

**CARLTON PLAZA**

**20750**

**VENTURA BLVD.**

**+/- 1,669 - 12,849 RSF**

Available Now



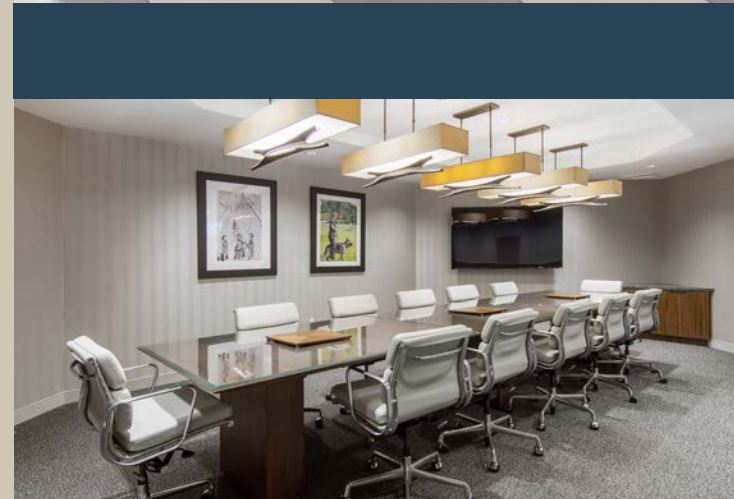
**CBRE**



# A NEW LOOK

Carlton Plaza has recently been upgraded in all areas. The showpiece is the beautiful contemporary lobby. The design has been well received by the existing tenants and has tremendously improved the appeal to prospective tenants and visitors who experience the building.

The addition of Wi-Fi in the lobby creates a warm atmosphere for tenants to relax and enjoy the comfortable environment while working on their laptops or tablets. The exterior courtyard has been improved to provide tenants with an additional area to relax or work.







## PROPERTY HIGHLIGHTS

- + Immediate Access to 101 Freeway and Ventura Boulevard
- + Excellent Outdoor Seating Areas
- + Balconies in Select Suites
- + On-Site Auto Detailing & Weekly Dry Cleaning Service
- + Flexible Floorplans
- + Recently Renovated Lobby
- + Adjacent Parking Structure Provides Covered Parking for ±600 vehicles
- + 4:1,000 RSF Parking
- + \$85.00 / Month Unreserved
- + \$110.00 / Month Reserved

# 154,660 SF, BEAUTIFUL BRICK AND BLACK GLASS DELUXE OFFICE BUILDING

SUITE NUMBER	SIZE	AVAILABILITY	MONTHLY RATE PER SF
Suite 100	12,849 RSF	TBD	\$2.35 - 2.45 FSG
Suite 101	1,960 RSF	Vacant	\$2.35 - 2.45 FSG
Suite 104	2,818 RSF	Vacant	\$2.35 - 2.45 FSG
Suite 110	663 RSF	Vacant	\$2.35 - 2.45 FSG
Suite 201 New Spec Suite	1,669 RSF	Vacant	\$2.35 - 2.45 FSG
Suite 205 *	7,513 RSF	Vacant	\$2.35 - 2.45 FSG
Suite 206	2,865 RSF	Vacant	\$2.35 - 2.45 FSG
Suite 208 * New Spec Suite	1,760 RSF	Vacant	\$2.35 - 2.45 FSG
Suite 221	6,545 RSF	Vacant	\$2.35 - 2.45 FSG
Suite 310	12,722 RSF	Nov. 1 <sup>st</sup> , 2024	\$2.35 - 2.45 FSG
Suite 330	3,717 RSF	Vacant	\$2.35 - 2.45 FSG
Suite 410 **	2,323 RSF	Vacant	\$2.35 - 2.45 FSG
Suite 415 **	2,062 RSF	Vacant	\$2.35 - 2.45 FSG
Suite 440 ***	3,543 RSF	Vacant	\$2.35 - 2.45 FSG
Suite 450 ***	4,622 RSF	Vacant	\$2.35 - 2.45 FSG

