

FOR LEASE

2223 & 2189 EASTMAN AVE



OFFICE / R&D AND HVAC MANUFACTURING | 2 SUITES AVAILABLE

km Kidder Mathews



PROPERTY HIGHLIGHTS

ADDRESS	2223 & 2189 Eastman Ave Ventura, CA 93003
TOTAL RBA	18,110 SF
2223 SUITE B	7,264 SF
2189 SUITE C	10,846 SF
BUILT	1994
PARKING	42 spaces
ZONING	MPD

\$0.80

PRICE / SF / MO / NNN
(TEASER RATE)

INVESTMENT SUMMARIES

2223 EASTMAN AVE SUITE B

7,264 SF Total

R&D Office Build out

25 Parking Spaces

400A 120/208V 3P

\$0.80/SF/Mo NNN* Y1 (Teaser Rate)

*\$0.22/SF/Mo NNN

Available Now

2189 EASTMAN AVE SUITE C

10,846 SF Total

Dock High Loading

12'x14' Roll Up Door

17 Parking Spaces

\$0.80/SF/Mo NNN* Y1 (Teaser Rate)

*\$0.22/SF/Mo NNN

Available Now



2223 EASTMAN | SUITE B

PROPERTY OVERVIEW

BUILDING AREA	7,264 SF
R&D SPACE	3,784
OFFICE SIZE	3,480 SF
LEASE RATE	\$0.80/SF/NNN (Year 1)
PARKING	25 spaces
OCCUPANCY	Available now
ZONING	MPD
POWER	400A 120/208V 3p 4W

PROPERTY HIGHLIGHTS

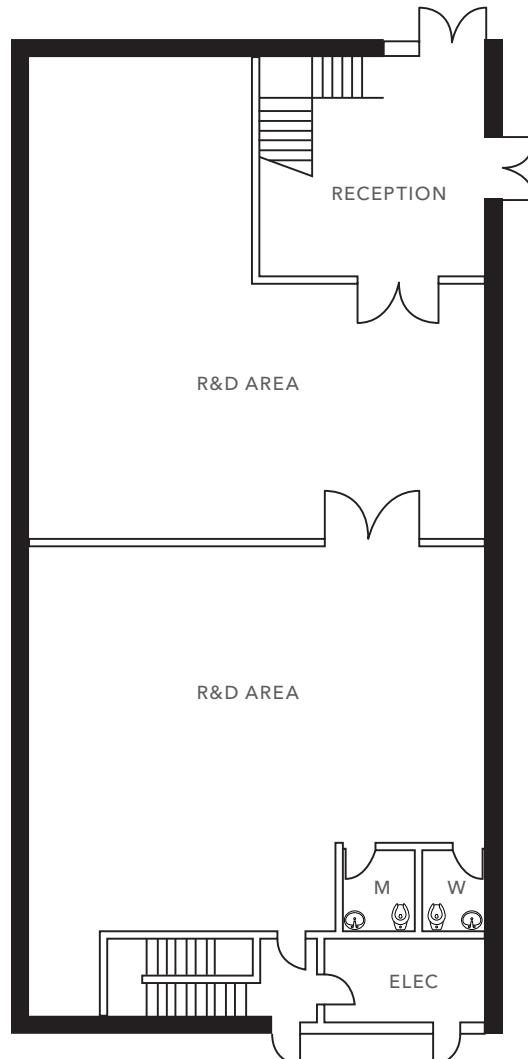
- Fully furnished office space
- Key card security access
- High image building
- Walkable amenities
- Fiber optic internet connection
- Turn key conference room



