

# Oak Tree Medical Center

2230 Lynn Rd, Thousand Oaks, CA 91360

MEDICAL SUITES FOR LEASE



**PACIFIC PARTNERS**  
COMMERCIAL, INC.

23901 Calabasas Rd., Suite 2024  
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# Oak Tree Medical Center

2230 Lynn Rd, Thousand Oaks, CA 91360



## PROPERTY HIGHLIGHTS

- ❖ Premium Medical Building on Los Robles Campus
- ❖ Free Parking
- ❖ Elevator Serviced
- ❖ Attractive Landscaping
- ❖ Professionally Managed
- ❖ On-site Porter
- ❖ Built to Suit Availabilities
- ❖ < 1 Mile From the 23 Freeway
- ❖ Close Proximity to Retail/ Restaurants



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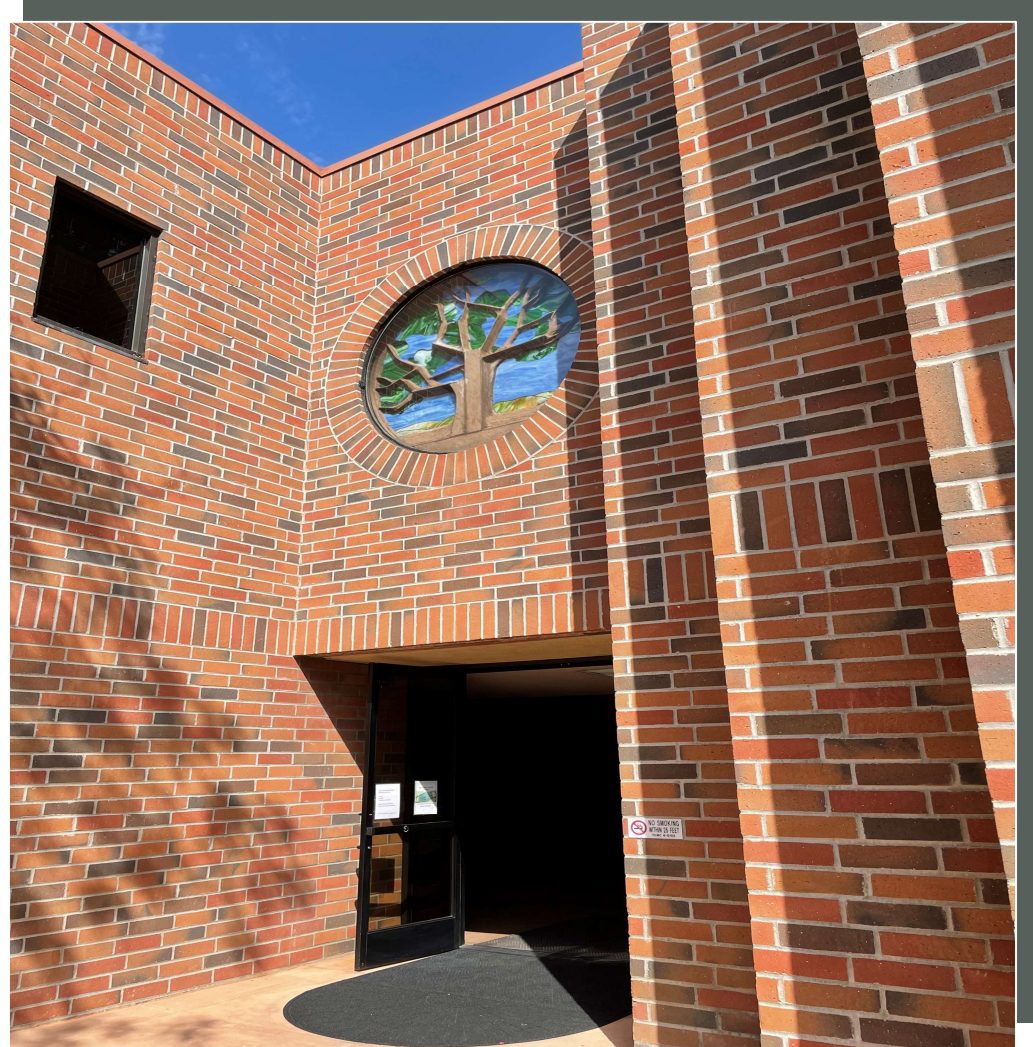
2230 Lynn Rd, Thousand Oaks, CA 91360

## Available Medical Spaces

Rate: \$3.30 FSG

Unit		SQ. FT.
101	Available	2,243
220	Available	4,588*
230	Available	1,032*
250	Available	3,322

\* Can Be Combined



The plan and its contents are furnished for informational purposes only and are intended only as a general description (but not represented, covenanted or warranted). The size and location of the project, the identity or nature of any occupant and all features, matters and other information included herein are subject to change without notice and should not be relied upon by any party. No representation or warranty, express or implied, is made as to the accuracy or reliability of this plan or its contents.