\* Suites 205 & 208 can be combined for up to 9,273 RSF

\*\* Suites 410 & 415 can be made contiguous for 4,385 RSF

\*\*\* Suites 440 & 450 can be combined for up to 8,189 RSF

## PARKING

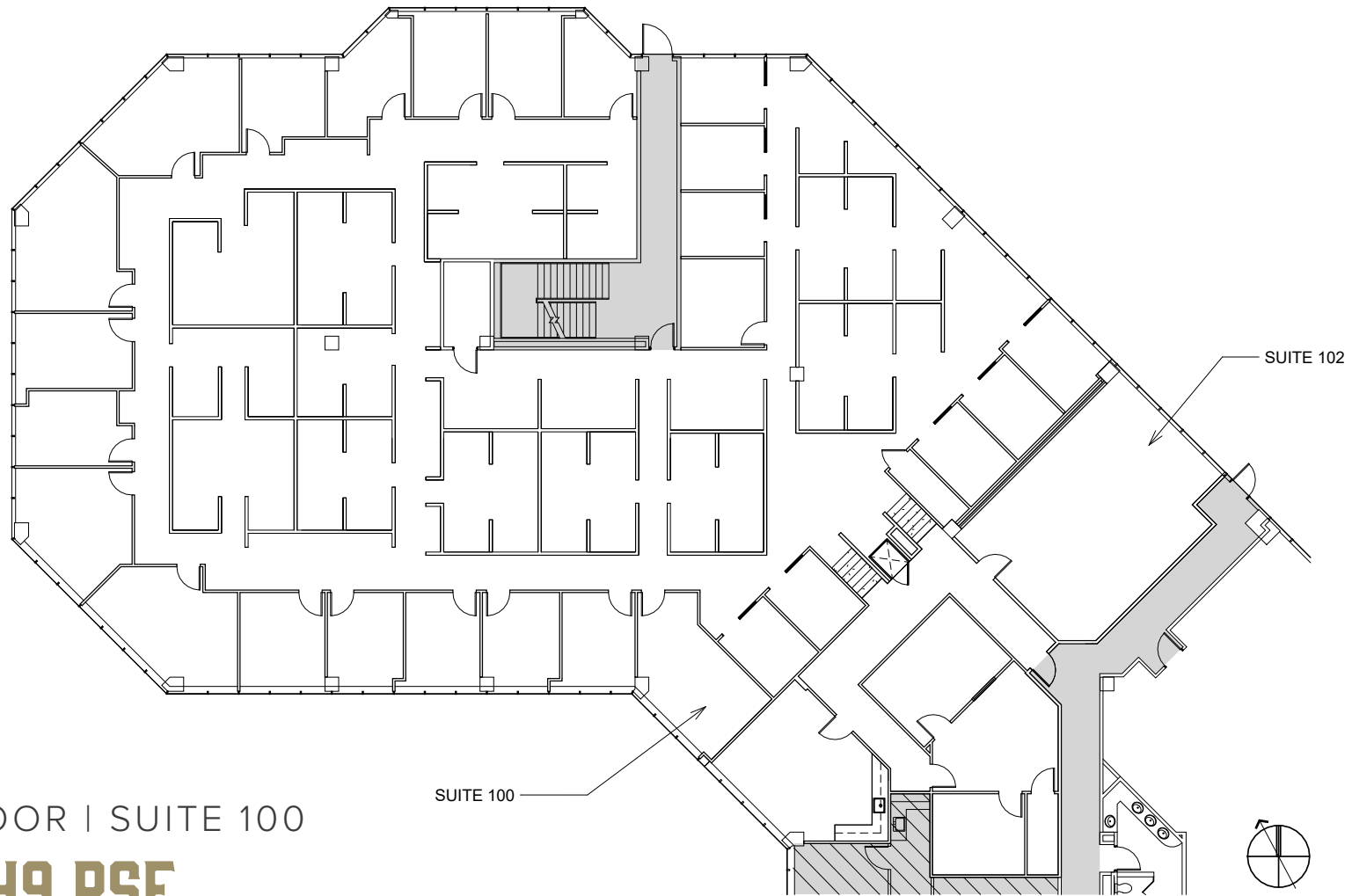
4.0 / 1,000 SF

\$85.00 per month (unreserved)

\$110.00 per month (reserved)



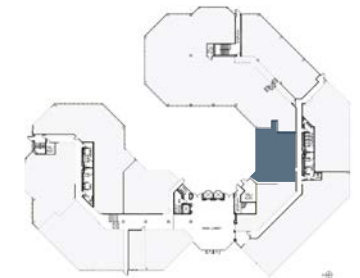
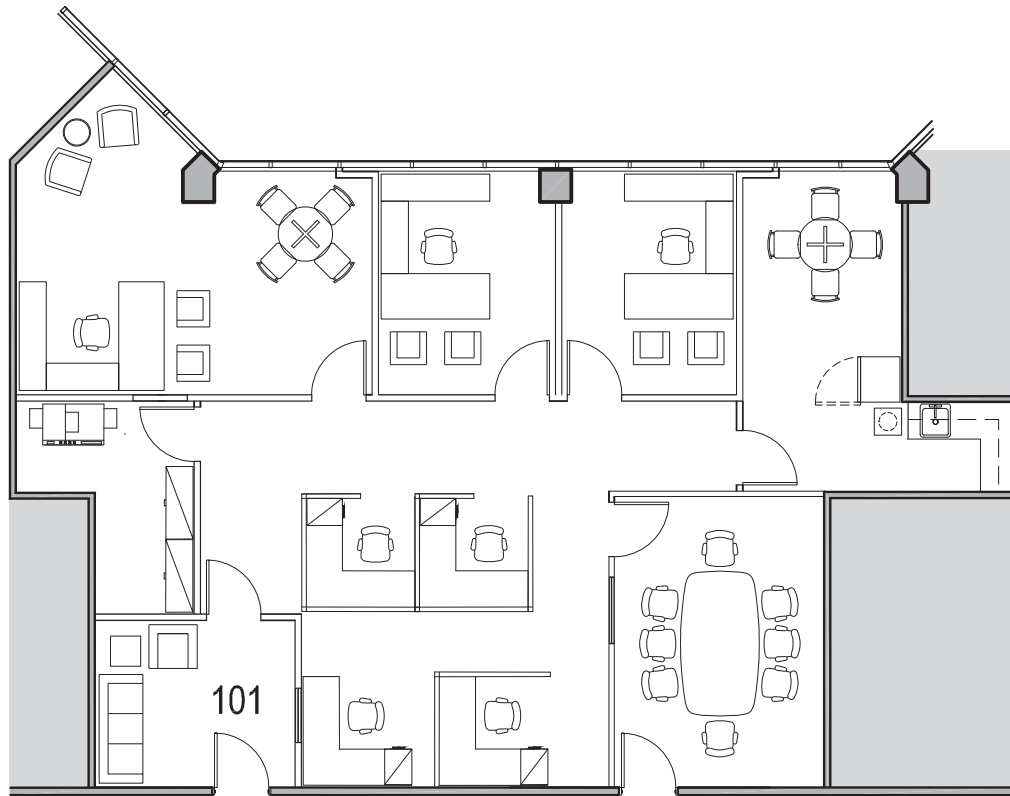




