



PROPERTY DESCRIPTION

Mid-Century Building in Downtown Ventura. Multi-level open central courtyard walkway connects to all of the suites. Lobby with private back office or storage, kitchenette, two private offices: front office with larger corner windows + rear office with slider to private patio, very large open work room (bullpen, conference, classroom) with built-in cabinets, storage room, and slider and large windows to private patio, common area restrooms, two parking lots.

LOCATION DESCRIPTION

Located Downtown, with close proximity/walking distance to restaurants, shopping, beaches, Ventura Theater, Rubicon Theater, City Hall, and more!

CONTACT INFORMATION

To find out more, or setup a tour, please contact:
Jenny Petty | 805.653.6794 ext. 203 | jpetty@beckergroup.com

JEFFREY R. BECKER CCIM . CPM . RPA

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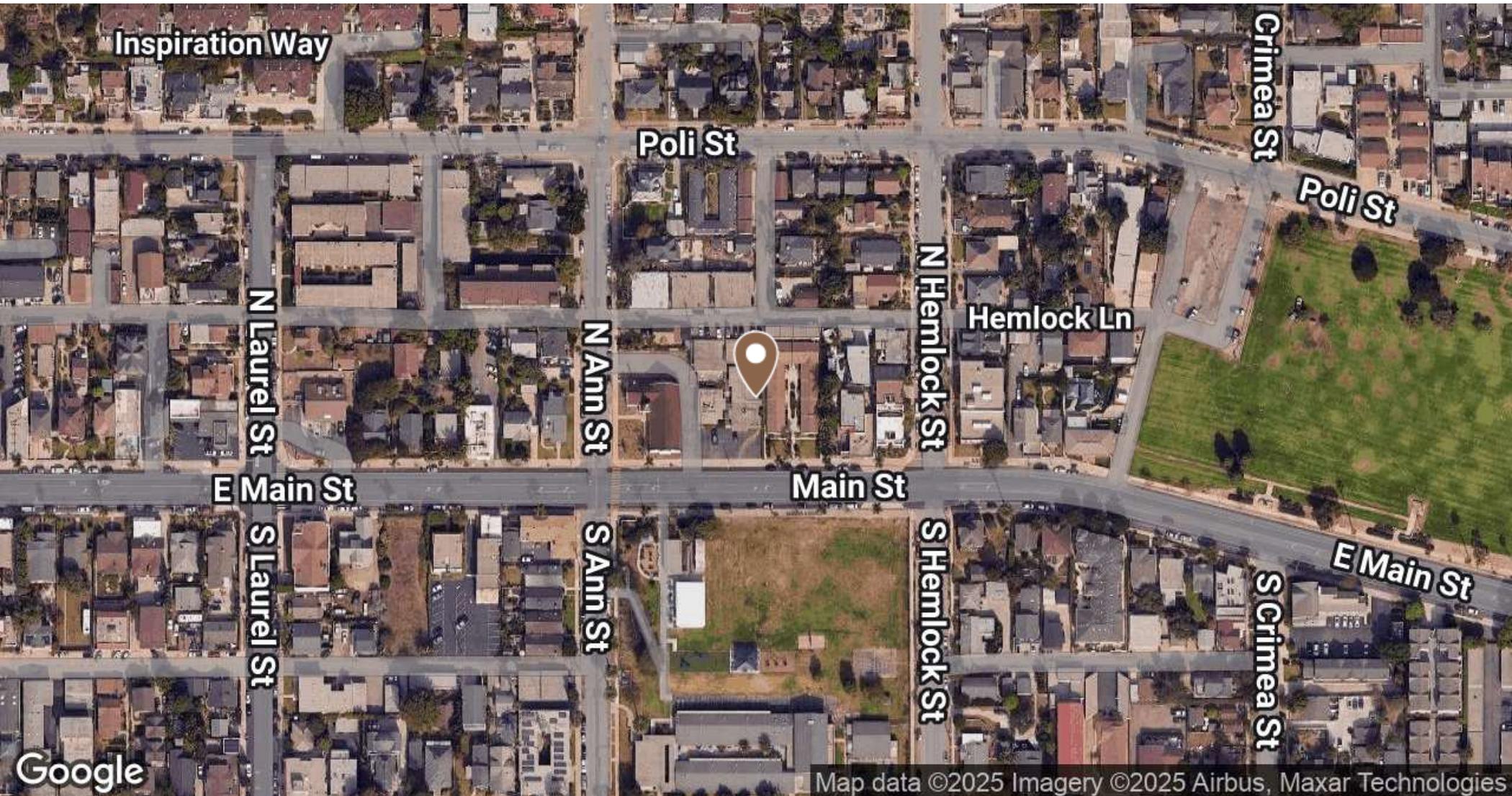
jbecker@beckergroup.com