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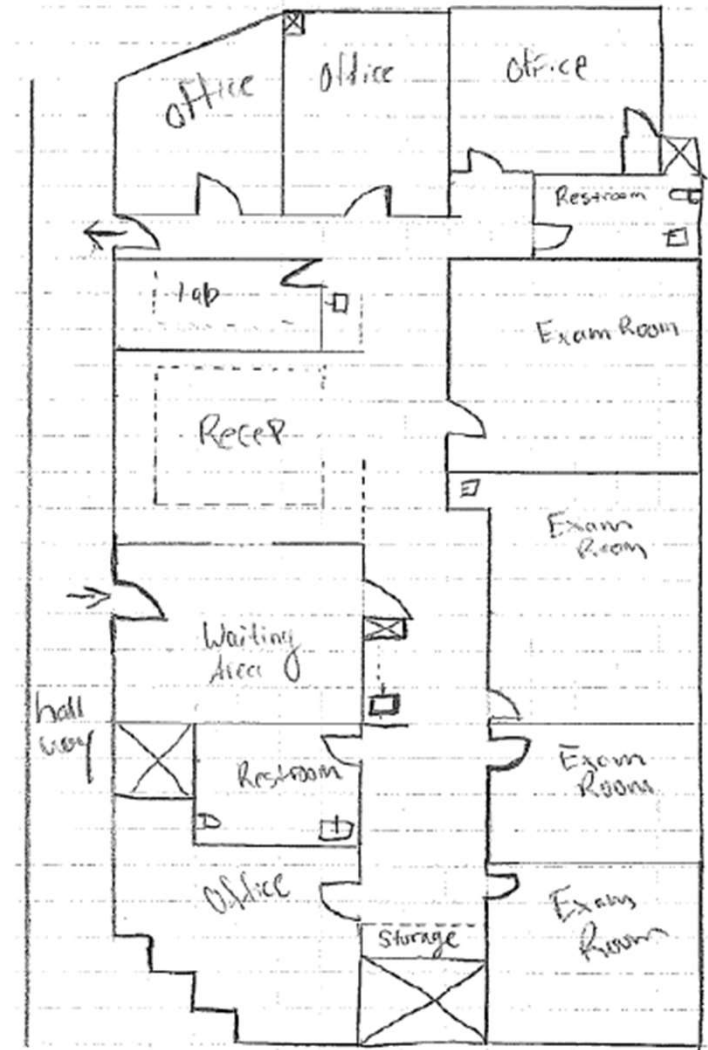
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## UNIT FLOOR PLAN

