

FOR LEASE

2223 & 2189 EASTMAN AVE

2189 EASTMAN
SUITE C

2223 EASTMAN
SUITE B

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

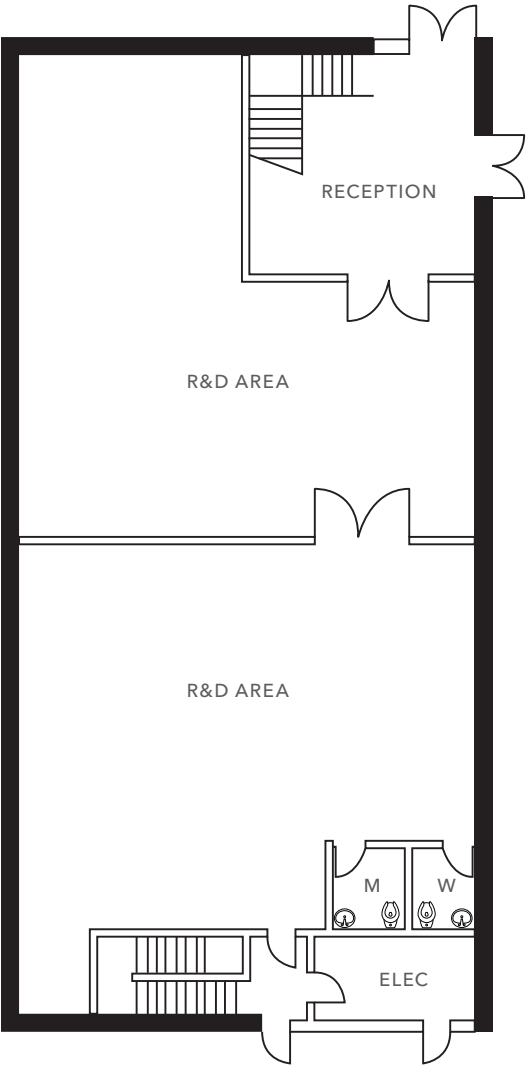
PROPERTY HIGHLIGHTS

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

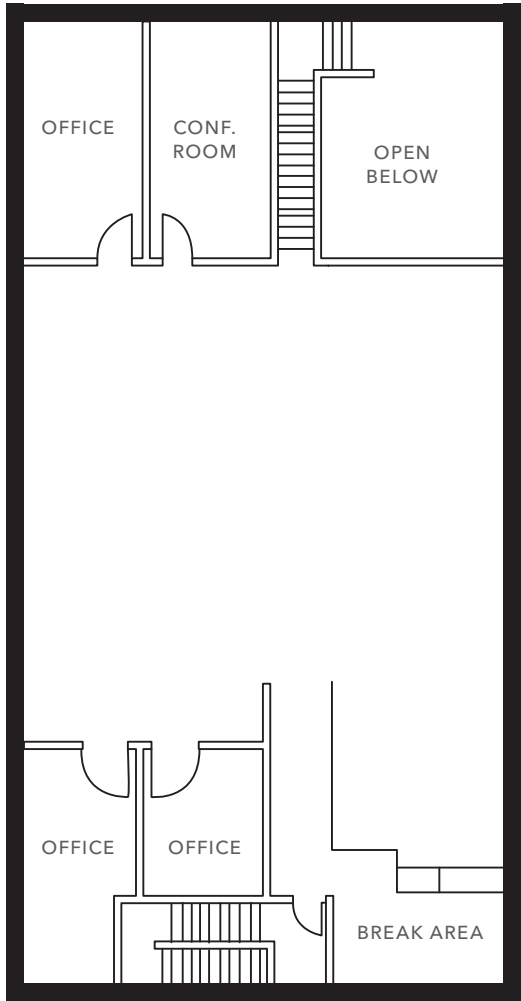


2223 EASTMAN | SUITE B

FIRST FLOOR



SECOND FLOOR



*Not to scale

2223 EASTMAN AVE



AVAILABLE FOR LEASE

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2223 EASTMAN AVE



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2223 EASTMAN AVE



ALL IMAGES ARE CONCEPTUAL RENDERING



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2223 EASTMAN AVE



AVAILABLE FOR LEASE

KIDDER MATHEWS

2189 EASTMAN | SUITE C

PROPERTY OVERVIEW

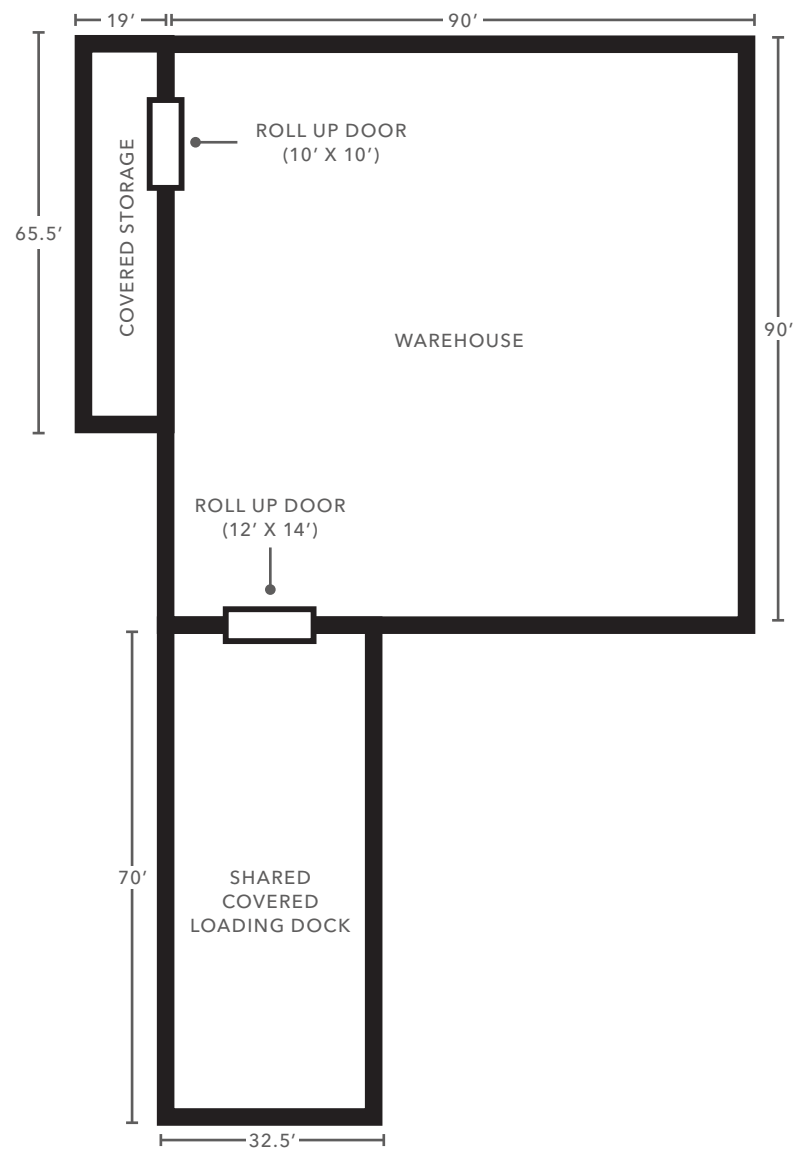
BUILDING AREA	10,846 SF
WAREHOUSE SF	8,100 SF
COVERED STORAGE	1,245 SF
COVERED LOADING	1,501 SF
LEASE RATE	\$0.80/SF/NNN (Year 1)
ROLL UP DOOR	1 (10' x 10')
OCCUPANCY	Available now
CLEAR HEIGHT	24'
PARKING SPACES	17

PROPERTY HIGHLIGHTS

- Dock-high loading
- Air conditioned warehouse
- Potential to build bathroom
- Ceilings can be raised to 24' clear height



2189 EASTMAN AVE | SUITE C



*Not to scale

2189 EASTMAN AVE



AVAILABLE FOR LEASE



KIDDER MATHEWS

2223 & 2189 EASTMAN AVE



AVAILABLE FOR LEASE

1150



KIDDER MATHEWS



2189 EASTMAN
SUITE C

2223 EASTMAN
SUITE B

2223 & 2189 EASTMAN AVE

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this property, please contact*

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