

241 LOMBARD STREET

THOUSAND OAKS, CA

TURN KEY
OFFICE SUITES
FOR LEASE

OVERVIEW

FEATURES

1ST FLOORPLAN

2ND FLOOR PLAN

AMENITIES

INTERIOR PHOTOS

EXTERIOR PHOTOS



For further information, contact:

David Massie
DJM Commercial Real
Estate
805-217-0791
david@djmcre.com

COMMERCIAL REAL ESTATE SERVICES

AVAILABLE SPACE *Suite 110:* 1,880 RSF
Suite 250: 1,769 RSF

RENTAL RATE *Suite 110:* \$1.45 MG + U&J
Suite 250: \$1.35 MG + U&J
1 - 5 Years

LEASE TERM Immediate

AVAILABILITY 4/1000 RSF Leased General

PARKING Office

USE

241 Lombard Street is a unique “jewel-box” office building located in the highly desirable Moorpark Road Corridor. With a secured parking lot and an oak tree-shaded courtyard, 241 Lombard is truly a desirable place to operate your business. The area is recognized for its affluent demographics, award winning schools and prized by tenants for its lack of Los Angeles Gross Receipts Tax or Parking Charges.

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POTENTIAL WHOLE BUILDING FOR LEASE

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- ▶ Two-story 13,838 RSF office building with abundant 4/1000 parking
- ▶ Well located on quiet Lombard Street just two blocks from the bustling Moorpark Road Corridor
- ▶ Minutes away from the Oaks Mall and Janns Marketplace - the area's premier retail destinations
- ▶ 100% window line for tenant taking the whole first floor
- ▶ Highly desired "Mid-Century Modern" architecture
- ▶ Excellent access to the 101 & 23 freeways via Moorpark Road
- ▶ Immediate access to business oriented amenities including dozens of restaurants, retailers, and short and long term stay hotels
- ▶ The City of Thousand Oaks offers abundant executive, entry level and multi-family housing



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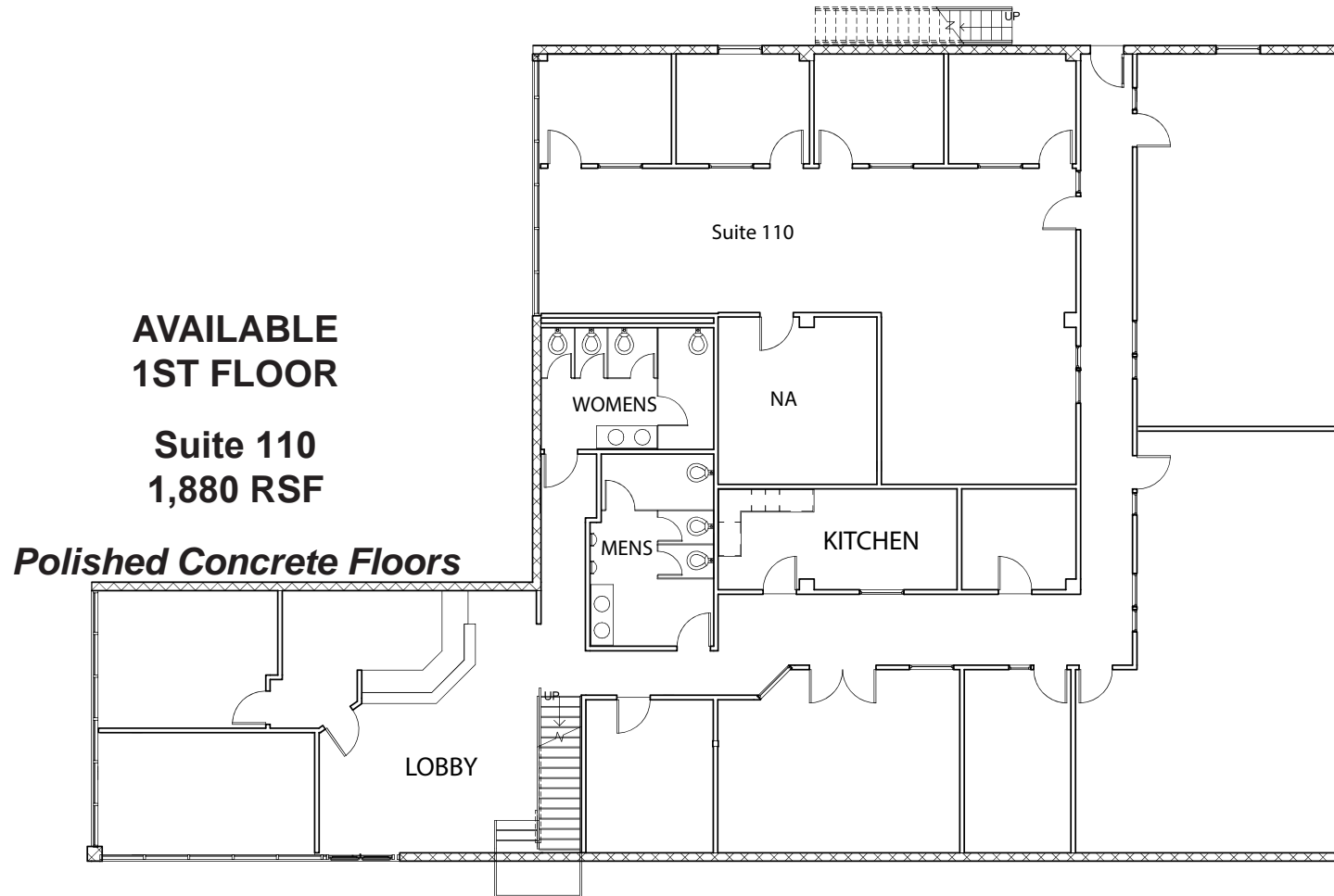
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NOT TO SCALE

