

# AVAILABLE FOR LEASE

\*REFRESHED COMMERCIAL OFFICE SPACE

\*NEW OWNERSHIP & MANAGEMENT

2021

Marcus & Millichap  
AGNEW | SERLING GROUP

2021 SPERRY AVENUE  
VENTURA, CA 93003





### PROPERTY HIGHLIGHTS

- New Ownership & Management
- Major Renovations Underway:
  - New Botanical Garden Landscape
  - New HVAC
  - New Interior Paint & Flooring
- Garden Style Business Park
- Suites Range from 312 to 1,544 SF
- Lease Rates:
  - \$1.50/SF (less than 1,000 SF)
  - \$1.40/SF (1,000 SF and Larger)
- CAM Fees: \$0.20/SF Per Month
- Immediate Occupancy
- Lease Term: Available through 12/31/2027
- 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

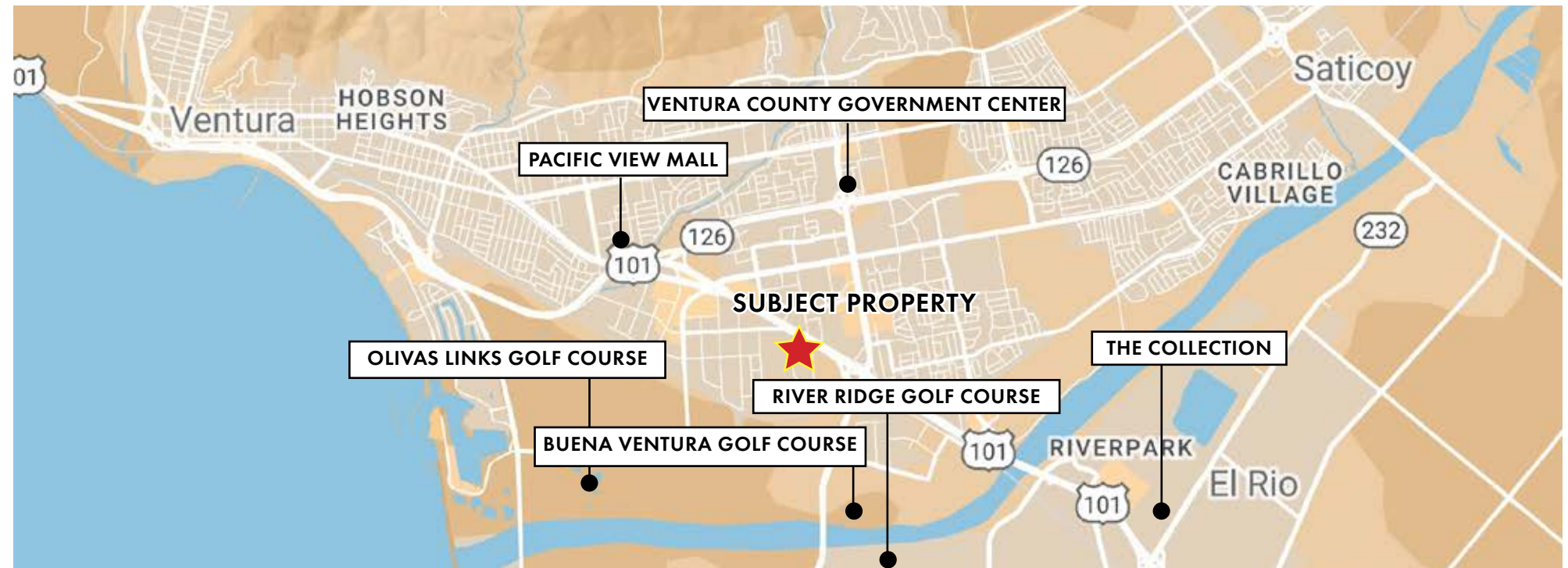
### DEMOGRAPHICS | within 3-miles

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

## LEASE OFFERINGS | 1-3 YEAR TERMS

SUITE #	First Floor SF	Second Floor SF	Total Suite SF	Rent \$/SF	Rent \$/Month	Base Rent + Cam Fee \$/Month	Available
3	281	599	880	\$1.50	\$1,320.00	\$1,496.00	Immediately
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

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.







SITE PLAN





**Marcus & Millichap**  
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