

250 S. MILLS RD.

VENTURA, CA

OFFERED FOR SALE OR LEASE
CAMPUS STYLE PRIME OFFICE/RETAIL



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LEE & ASSOCIATES

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PROPERTY HIGHLIGHTS

Updated and remodeled Mid-Century Class A building, designed by William Pereira, an American architect from Chicago, Illinois, who was noted for his futuristic designs of landmark buildings such as the Transamerica Pyramid in San Francisco and The Theme building at LAX.

SPACES AVAILABLE

- Upper street-level Open Suite - 6,480 SF
 - Suite E rear lower-level, open space with separate entrance, exterior restrooms and kitchen - 1,480 SF
-
- ADA Secured parking (200 spaces) with access to new interior elevator
 - NEW Tax Abatement as part of Mills Act!
 - NEW SALES PRICE: \$8,295,000.00
 - NEW LEASE PRICE: Upper Level - \$3.00 PSF
Lower Level - Ste E. \$2.50 PSF
 - APN: 079-0-101-300
 - BUILDING SIZE: 14,440 SF
 - PARCEL SIZE: 2 Acres
 - ZONE: C-1 - Medical



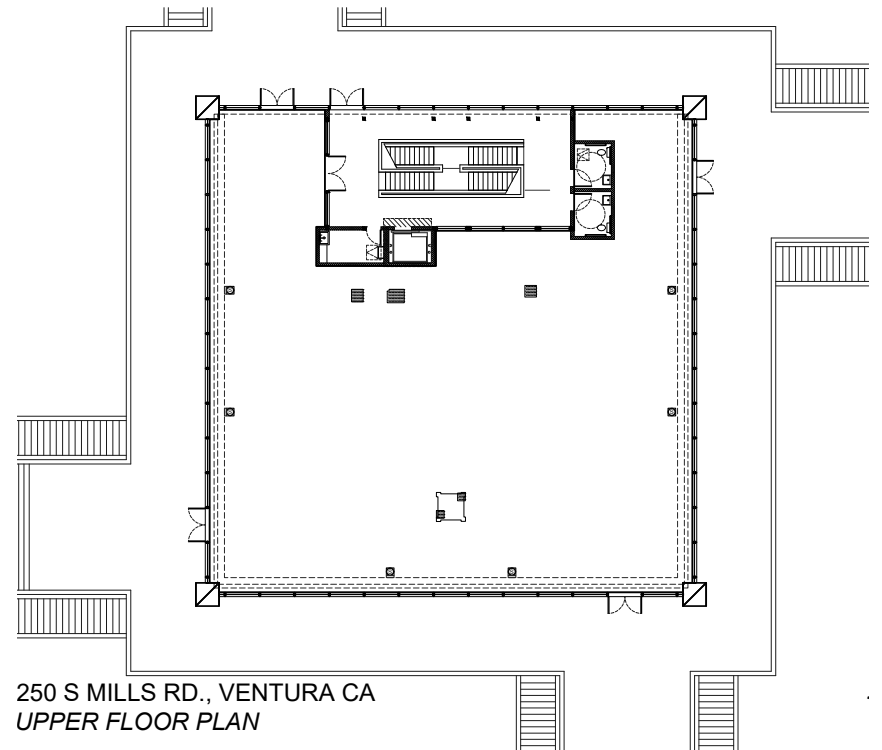
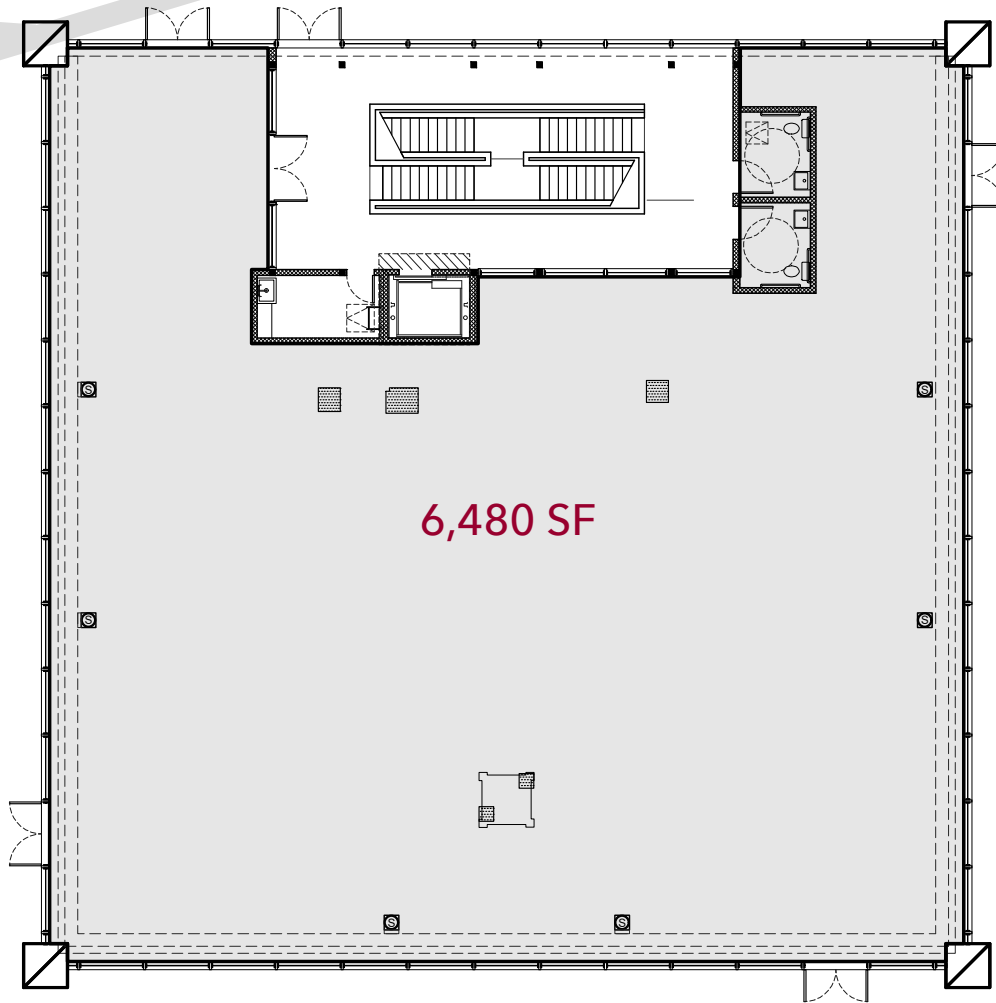
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UPPER LEVEL PHOTOS



