

LAWRENCE BUSINESS CENTER

**INDUSTRIAL
SUITE
FOR LEASE**



WESTCORD

2626 Lavery Court, Suite 306 Thousand Oaks, CA 91320



Ideal Location in Conejo Valley– Newbury Park.

Near: Amgen, banks and restaurants,
Lowes, and many other convenient businesses.

FOR LEASE

Suite #306

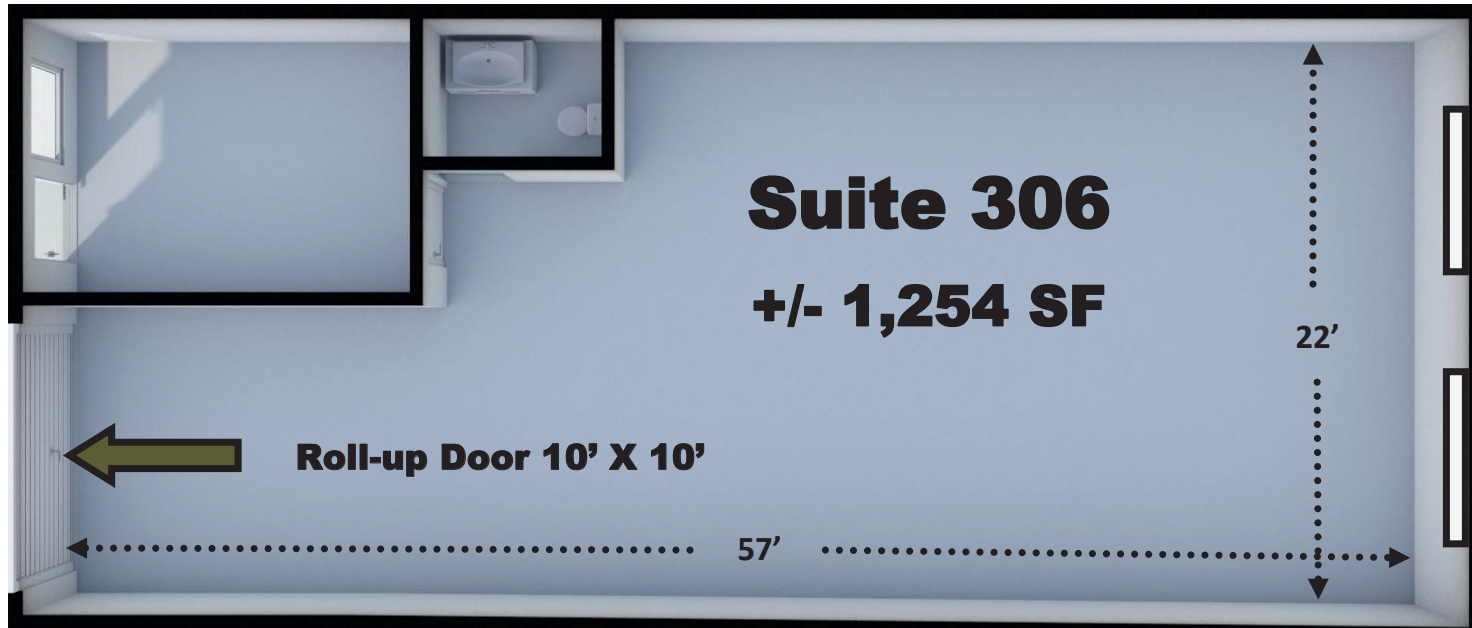
- Suite #306 +/- 1,254 SF
- Available- March 2025
- Modified Gross Lease – NO CAM
- Rent: \$2,295/Month (\$1.83/SF)
- 10X10 roll-up door
- Office- +/- 150 SF- Air/Heat & private restroom.
- WH fully air conditioned & insulated for better climate control. +/- 16' ceiling ht.
- Tenant responsible for metered utilities- water and trash included in rent.
- Parking: 3 in common.

► **Please call broker to show**



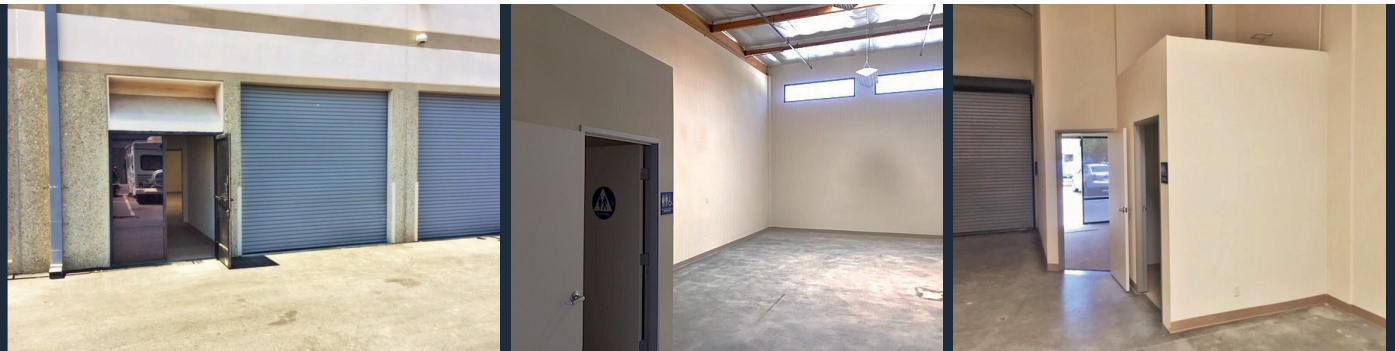
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FLOOR PLAN

Suite #306



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WESTCORD.COM