1<sup>ST</sup> FLOOR | SUITE 100

**12,849 RSF**

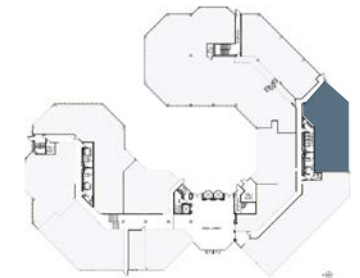
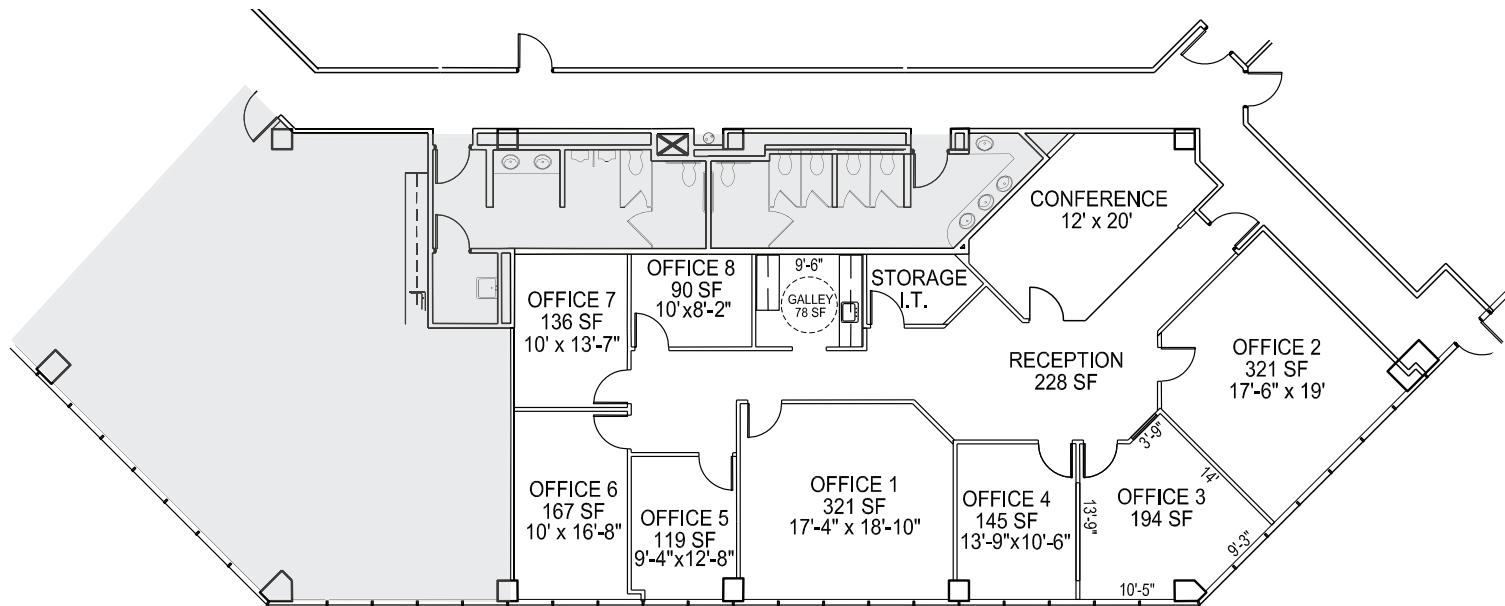
- Several demising options
- 16 Private Offices
- 6 Huddle Rooms
- Enclosed Break Room
- Large Conference Room
- Work Stations for Up To 50 Employees
- Storage and Work Bay



## 1<sup>ST</sup> FLOOR | SUITE 101

# 1,960 RSF

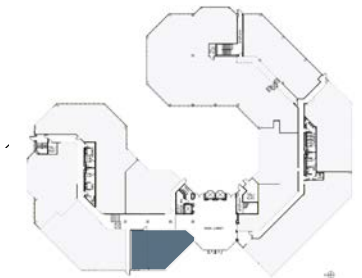
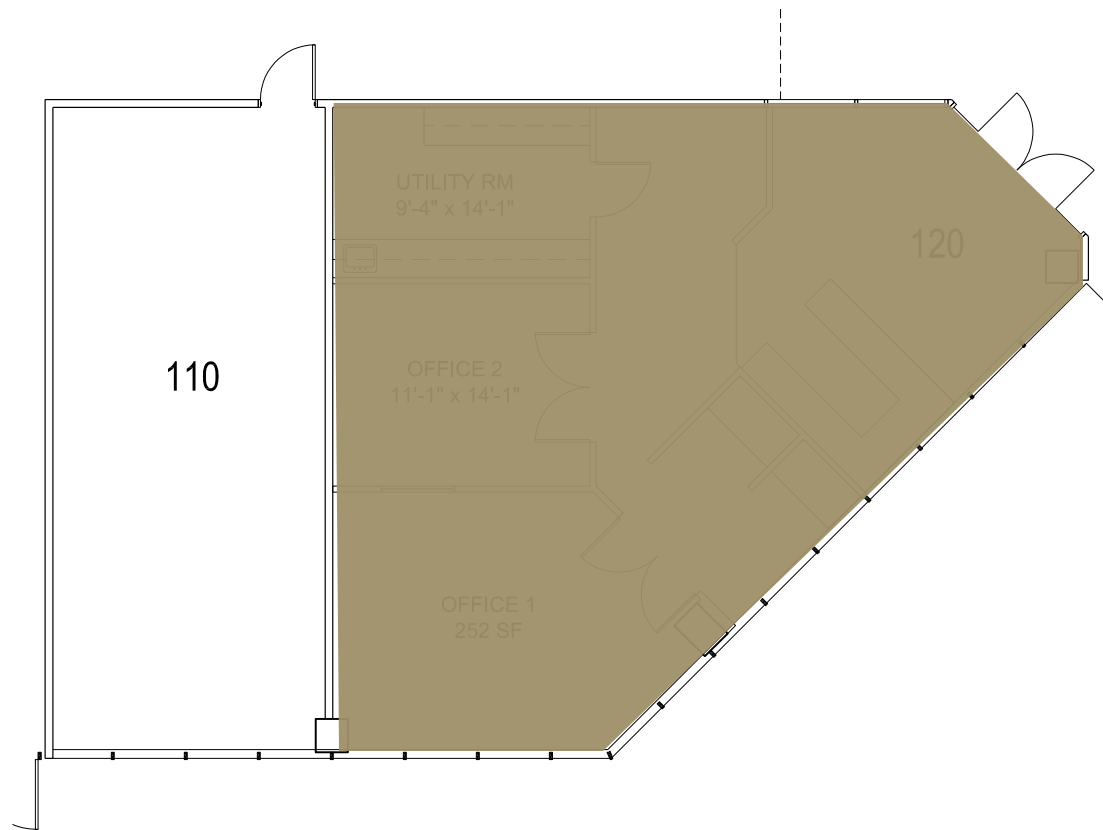
- Efficient Floor Plan
- 3 Private Offices
- 1 Conference Room
- Bullpen Seating
- Reception
- Kitchen with Break Room
- Storage / IT Room



## 1<sup>ST</sup> FLOOR | SUITE 104

# 2,818 RSF

- Ground Floor Space
- Conference Room off Entrance
- Two Executive Offices
- Four Window-lined Offices
- Two Interior Offices
- Break Room with Plumbing
- Storage/IT



