

AERIAL OVERVIEW

LAWRENCE
BUSINESS
CENTER





FLOOR PLAN

1,254 SF Units



LAWRENCE BUSINESS CENTER



WESTCORD

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WESTCORD.COM