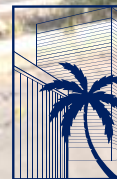




FOR LEASE

5450

Telegraph Road
Ventura, 93003



BUENGER
COMMERCIAL REAL ESTATE, INC.

**RECENTLY RENOVATED UPSCALE
PROFESSIONAL OFFICE BUILDING**

The Hathaway Building- Offices from 150 SF – 350 SF

(805) 985-1007

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3600 South Harbor Blvd. Oxnard, California 93035
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OVERVIEW

AMENITIES

- Conference room available by the hour
- Modern Interior & décor
- Shared break room / kitchenette
- Full-Service Gross leases
- Inside janitorial provided
- 2nd Floor location

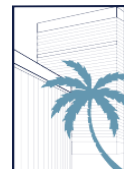
OVERVIEW

- Building Type: Professional Offices
- Year Built: 1974
- REMODELED IN 2024
- Building Height: 2 Stories
- Building Size: 16,800 SF
- Parking: 45 Surface Parking Spaces
- 14 Covered Parking Spaces



Conveniently located between Mills and Victoria with access to the 101 and 126 Freeways

Professional Offices For Lease



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Offices are fully updated with new flooring, paint, window coverings, conference room, and kitchen.

Please feel free to inquire and to set up showing time

Call or Text Nissa (805) 889-9016 cell

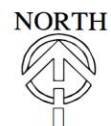
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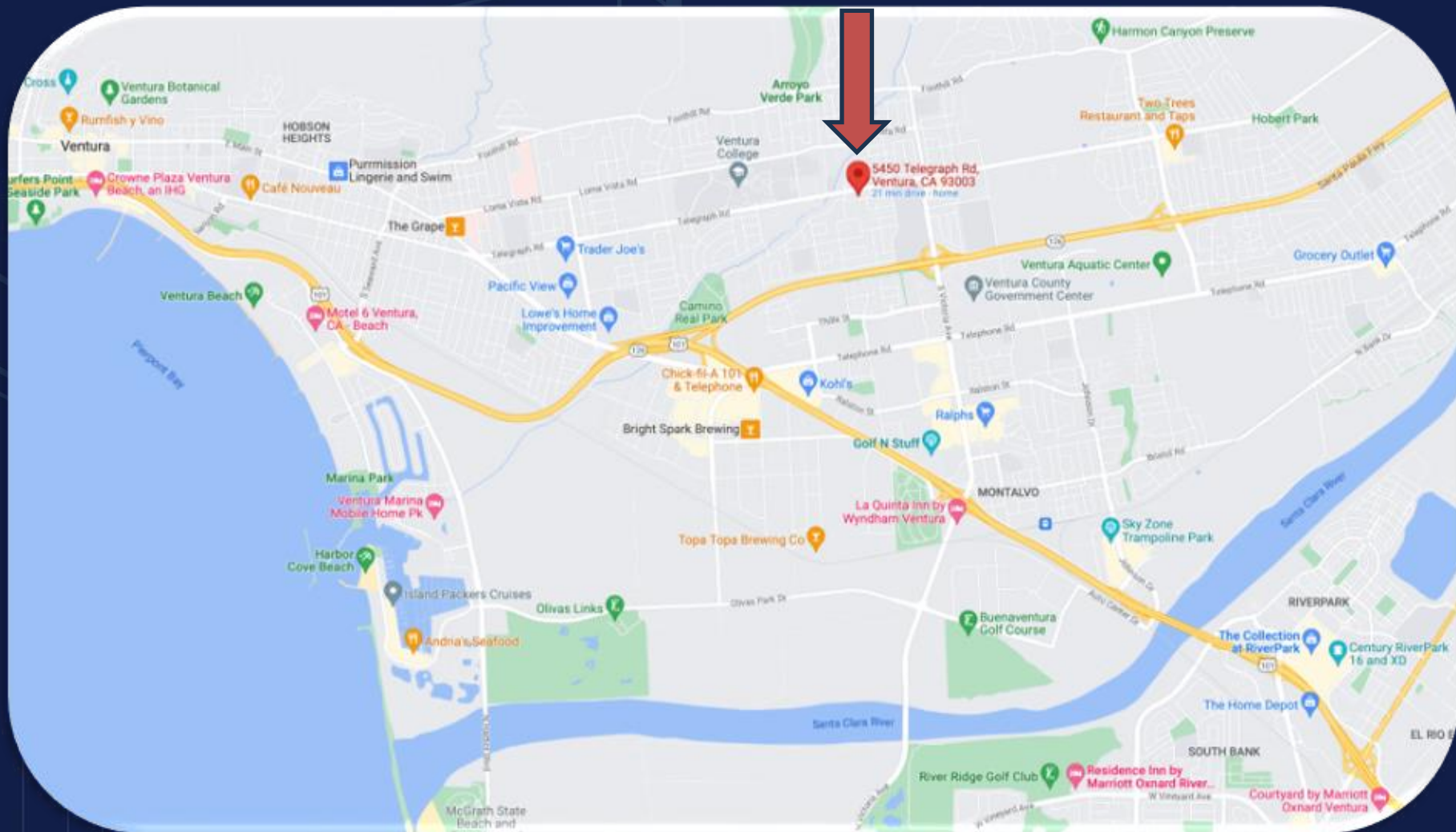
CalDRE #01378022



Available Suites Hathaway Building



Hathaway Building Second floor - Unit Breakdown								
Unit	Suite #	Dim Width	Dim Length	RSF	Mo Rate	Base Rent	Utilities / Electrical	Total Rent/Month
Suite	269	13.15	17.55	252	\$2.15	\$540.84	\$57.86	\$598.70
Suite	270	10.00	17.55	191	\$2.30	\$439.98	\$44.00	\$483.98



Great Location, Easy access to

- 101 and 126 Freeways
- Ventura County Government Center
- Downtown / Midtown Ventura
- Beaches

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