

FOR LEASE

HIGH-IMAGE MEDICAL / OFFICE SUITES



1,912 – 4,753 SF

145 PARK LANE | MOORPARK, CA 93021

- THE RENAISSANCE BUILDING -

YAIR HAIMOFF, SIOR

Executive Managing Director
818.203.5429
yhaimoff@spectrumcre.com
CA DRE Lic. #01414758

MATT SREDEN

Senior Vice President
661.755.6654
msreden@spectrumcre.com
CA DRE Lic. #01907628

JASMINE MAGDALENO

Senior Associate
424.634.9202
jmagdaleno@spectrumcre.com
CA DRE Lic. #02056822

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805









SPECTRUM
COMMERCIAL REAL ESTATE, INC.
spectrumcre.com | 818.252.9900

FOR LEASE





1,912 – 4,753 SF



PROPERTY FEATURES

-  High-Image Medical / Office Building
-  Available for Immediate Occupancy
-  Extensive Wrap-Around Window Line
-  Ample Surface Parking (52 Spaces)
-  Potential Building / Monument Signage Opportunity **ask for details*
-  Elevator Served
-  Professionally Managed
-  **Entire Building (16,429 RSF) Can be Delivered**

LOCATION HIGHLIGHTS

-  Prime Moorpark Location off of E. Los Angeles Avenue
-  Excellent Demographics
-  Close Proximity to Retail Services Including: Moorpark Marketplace, Amazon Fresh, Target, In-N-Out, Restaurants, Hotels, Golf Courses, Daycare Facilities, and Schools
-  Easy Access to CA-118 & CA-23 (1.7 Miles)



YAIR HAIMOFF, SIOR

Executive Managing Director
818.203.5429
yhaimoff@spectrumcre.com
CA DRE Lic. #01414758

MATT SREDEN

Senior Vice President
661.755.6654
msreden@spectrumcre.com
CA DRE Lic. #01907628

JASMINE MAGDALENO

Senior Associate
424.634.9202
jmagdaleno@spectrumcre.com
CA DRE Lic. #02056822

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

FOR LEASE

FIRST FLOOR

1,912 - 4,753 SF



SUITE	SIZE (SF)	DESCRIPTION
100	2,452	Great open concept for a Physical Therapist includes private restroom + shower.
110	2,841	Dental Surgical Center four (4) operatories, recovery/postop area, nitrous oxide line in walls, oxygen center, lab with eyewash station, breakroom with kitchenette, doctor's office, consultation room, and two private restrooms
120	1,912	Urgent Care/Surgical Facility with lab + private restroom.
*110 + 120	4,753	*Can be combined



[Click Here for More Interior Photos](#)

YAIR HAIMOFF, SIOR

Executive Managing Director
818.203.5429
yhaimoff@spectrumcre.com
CA DRE Lic. #01414758

MATT SREDEN

Senior Vice President
661.755.6654
msreden@spectrumcre.com
CA DRE Lic. #01907628

JASMINE MAGDALENO

Senior Associate
424.634.9202
jmagdaleno@spectrumcre.com
CA DRE Lic. #02056822

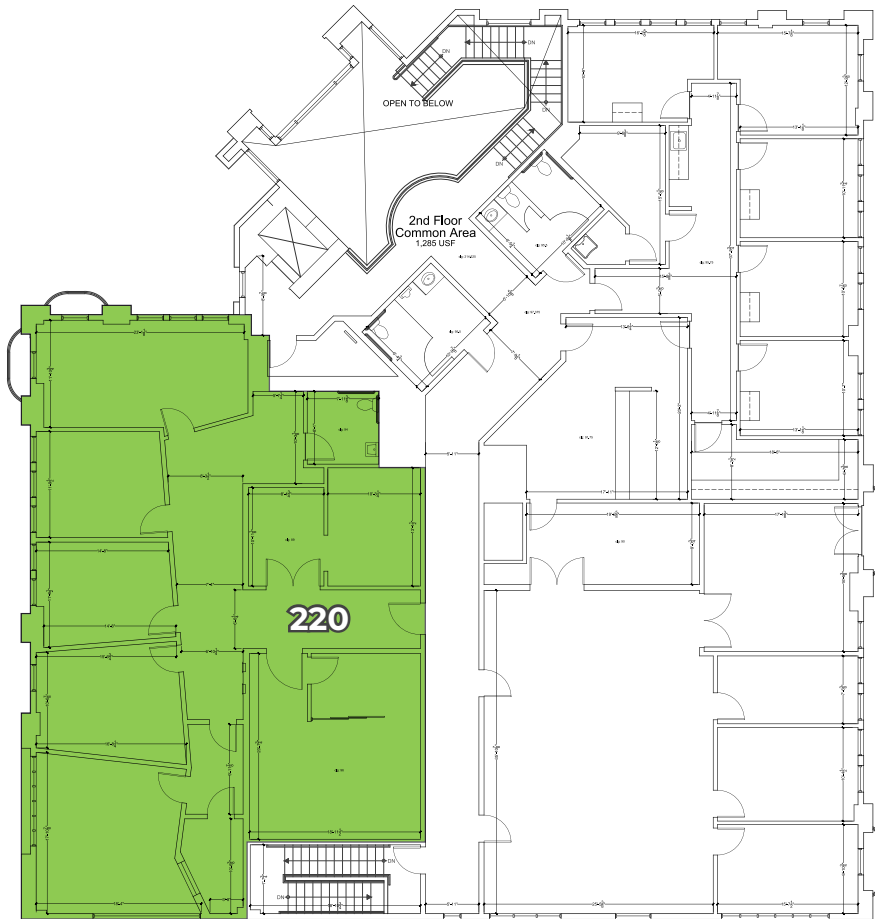
No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