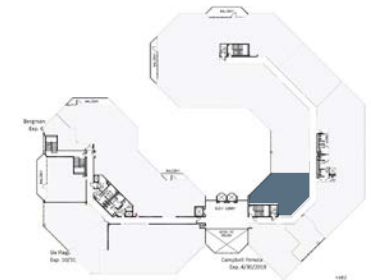
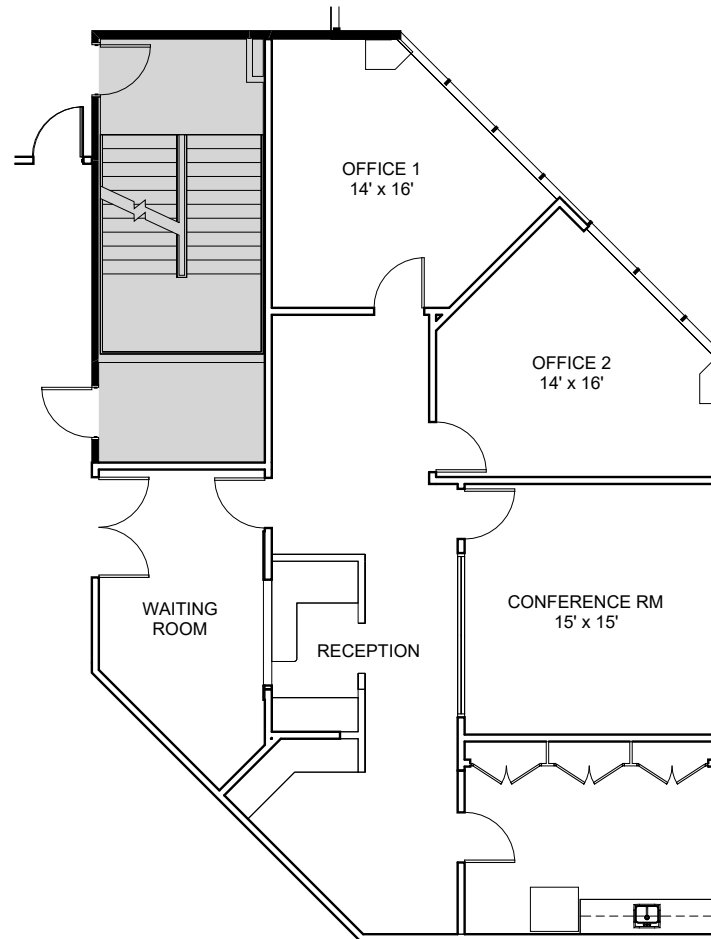
1<sup>ST</sup> FLOOR | SUITE 110

**663 RSF**

- Former Deli
- Built-in Service Line
- Plumbing
- Small Storage
- Ideal for Food User
- Available Now



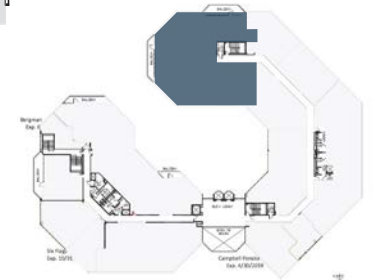
# NEW SPEC SUITE



2<sup>ND</sup> FLOOR | SUITE 201

**1,669 RSF**

- Waiting Room
- Reception Area
- Conference Room
- 2 Windowed Offices
- Break Room
- Small Storage Cabinets
- Available Now



## 2<sup>ND</sup> FLOOR | SUITE 205

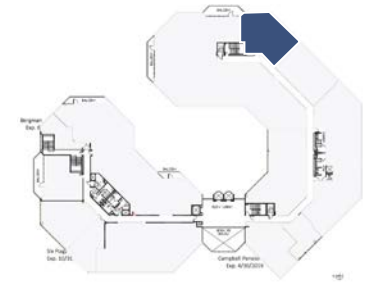
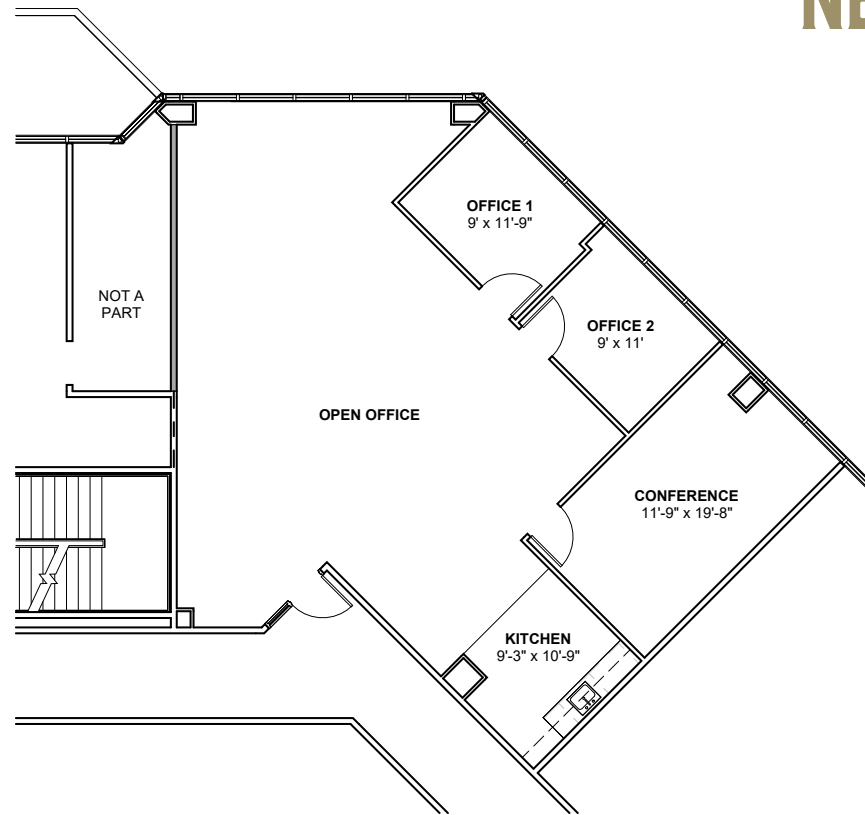
**7,349 RSF**

\* SUITE IS CONTIGUOUS WITH SUITE 208 FOR +/- 9,273 RSF.

\*\* SUITE CAN POTENTIALLY BE DEMISED.