Suite <b>101</b>	▶ Rate: \$3.30 FSG	SQ. FT.
AVAILABLE		2,243

- ❖ 6 Exam Rooms
- ❖ 2 Labs
- ❖ 2 Offices
- ❖ Large Waiting Room & Reception



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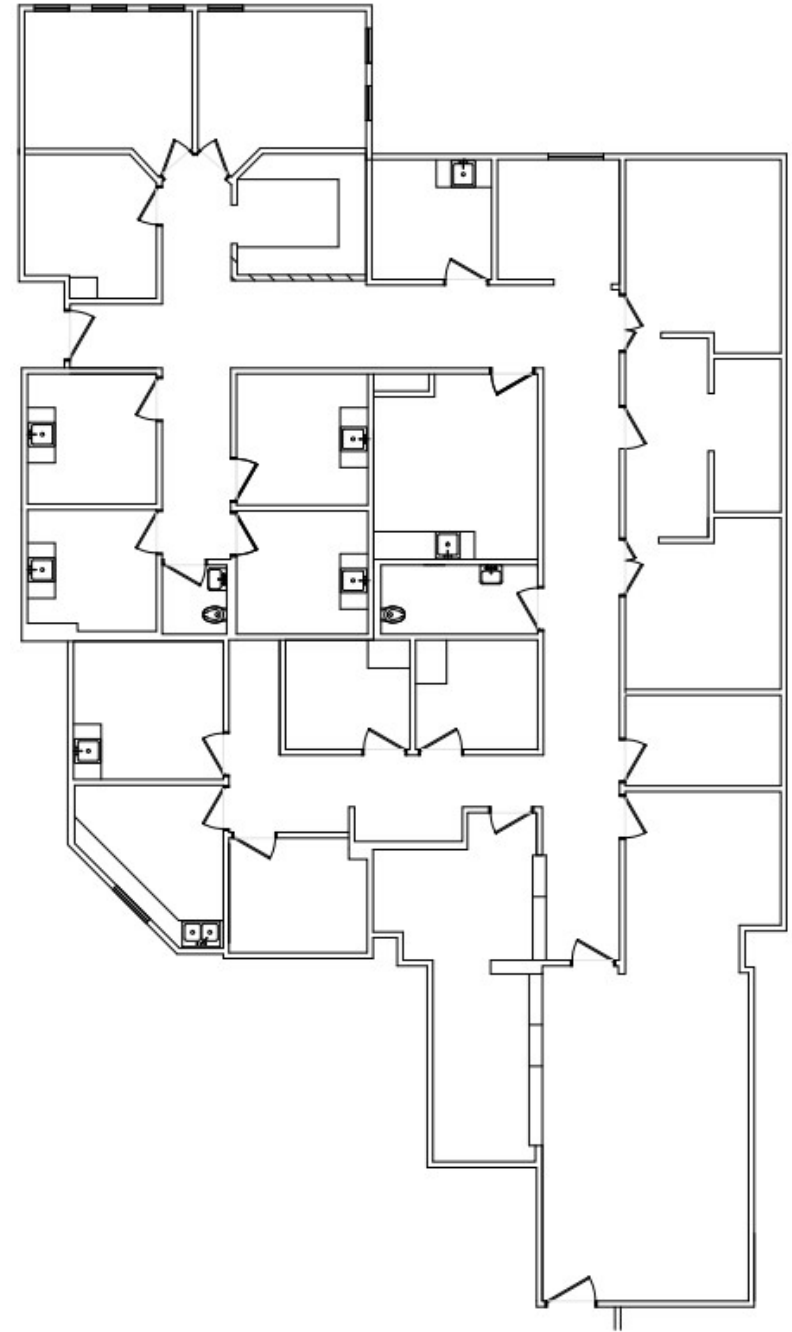
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## UNIT FLOOR PLAN

Suite <b>220</b>	▶ Rate: \$3.30 FSG	SQ. FT.
AVAILABLE		4,588

- ❖ 11 Exam Rooms
- ❖ 1 Labs
- ❖ Large Waiting Room & Reception
- ❖ 3 Offices
- ❖ Fully Functioning X-Ray Room



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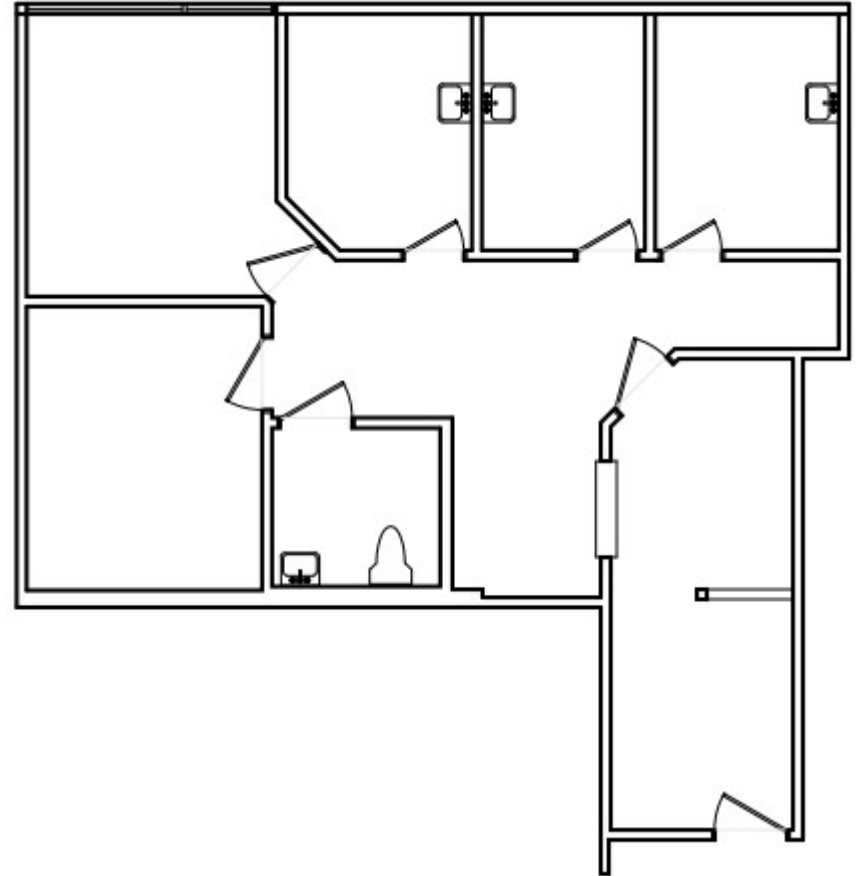
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## UNIT FLOOR PLAN