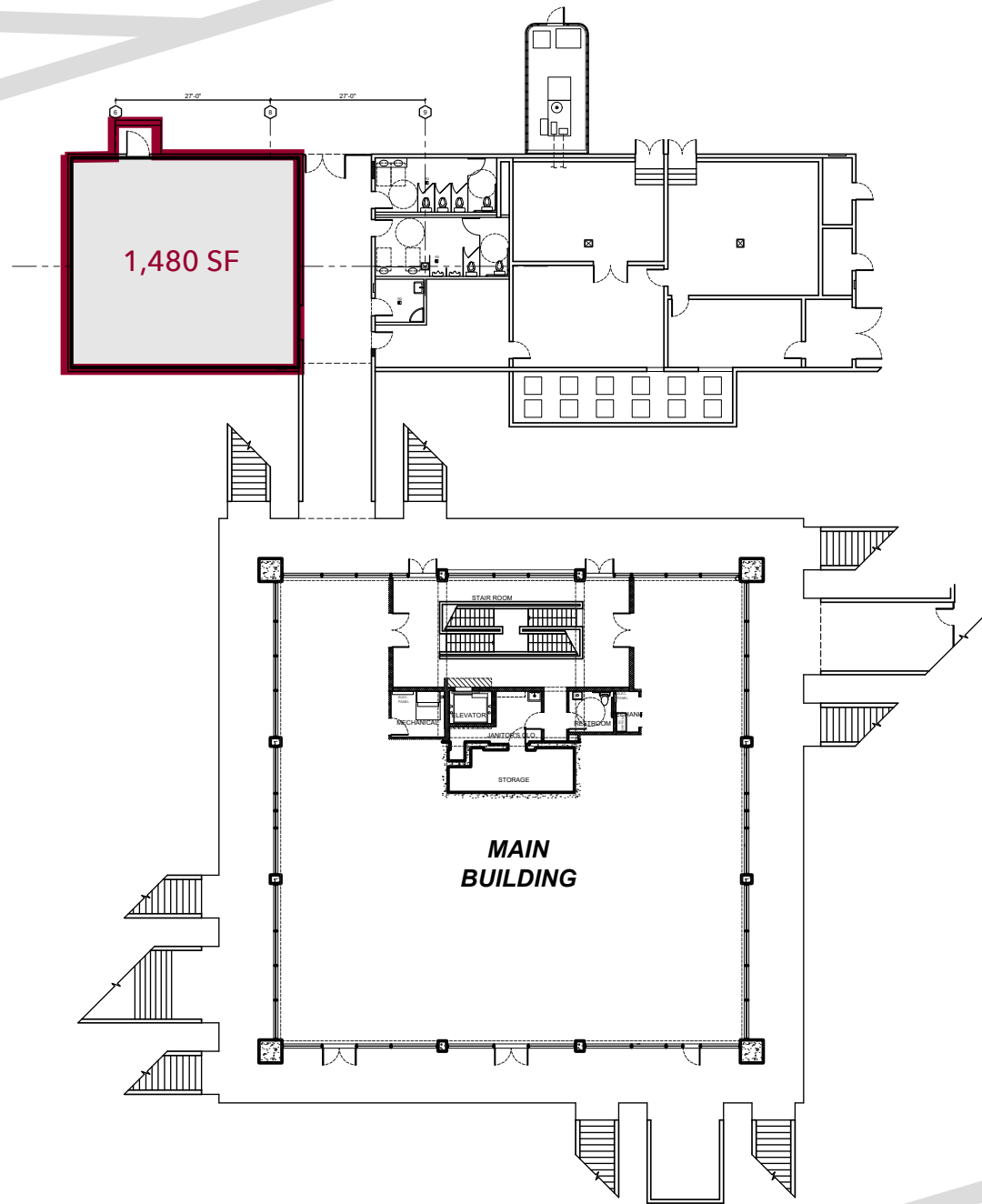
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UPPER LEVEL FLOOR PLANS



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LOWER LEVEL FLOOR PLAN



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AMENITIES



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PROPERTY SUMMARY

Large, modern and exquisitely updated Approx. 6,480 SF open space with an 85 Walk Score! High ceilings, clean polished concrete floor with new lighting consisting of front, rear and side entrances. Located across the street from Target, Trader Joe's, Pacific View Mall and Mill St. shopping restaurants. High traffic area with a ton of visibility and floor to ceiling windows. Large outdoor areas (front, rear and side). Ample parking above and below ground. Interior elevator and parking access.

4,300 SF Medical office now available (former Urgent Care), with equipment including an X-Ray room, waiting room, exam rooms, kitchen and restroom. This is contiguous with the lower front office which also includes several exam rooms.

Also available is a rear lower-level 1,480 SF multi-use lab/PT space with kitchen and separate restrooms, adjacent to parking garage with courtyard entrance.

There is a new foot/ankle sports medicine specialist located on the lower level (visible from rear only).



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Lee & Associates, the largest broker-owned firm in North America, has been providing seamless, consistent execution and value-driven market-to-market services for our clients since 1979.

Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

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