- Reception Area
- Waiting Area
- 3 Offices
- Conference Room
- Kitchen
- Ample Bullpen Space
- 2 Balconies
- Large Storage Area
- Small Storage Area
- Shipping/Receiving Room
- Contiguous with Suite 208
- Suite Can Potentially be Demised
- Kitchen/Break Room
- Available Now

# NEW SPEC SUITE



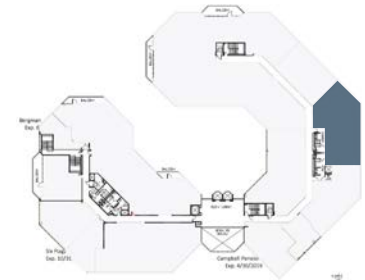
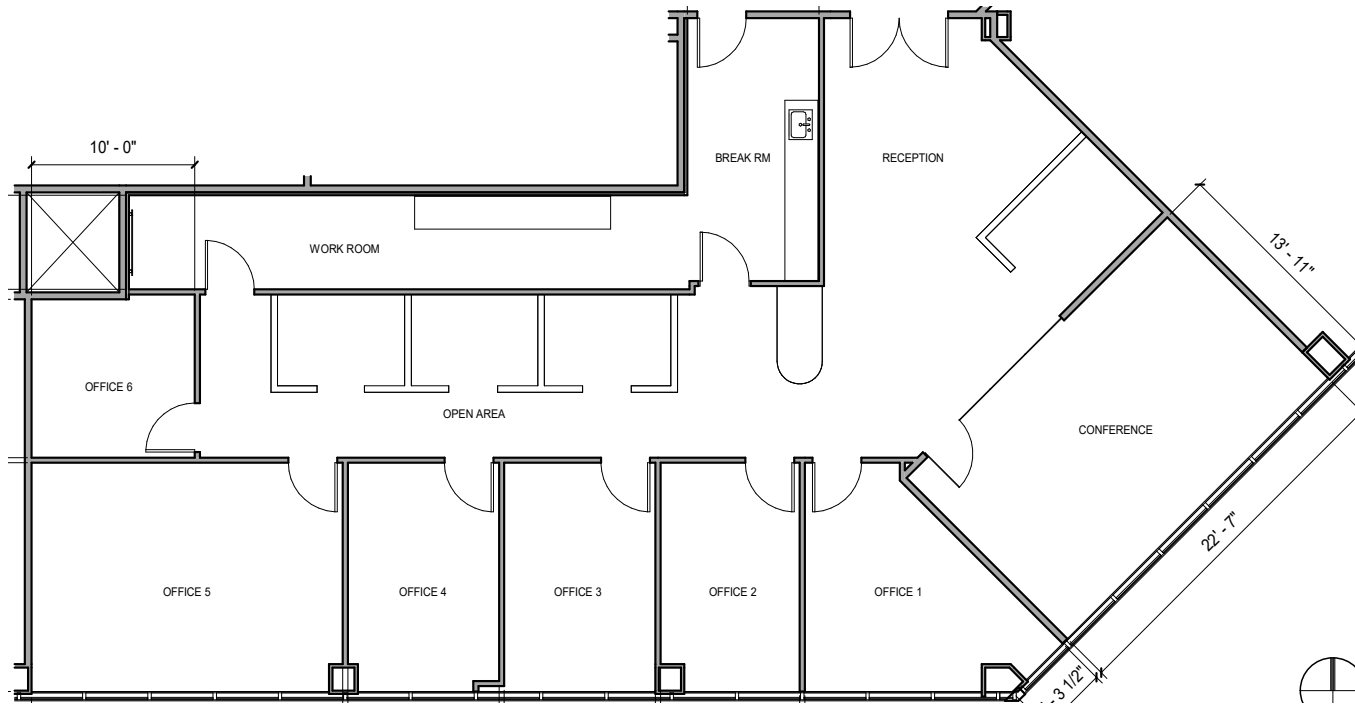
2<sup>ND</sup> FLOOR | SUITE 208

**1,760 RSF**

\*SUITE IS CONTIGUOUS WITH SUITE 205 FOR +/- 9,273 RSF

- 2 Windowed Offices
- Conference Room
- Bullpen Area
- Contiguous with Suite 205
- Available Now

