

FOR LEASE

OFFICE BUILDING
WITH FREEWAY FRONTAGE

5280 VALENTINE RD
VENTURA, CA



Exclusively Listed By :



SHAUN BIENIEK

Vice President

Call: (805) 304-9533

Email: shaun@ipa76.com



IPA COMMERCIAL REAL ESTATE SERVICES

2011 Ventura Blvd., Camarillo, CA 93010 | www.IPA76.com

Co - Listed With:

HELEN HARRIS

Senior Portfolio Manager

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Charles Dunn



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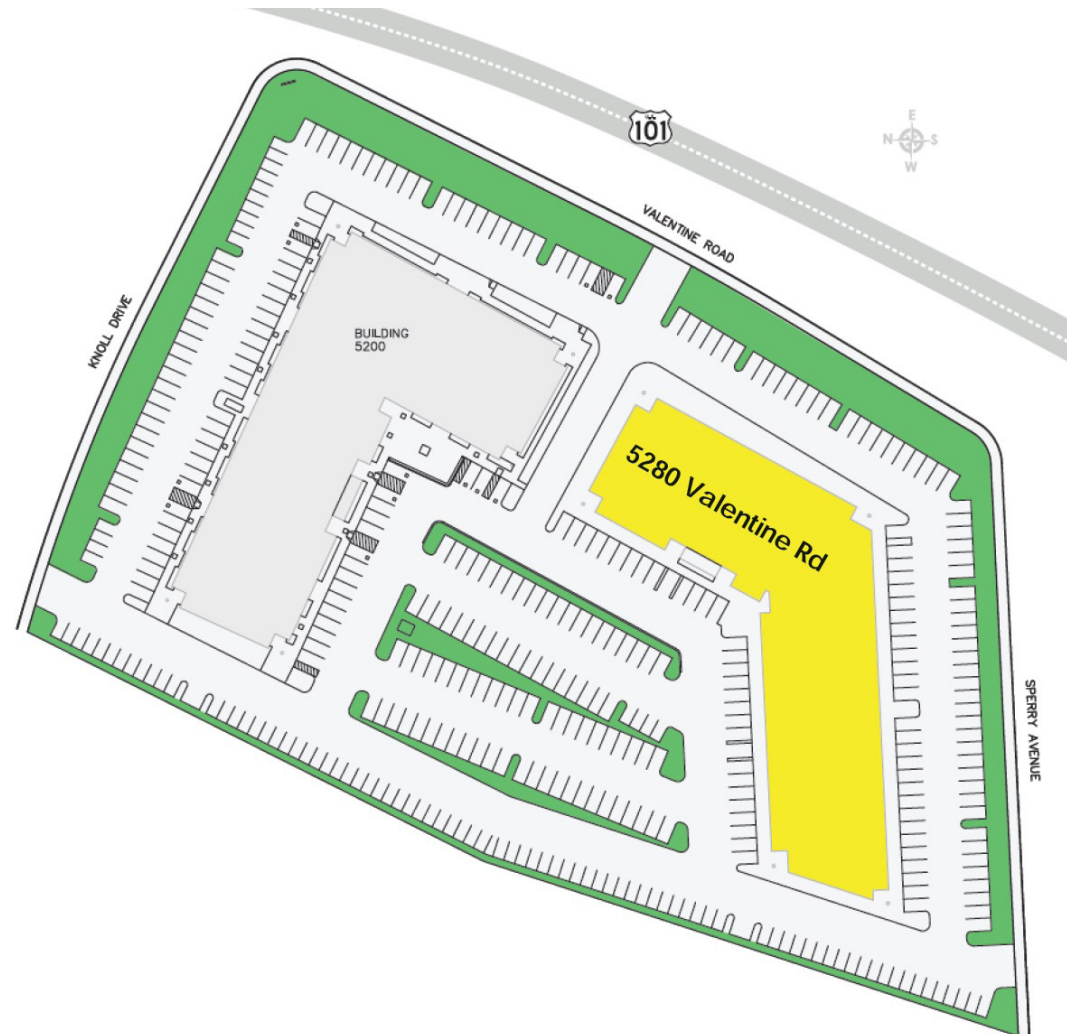
5280 VALENTINE RD
VENTURA, CA