CA DRE #01213236

OFFERING SUMMARY

| | |
|----------------|----------------------|
| Lease Rate: | \$1.95 SF/month (MG) |
| Available SF: | 1,782 SF |
| Lot Size: | 17,011 SF |
| Building Size: | 7,230 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 1,252 | 2,141 | 5,081 |
| Total Population | 2,356 | 4,127 | 11,143 |
| Average HH Income | \$87,727 | \$97,999 | \$103,394 |

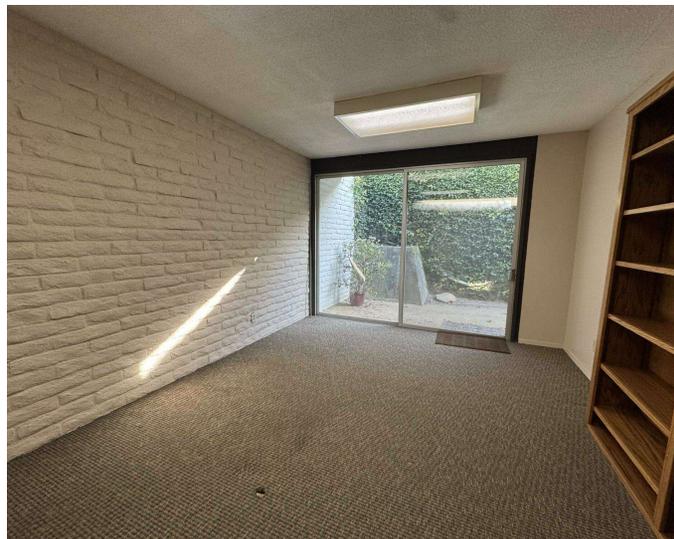


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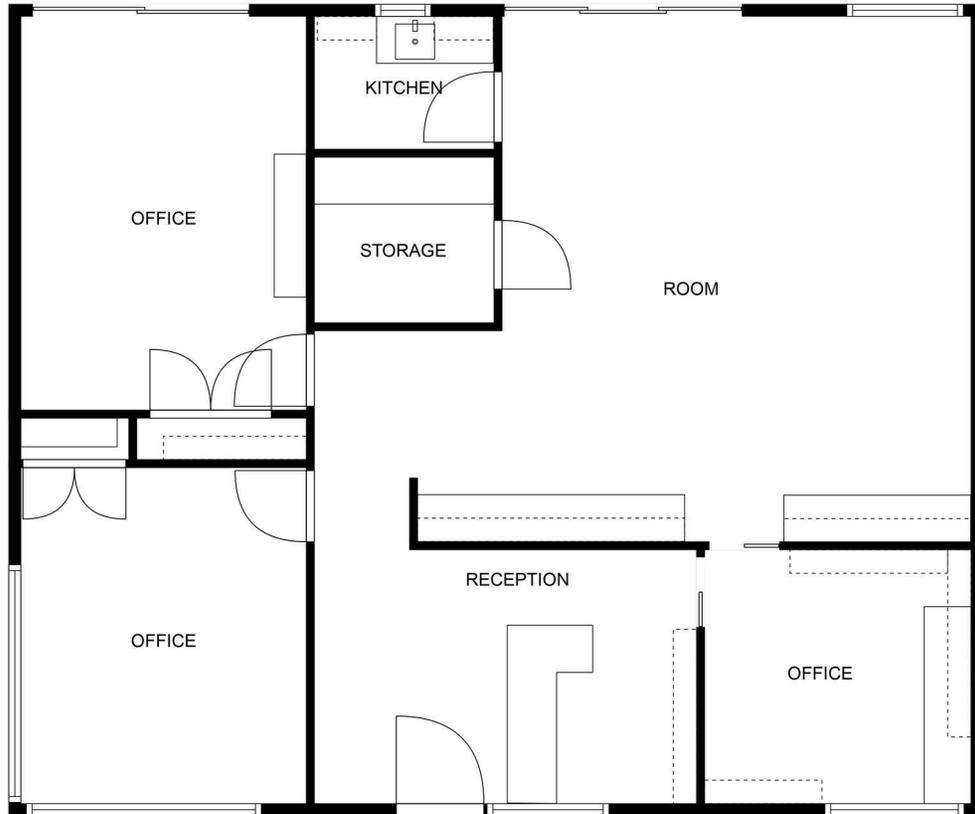


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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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