Suite <b>230</b>	▶ Rate: \$3.30 FSG
AVAILABLE	SQ. FT. 1,032

- ❖ 3 Exam Rooms
- ❖ 2 Offices
- ❖ Waiting Room & Reception



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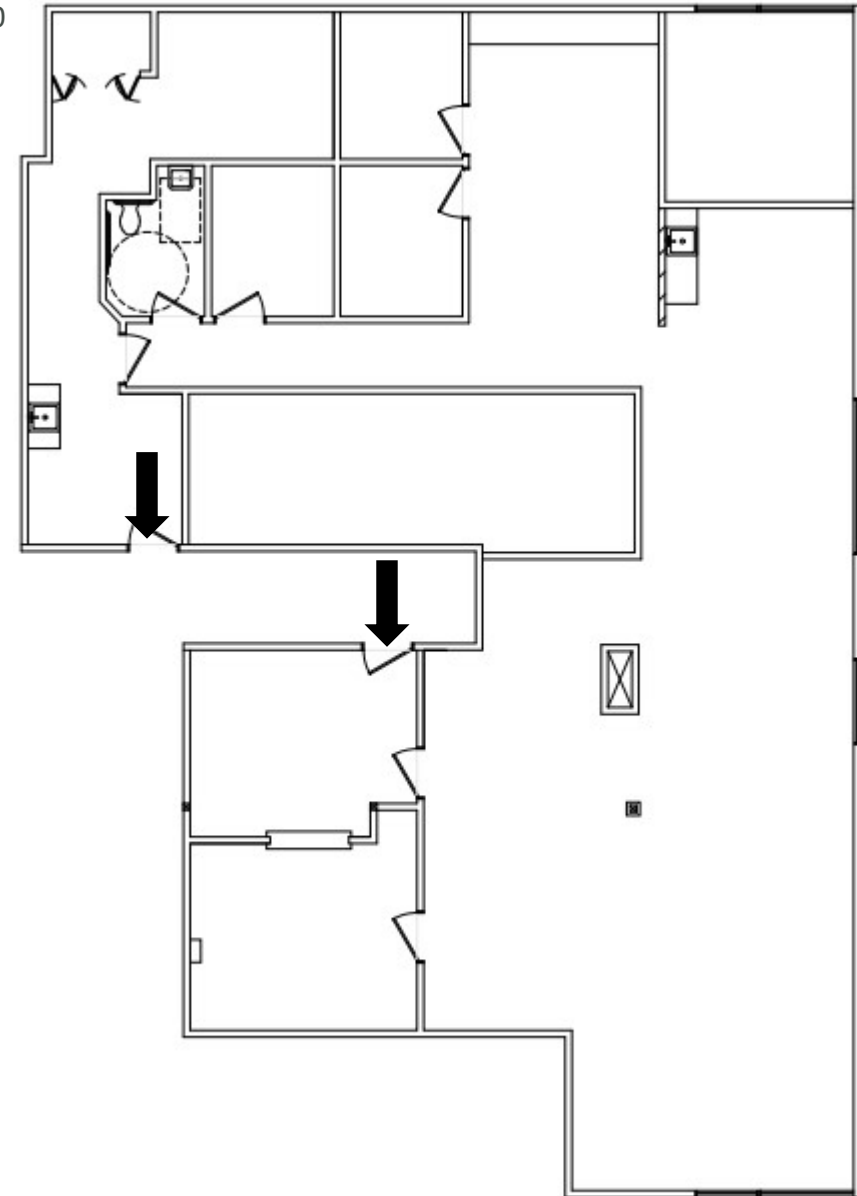
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## UNIT FLOOR PLAN

Suite	▶ Rate: \$3.30 FSG	
<b>250</b>		SQ. FT.
AVAILABLE		3,322

- ❖ 3 Exam Rooms
- ❖ 1 Office
- ❖ Large Waiting Room & Reception
- ❖ Washer / Dryer
- ❖ Workstation & Break Room
- ❖ Previous Physical Therapy Office