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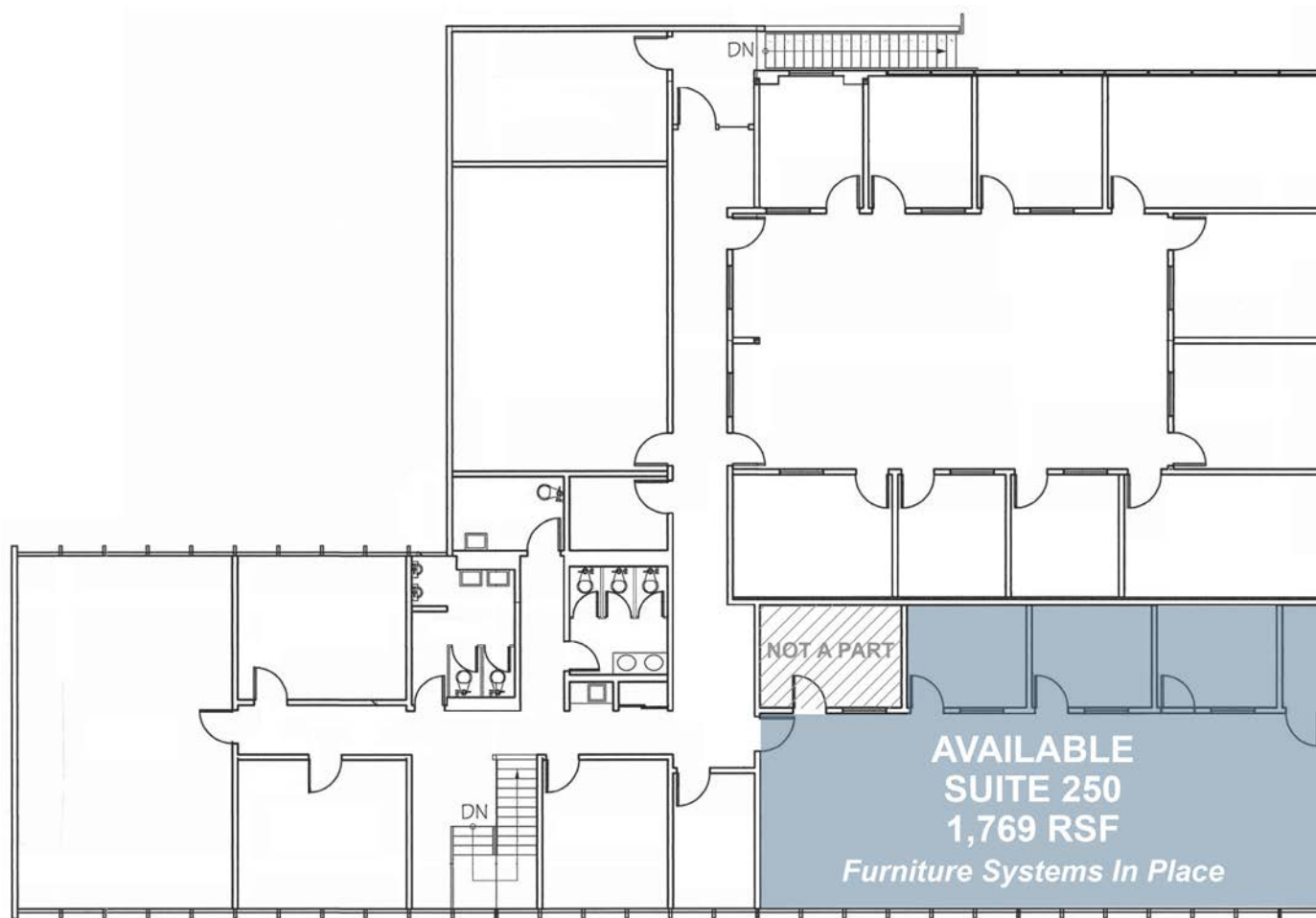
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macy's NORDSTROM Coldwater Creek MUVICO THEATERS
 GAP JCPenney BEST BUY Apple Store URBAN OUTFITTERS VICTORIA'S SECRET
 Olive Garden Red Lobster HOLLISTER COACH REP ROBIN
 GNC LiveWell Menchie's SUBWAY FOREVER 21 Bank of America
 Cheesecake Factory LAZY DOG Bogart's Bar & Grill T-Mobile Walgreens
 GYMBOREE Lids LEVIs active LOFT La Salsa
 Starbucks SKECHERS Path & Body Works Hallmark Firestone COMPLETE AUTO CARE