SPECTRUM
COMMERCIAL REAL ESTATE, INC.
spectrumcre.com | 818.252.9900

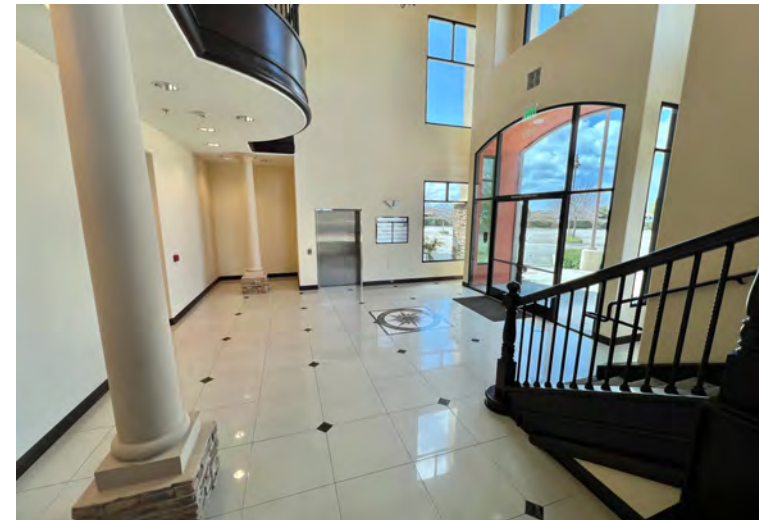
FOR LEASE

SECOND FLOOR

3,282 SF



SUITE	SIZE (SF)	DESCRIPTION
220	3,282	Post Production office with soundproof rooms and a private restroom



[Click Here for More Interior Photos](#)

YAIR HAIMOFF, SIOR
Executive Managing Director
818.203.5429
yhaimoff@spectrumcre.com
CA DRE Lic. #01414758

MATT SREDEN
Senior Vice President
661.755.6654
msreden@spectrumcre.com
CA DRE Lic. #01907628

JASMINE MAGDALENO
Senior Associate
424.634.9202
jmagdaleno@spectrumcre.com
CA DRE Lic. #02056822

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

SPECTRUM
COMMERCIAL REAL ESTATE, INC.
spectrumcre.com | 818.252.9900

FOR LEASE

AMENITIES MAP



YAIR HAIMOFF, SIOR
 Executive Managing Director
 818.203.5429
 yhaimoff@spectrumcre.com
 CA DRE Lic. #01414758

MATT SREDEN
 Senior Vice President
 661.755.6654
 msreden@spectrumcre.com
 CA DRE Lic. #01907628

JASMINE MAGDALENO
 Senior Associate
 424.634.9202
 jmagdaleno@spectrumcre.com
 CA DRE Lic. #02056822

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

SPECTRUM
 COMMERCIAL REAL ESTATE, INC.
 spectrumcre.com | 818.252.9900



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	16,646	37,819	78,629
Estimated Households	5,134	12,175	26,834



