

### PROPERTY DESCRIPTION

Creative Office/Warehouse with ample parking available for Lease in Ventura. Multiple spaces available or option to rent the entire space.

Suite A105+106: Office with warehouse featuring a 6'x8' roll up door, storage room, private bathroom, utility sink, and washer/dryer. Tenant pays a percentage of utilities.

Suite A201+A202: Lessee pays 77.19% of dues and Utilities. Upstairs office with Private Entry. High Ceilings with lots of windows and light. Two Common Area Restrooms. Plenty of Parking

Reduced Rent Available for the First Six Months - Amount is based on Lease Terms - Please inquire.

### CONTACT INFO

To find out more, or setup a tour, please contact:  
Jenny Petty | [jpetty@beckergrp.com](mailto:jpetty@beckergrp.com) | 805.653.6794 ext. 203

### JEFFREY R. BECKER CCIM . CPM . RPA

805.653.6794

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CA DRE #01213236

### OFFERING SUMMARY

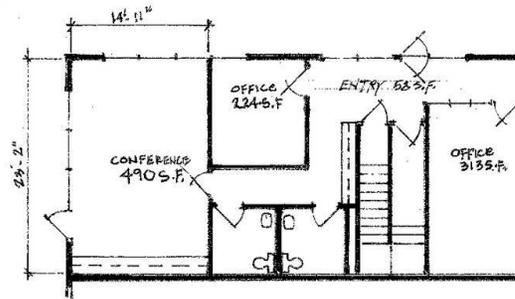
Lease Rate:	\$1.50 - 1.75 SF/month (MG)
Available SF:	1,209 - 4,662 SF
Building Size:	4,544 SF

SPACES	LEASE RATE	SPACE SIZE
2300-A105-106	\$1.50 SF/month	1,209 SF
2300-A201-A202	\$1.75 SF/month	2,741 SF
2300 (Entire Space)	\$1.52 SF/month	4,662 SF

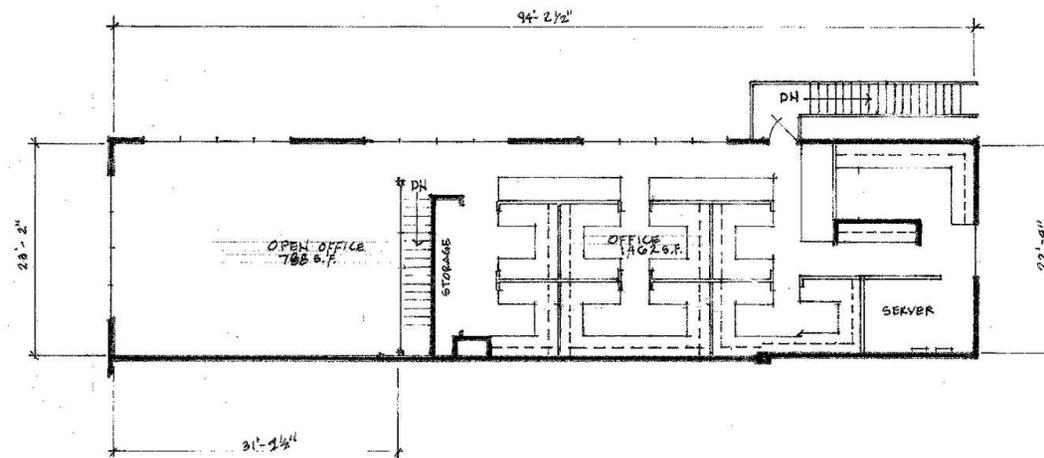


## 2300 Knoll Drive, Suite A

approximately 3,453 square feet



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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