

ANTICIPATED COMPLETION
3rd QUARTER 2025

PATRIOT PROFESSIONAL PLAZA

FOR SALE OR LEASE

MOORPARK, CA 93021

**FREE-STANDING
PROFESSIONAL & MEDICAL
OFFICE BUILDINGS
2,873 - 4,965 SF**



LEE & ASSOCIATES

GRANT FULKERSON, SIOR

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A Joint Venture of



**MARTIN TEITELBAUM
CONSTRUCTION**

In collaboration with the Cassar Family

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. CID #01191898



Walking distance to numerous retail amenities



Immediate Access to 118 & 23 freeways



No common restrooms, lobbies, & corridors



Energy efficient project meeting current code requirements



Neighbors Include:

- Los Robles Hospital Imaging Center
- DaVita Dialysis
- Moorpark Comprehensive Medical Center

Address	Size	Sale Price (PSF)	Sale Price (Total)	Lease Rate (PSF NNN)	Leasing Improvement Allowance
800 Patriot Dr.	3,629 SF	\$725.00	\$2,631,025.00	\$2.95	\$75.00 PSF
820 Patriot Dr.	4,668 SF	\$705.00	\$3,290,940.00	\$2.85	\$75.00 PSF
840 Patriot Dr.	4,497 SF	\$705.00	\$3,170,385.00	\$2.85	\$75.00 PSF
860 Patriot Dr.	3,460 SF	\$715.00	\$2,473,900.00	\$2.85	\$75.00 PSF
810 Patriot Dr.	2,873 SF	\$725.00	\$2,082,925.00	\$2.95	\$75.00 PSF
830 Patriot Dr.	4,965 SF	\$715.00	\$3,549,975.00	\$2.85	\$75.00 PSF
850 Patriot Dr.	4,863 SF	\$715.00	\$3,477,045.00	\$2.85	\$75.00 PSF



Patriot Dr

Senior Pkwy



AMENITIES



PATRIOT PROFESSIONAL PLAZA

MOORPARK, CALIFORNIA





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MOORPARK • CALIFORNIA



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