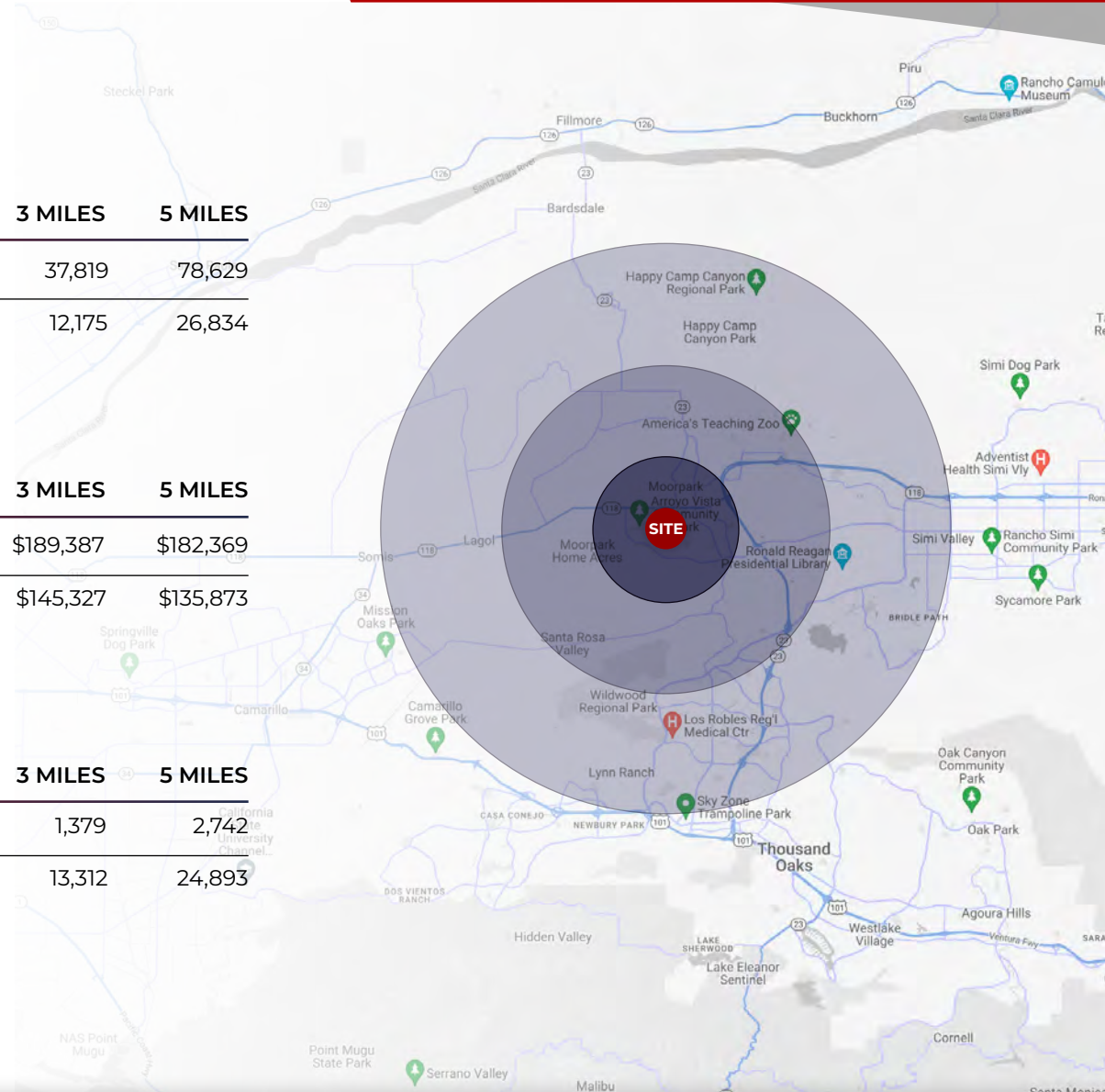
HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$150,496	\$189,387	\$182,369
Median Household Income	\$119,635	\$145,327	\$135,873



DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Businesses	674	1,379	2,742
Total Employees	5,467	13,312	24,893



YAIR HAIMOFF, SIOR
Executive Managing Director
818.203.5429
yhaimoff@spectrumcre.com
CA DRE Lic. #01414758

MATT SREDEN
Senior Vice President
661.755.6654
msreden@spectrumcre.com
CA DRE Lic. #01907628

JASMINE MAGDALENO
Senior Associate
424.634.9202
jmagdaleno@spectrumcre.com
CA DRE Lic. #02056822

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

SPECTRUM
COMMERCIAL REAL ESTATE, INC.
spectrumcre.com | 818.252.9900

145

| PARK LANE MOORPARK, CA



YAIR HAIMOFF, SIOR

Executive Managing Director

818.203.5429

yhaimoff@spectrumcre.com

CA DRE Lic. #01414758



MATT SREDEN

Senior Vice President

661.755.6654

msreden@spectrumcre.com

CA DRE Lic. #01907628



JASMINE MAGDALENO

Senior Associate

424.634.9202

jmagdaleno@spectrumcre.com

CA DRE Lic. #02056822

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 818.252.9900

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805