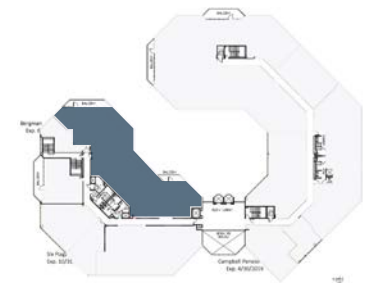




## 2<sup>ND</sup> FLOOR | SUITE 206

# 2,865 RSF

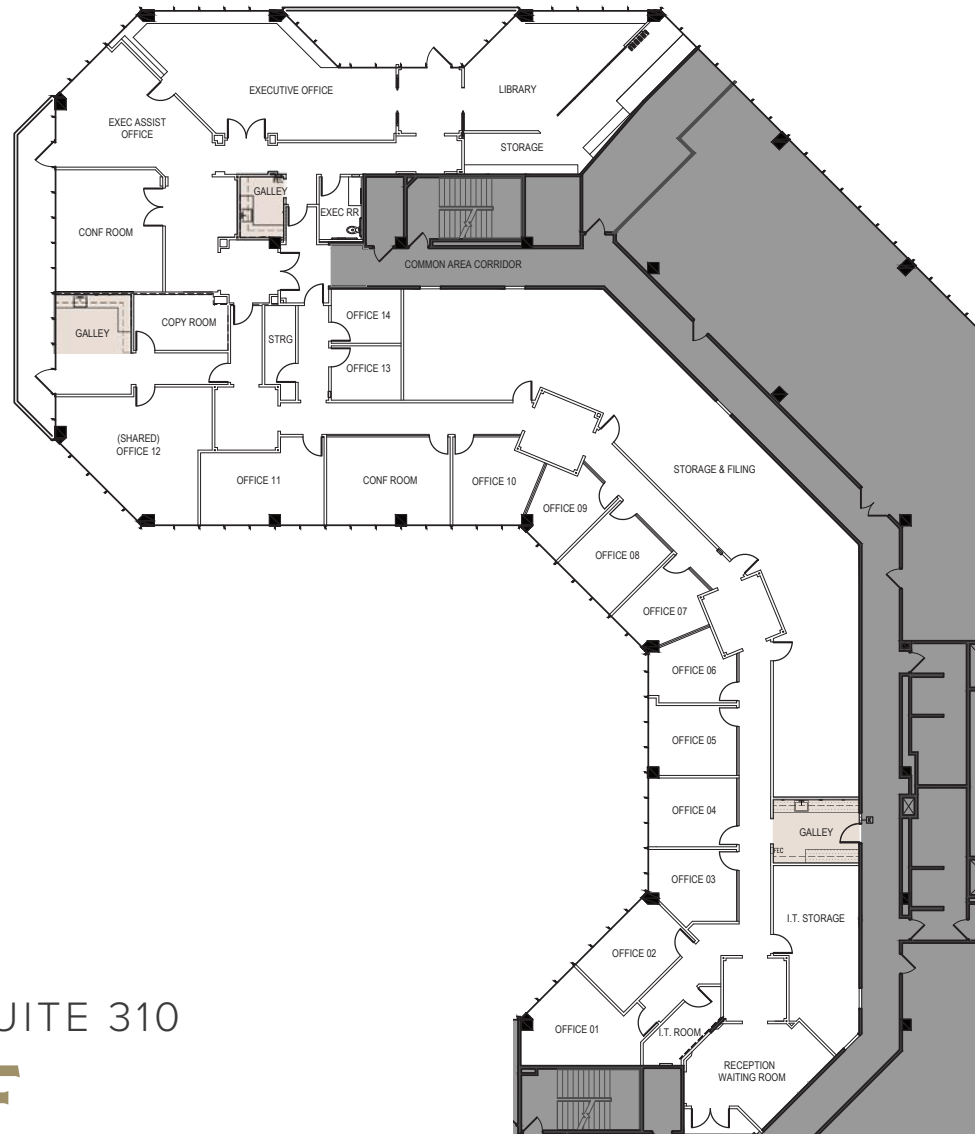
- Reception Area
- Glass Conference Room Off Reception
- 5 Windowed Offices
- Interior Office
- Small Bullpen With Built-in Cubicles
- Break Room
- LED Lights Throughout
- Available Now



2<sup>ND</sup> FLOOR | SUITE 221

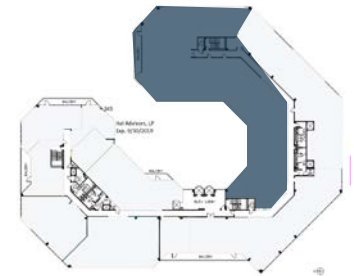
**6,545 RSF**

- Reception Area
- Glass Conference Room
- 2 Executive Offices with Private Balconies
- 8 Windowed Offices
- Large File Room
- Built-in Cubicles
- Kitchen Area
- Small Enclosed Storage
- Available Now



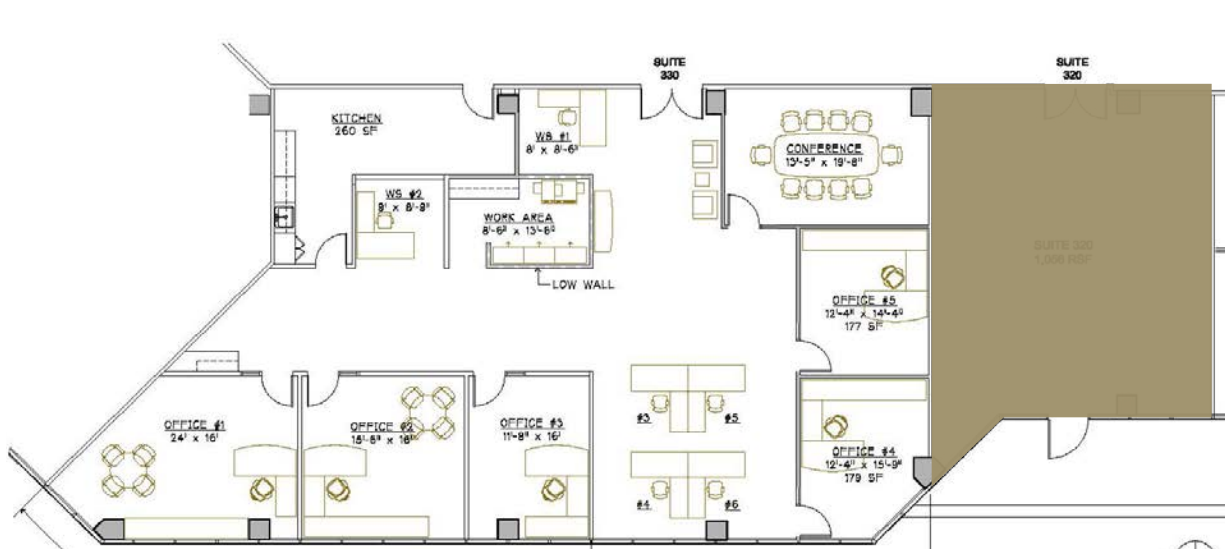
3<sup>RD</sup> FLOOR | SUITE 310

**12,722 RSF**



- 14 Private Offices
- Large Executive Office
- Several Conference Rooms
- Three Kitchens
- Library
- Reception Bay
- Several Storage Rooms
- En-suite Restroom