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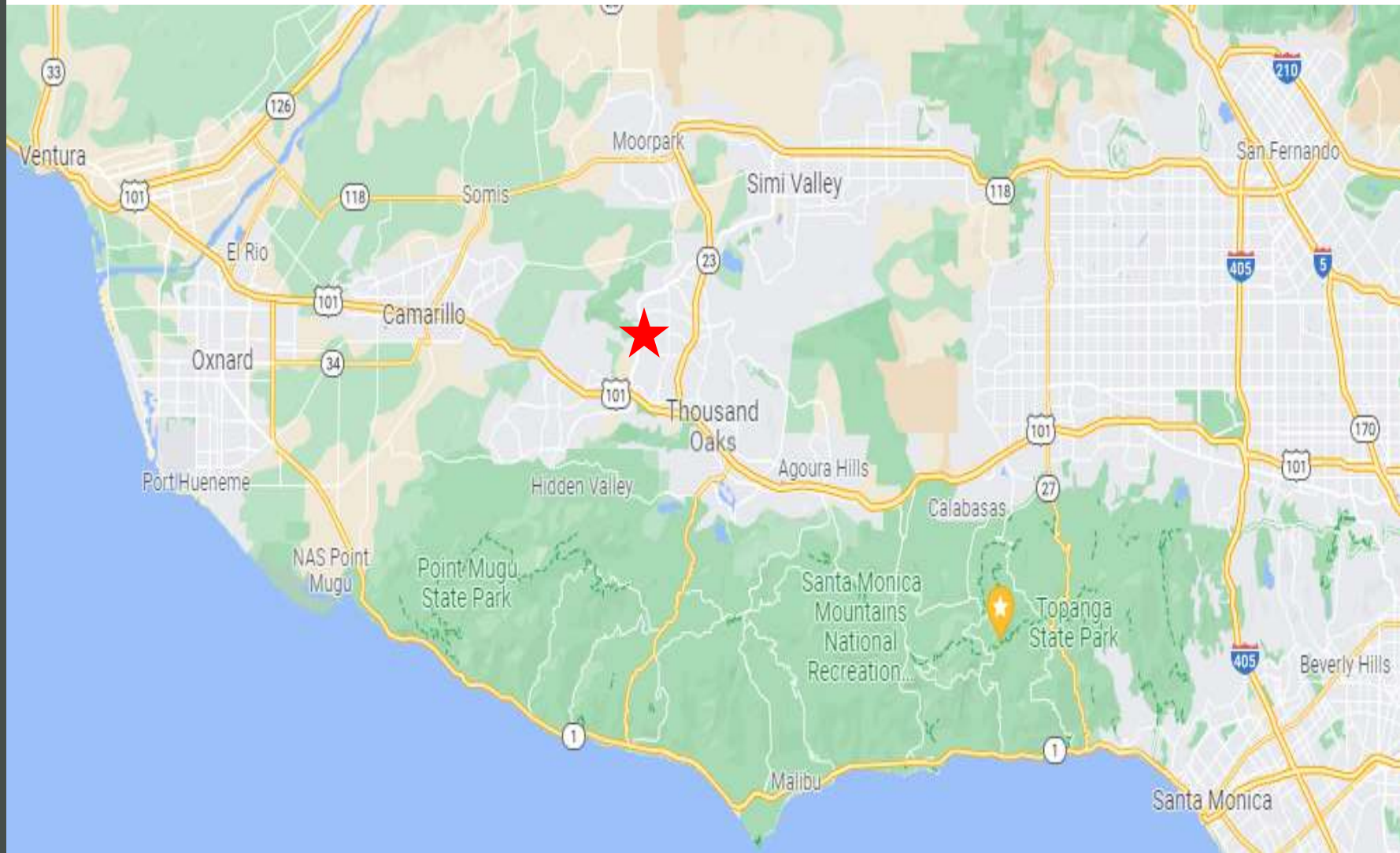
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## Property Overview



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## Property Neighbors & VICINITY

- ◆ Los Robles Hospital
- ◆ Several High Schools & Elementary Schools
- ◆ Grocery Stores
- ◆ Thousand Oaks Mall
- ◆ Thousand Oaks Auto Mall
- ◆ Los Robles Golf Course
- ◆ Cal Lutheran University
- ◆ <2 mile to 101 & 23 Freeways



Thousand Oaks, CA



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