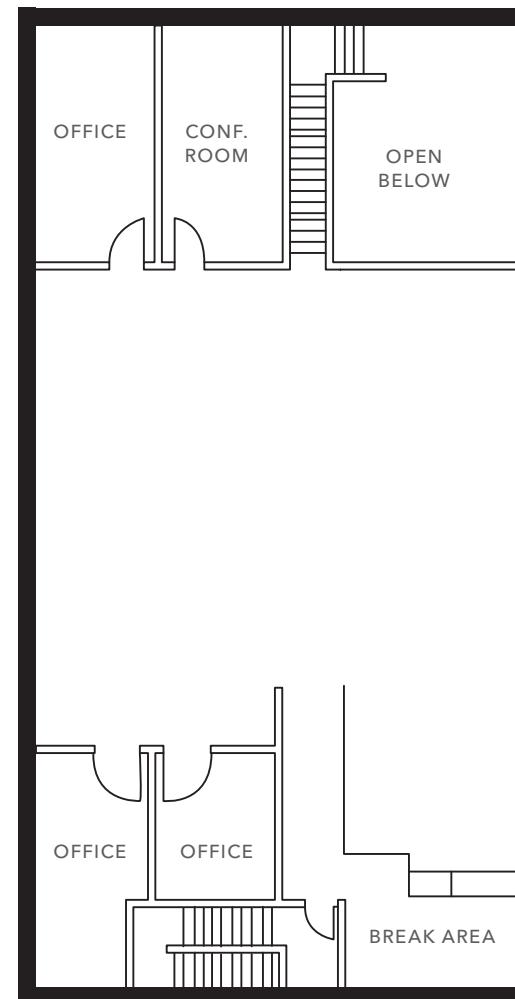
2223 EASTMAN AVE

2223 EASTMAN | SUITE B

FIRST FLOOR



SECOND FLOOR

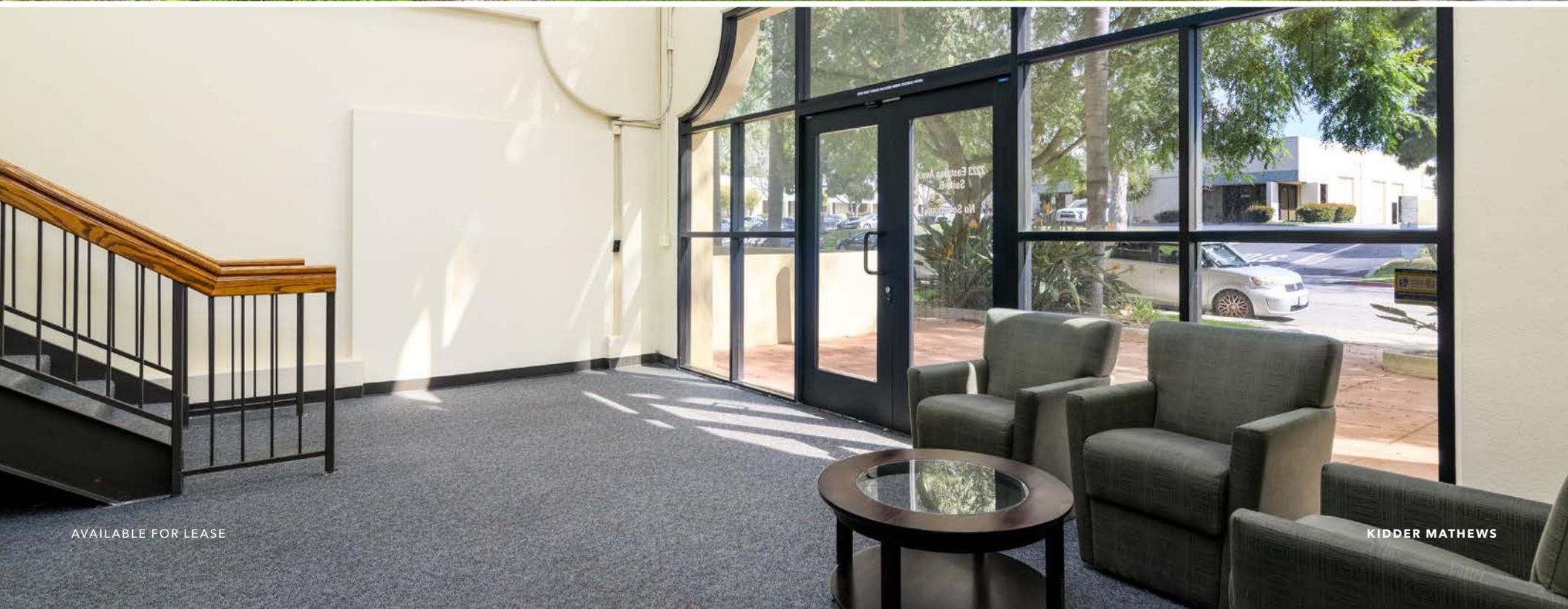


*Not to scale