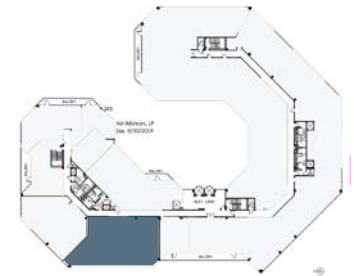


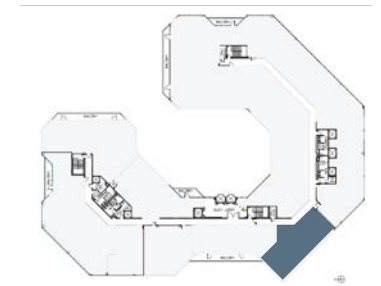
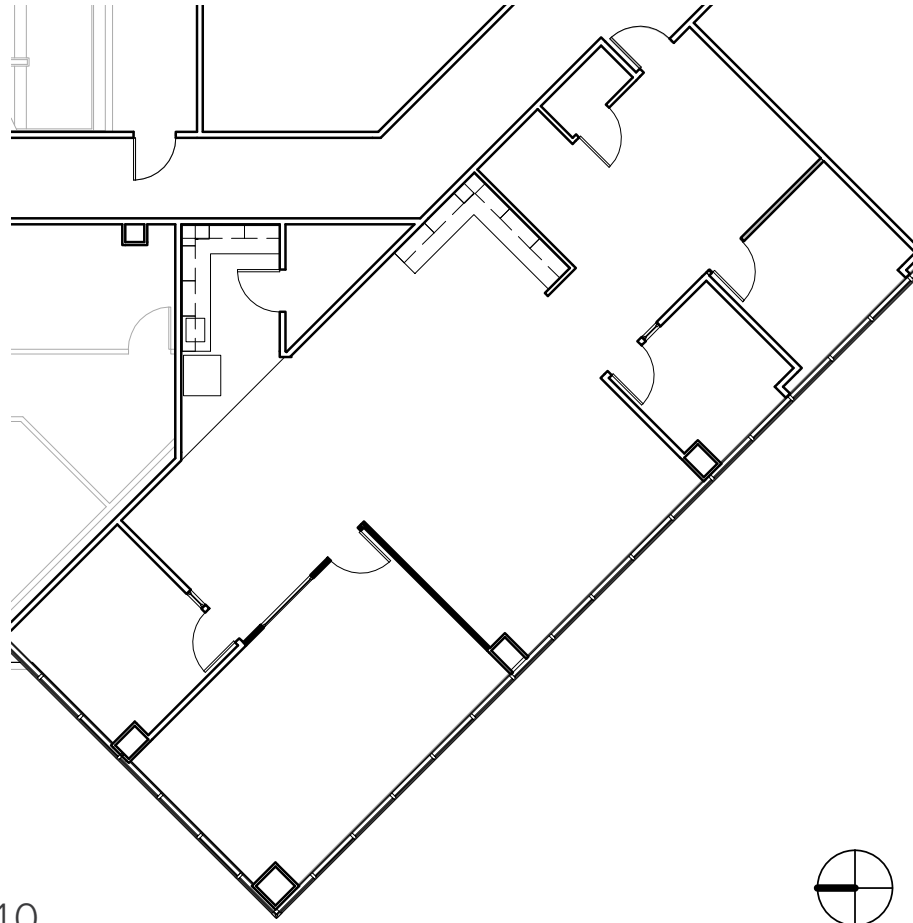


## 3<sup>RD</sup> FLOOR | SUITE 330

# 3,717 RSF

- Reception Area
- Conference Room Off Reception Area
- 4 Windowed Offices
- 1 Interior Office
- Bullpen Space
- Kitchen
- Available Now

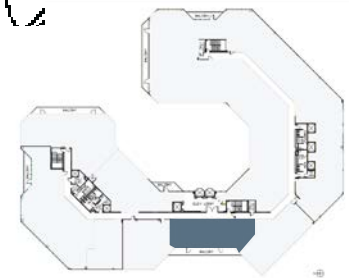




4<sup>TH</sup> FLOOR | SUITE 410

**2,323 RSF**

- Spec Suite
- Reception Area
- 3 Windowed Offices
- Large Conference Room
- Bullpen Area
- Kitchenette
- Built-in Cabinetry in Bullpen Area
- Server Room
- Available Now
- Can be made contiguous with Suite 415 for 4,385 RSF

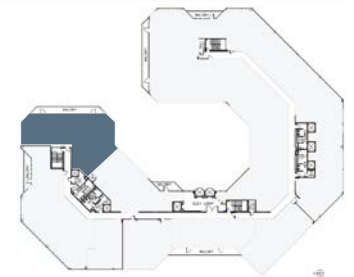
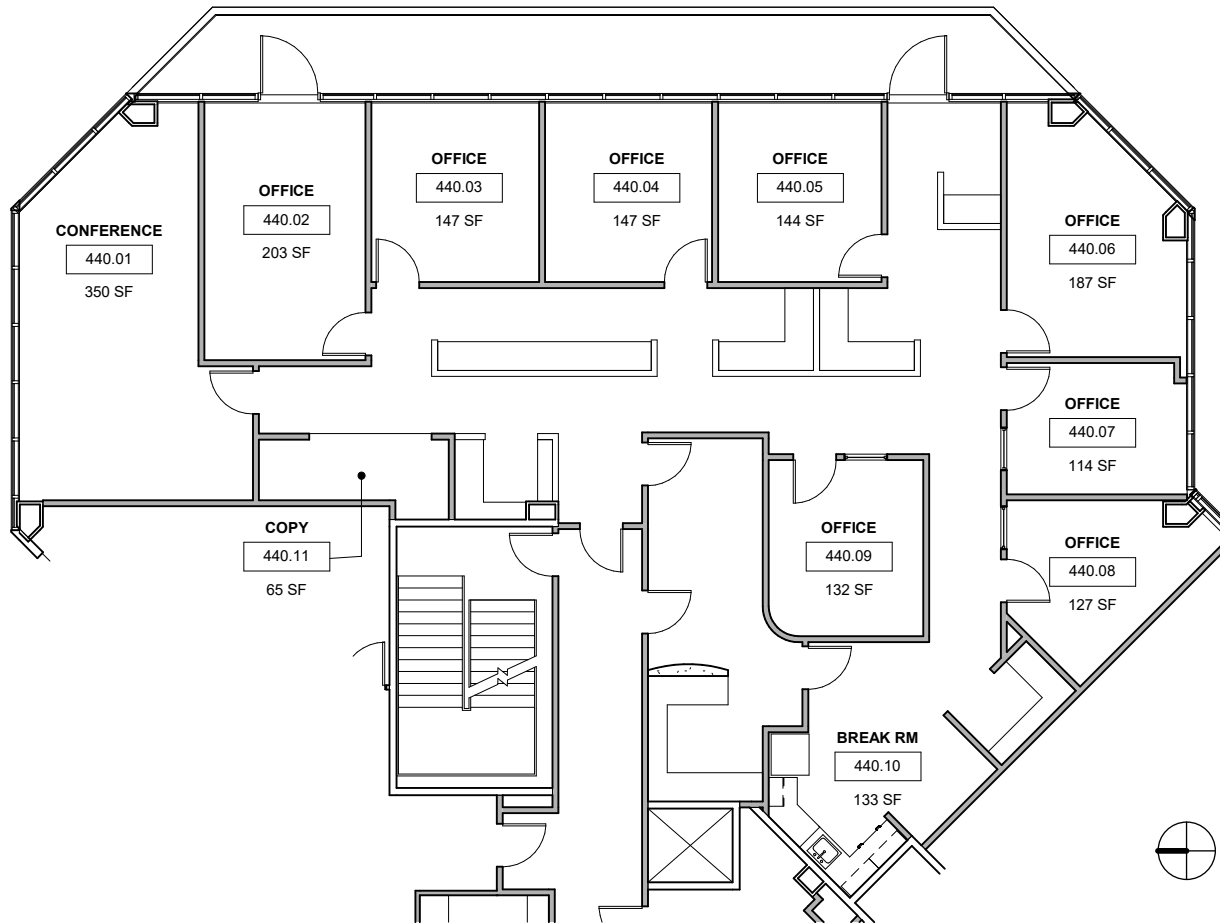