PROPERTY HIGHLIGHTS

- ▶ Significant Parking Availability
- ▶ Freeway Visible Signage
- ▶ Easy Access to 101 & 126 Freeways Via Victoria Ave
- ▶ Nearby Restaurants and Amenities
- ▶ Flexible Open Floor Plans



SITE PLAN



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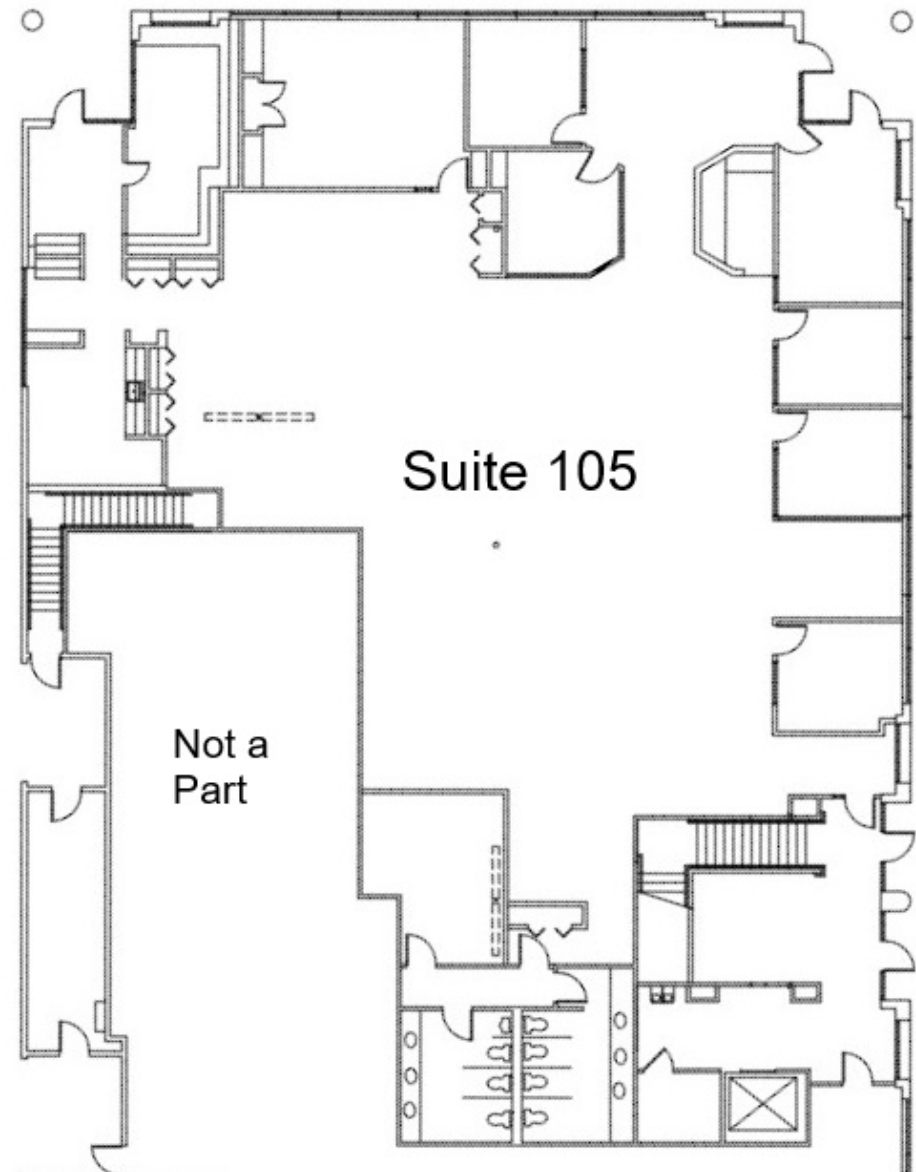
5280 VALENTINE RD