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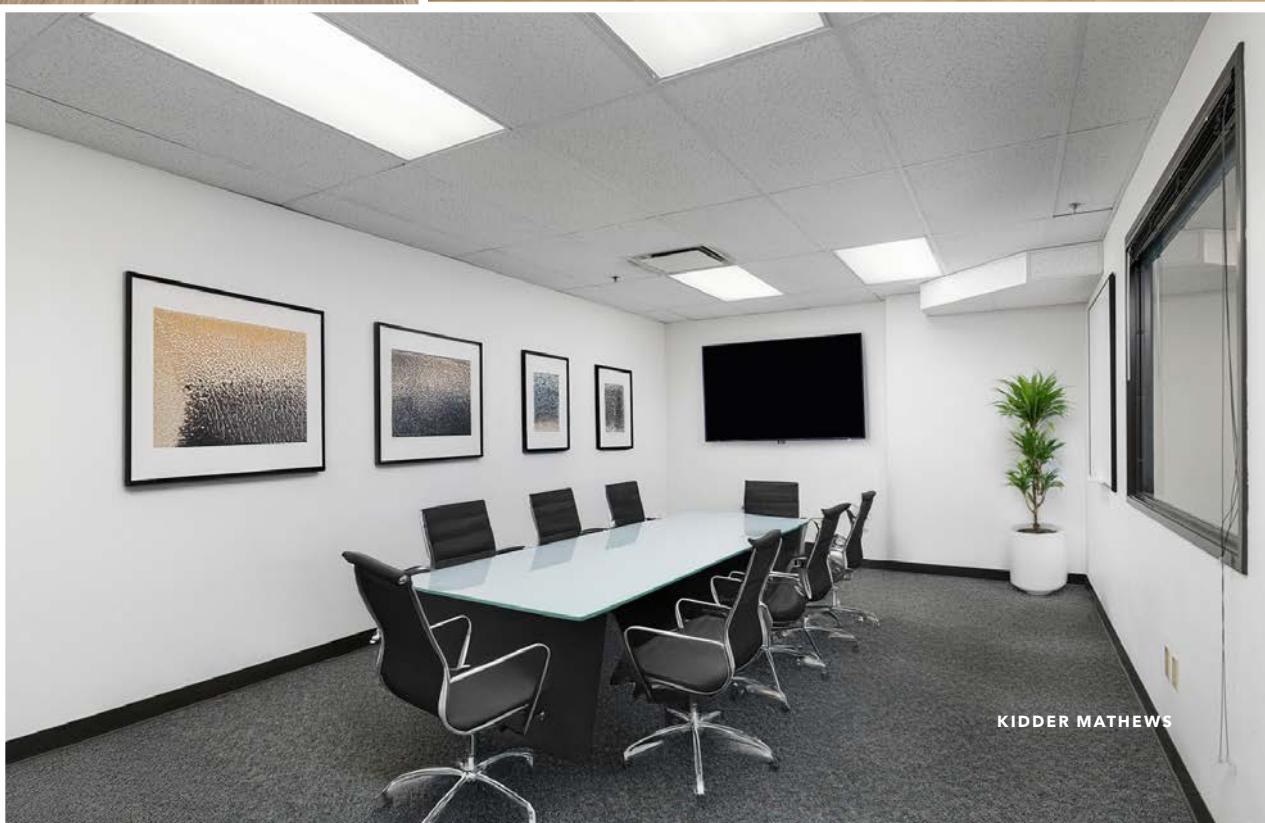
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2223 EASTMAN AVE