## 4<sup>TH</sup> FLOOR | SUITE 415

# 2,062 RSF

- Double Door Identity Directly Off Top Floor Elevator
- Private Balcony
- 5 Window Line Offices
- 2 Interior Offices
- Conference Room off Reception
- Spacious Kitchen / Break Room with plumbing
- Reception Lobby
- Can be made contiguous with Suite 410 for 4,385 RSF

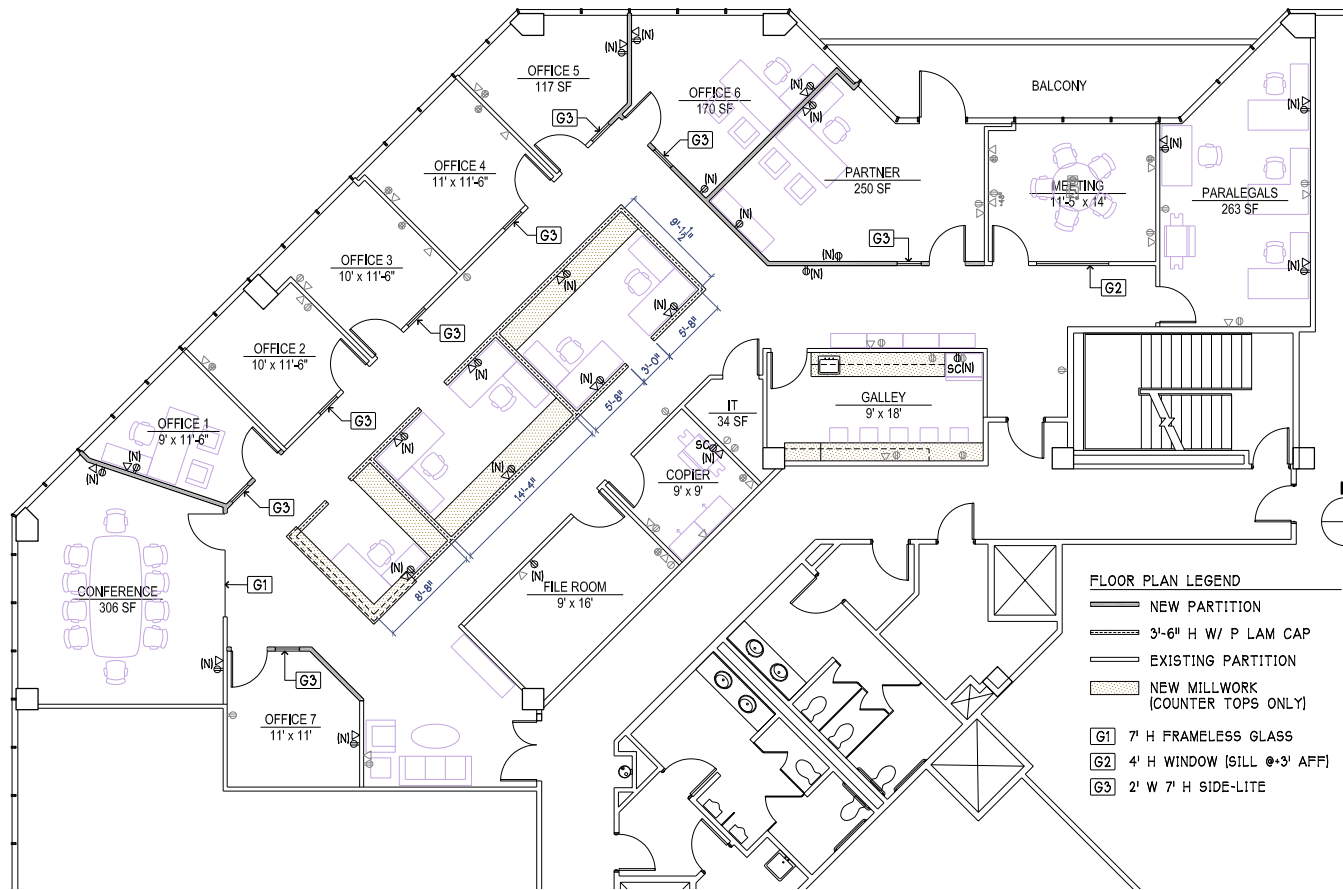




## 4<sup>TH</sup> FLOOR | SUITE 440

**3,567 RSF** \*SUITE IS CONTIGUOUS WITH SUITE 450 FOR +/- 8,165 RSF.

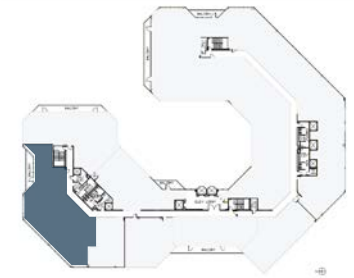
- 7 Windowed Offices
- Conference Room
- Interior Office
- Break Area
- Built-in Cubicles
- Copy Room
- Contiguous with Suite 450
- Available Now



## 4<sup>TH</sup> FLOOR | SUITE 450

**4,622 RSF** \*SUITE IS CONTIGUOUS WITH SUITE 440 FOR +/- 8,165 RSF.

- Reception Area
- 8 Windowed Offices
- Partner Office with Balcony
- Glass Conference Room
- Built-in Cubicle Space in Bullpen
- Kitchenette
- File Room
- Copy Room
- Contiguous with Suite 440
- Available Now



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