VENTURA, CA

Suite 105

7,445 RSF \$2.35/SF MG (E&J)

- **Extensive window line**
- **Building Eyebrow Signage**
- **Corner Suite**
- **Abundant Parking**
- **Freeway Identity**
- **Functional Buildout**
- **Furniture Systems Included**
- **Private Restrooms**
- **Large Conference Room (furnished)**
- **8 Executive offices**
- **Kitchenette/Break Room**
- **Work Room**
- **Data Room**
- **4 Closets Plus a Storage Room**
- **3 points of ingress/egress**



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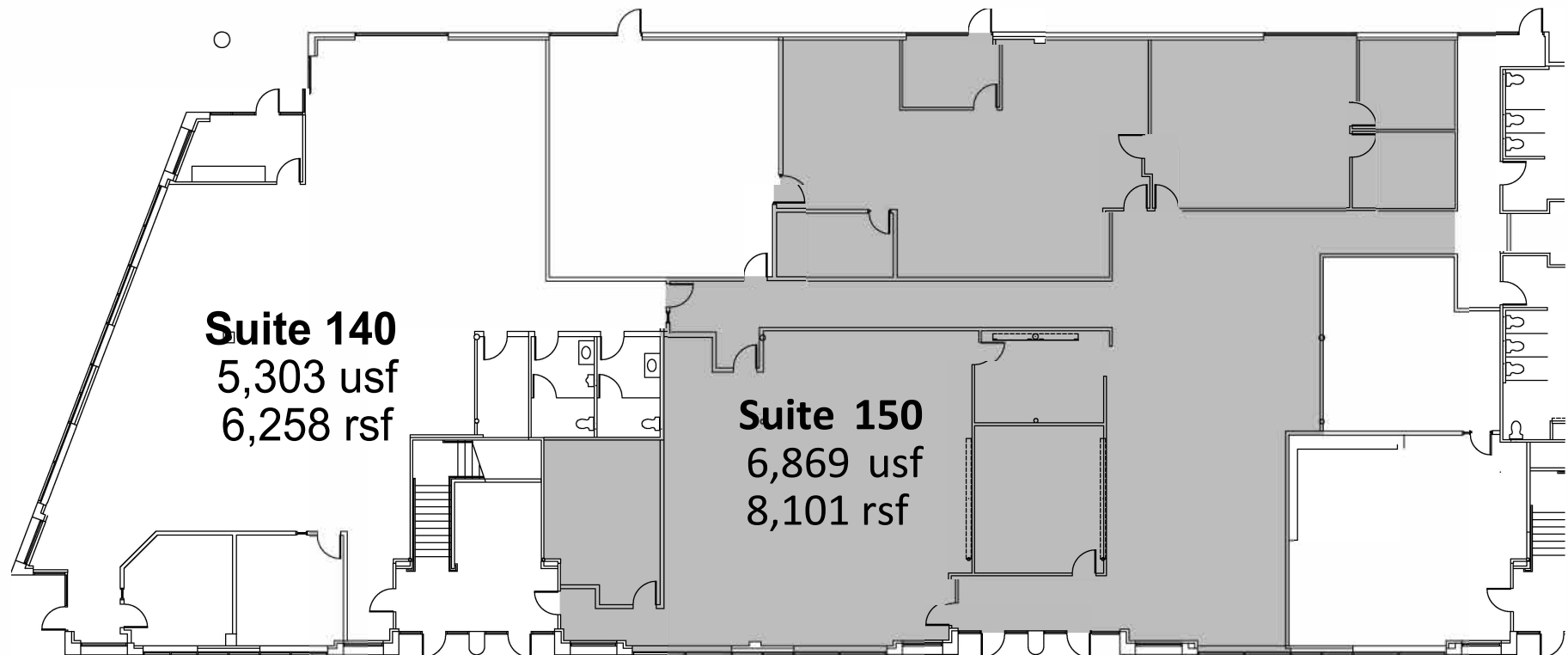
OFFICE BUILDING
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5280 VALENTINE RD

VENTURA, CA

Suite 140 & Suite 150

\$1.99/SF MG (E&J)



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