Sears OLD NAVY Burlington RITE AID
 aaronbrothers Marshalls TOYS R US
 COLD STONE Baby Depot BAJA FRESH
 Panera REGENCY BOOKSTORES Sprint
 BUSTO GREGOS PIZZERIA Peet's Coffee & Tea Edible ARRANGEMENTS
 Tuesday Morning Payless DOCKERS
 LAL TOSTITOS MEATERS Chick-fil-A GRILL BAR FIVE GUYS

BEST BUY Office DEPOT ROSS DRESS FOR LESS Enterprise
 Mimis Cafe SUBWAY LENS CRAFTERS
 the Habit Burger Grill Jack in the box WELLS FARGO 7 ELEVEN citibank
 BANK OF WEST at&t PACIFIC WESTERN BANK Total Wine & MORE

TACO BELL STARBUCKS COFFEE PIZZA HUT
 Arby's Firestone COMPLETE AUTO CARE
 Onita RED WING SHOES

PETCO Pier 1 imports JENNIFER CONVERTIBLES
 TILLYS BIC 5 CALIFORNIA UNITED BANK
 CHUCK E. CHEESE'S M HENRI'S STARBUCKS COFFEE QUALITY PINE & MUTTS Best Western
 CHASE UnionBank Jamba Juice
 citibank at&t crocs

CVS pharmacy OUTBACK STEAKHOUSE Shell
 WELLS FARGO Vitamin Shoppe the Y
 Chevron VENTURA COUNTY CREDIT UNION OneWest Bank

CORRIGAN'S STEAKHOUSE Cho Cho San
 Paints 76

Thousand Oaks Surgical Hospital

SUBJECT
241 Lombard St.
Thousand Oaks, CA

Thousand Oaks

The Oaks Mall

Janss Marketplace

Los Robles Golf Course

VENTURA FWY

E Hillcrest Dr

E Thousand Oaks Blvd

CALIFORNIA 23

MOORPARK FWY

US 101

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