2223 EASTMAN AVE



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2189 EASTMAN | SUITE C

PROPERTY OVERVIEW

BUILDING AREA	10,846 SF
WAREHOUSE SF	8,100 SF
COVERED STORAGE	1,245 SF
COVERED LOADING	1,501 SF
LEASE RATE	\$0.80/SF/NNN (Year 1)
ROLL UP DOOR	1 (10' x 10')
OCCUPANCY	Available now
CLEAR HEIGHT	24'
PARKING SPACES	17

PROPERTY HIGHLIGHTS

Dock-high loading

Air conditioned warehouse

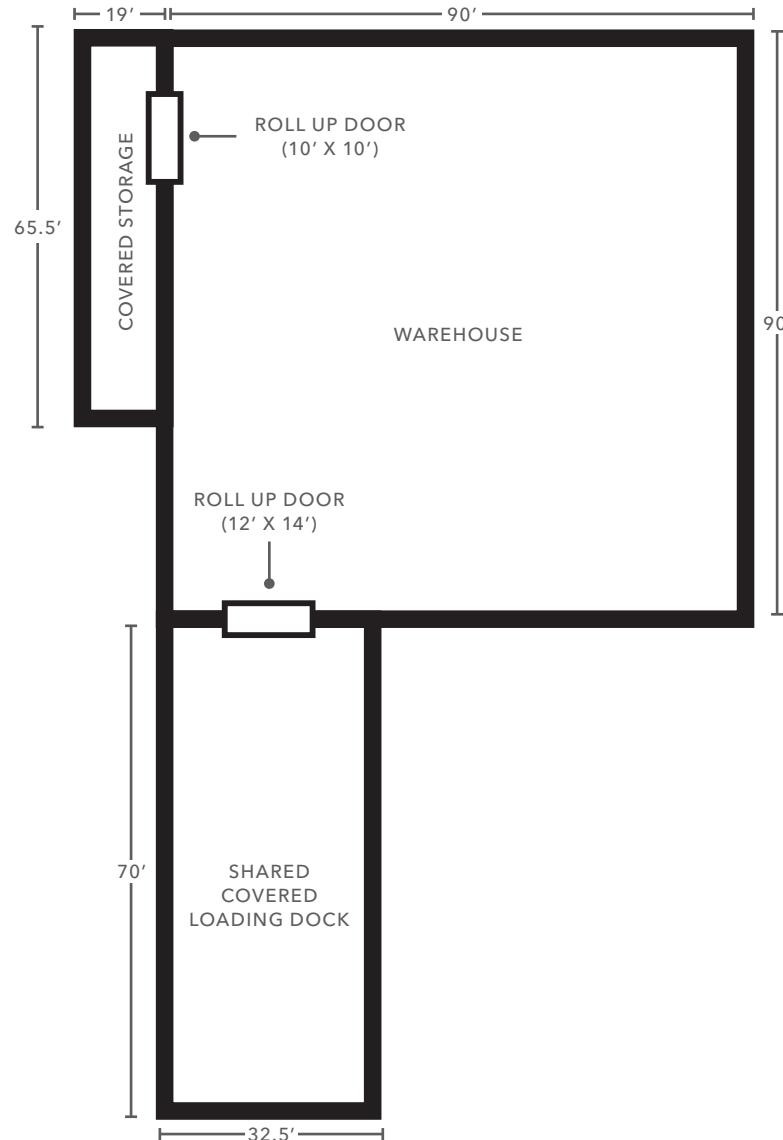
Potential to build bathroom

Ceilings can be raised to 24' clear height



2189 EASTMAN AVE

2189 EASTMAN AVE | SUITE C

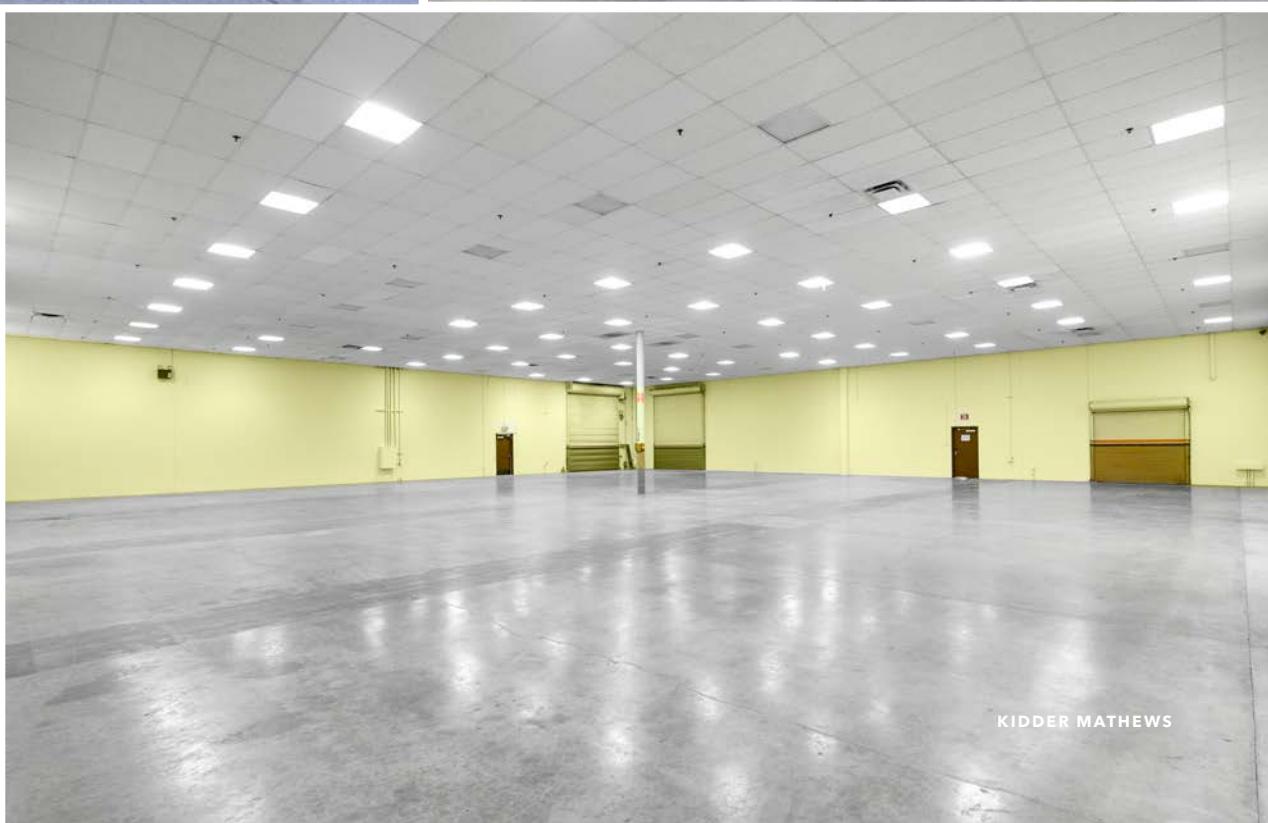


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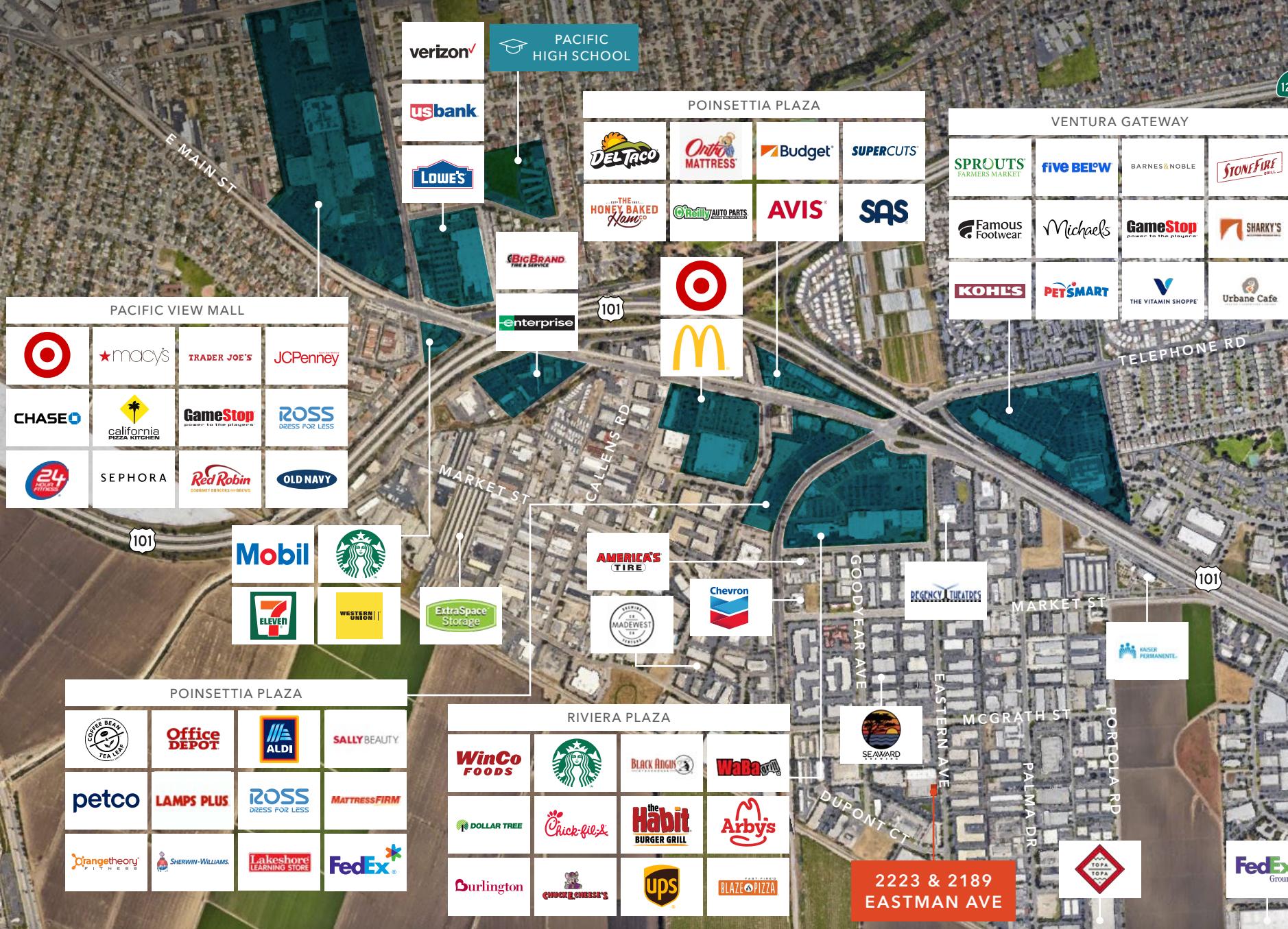
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DRIVE TIME MAP

30 MIN DRIVE 60 MIN DRIVE 90 MIN DRIVE





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*For more information on
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