

OFFICE BUILDING FOR SALE

AVAIL SF: 2,813

TOTAL BLDG SF: 2,813



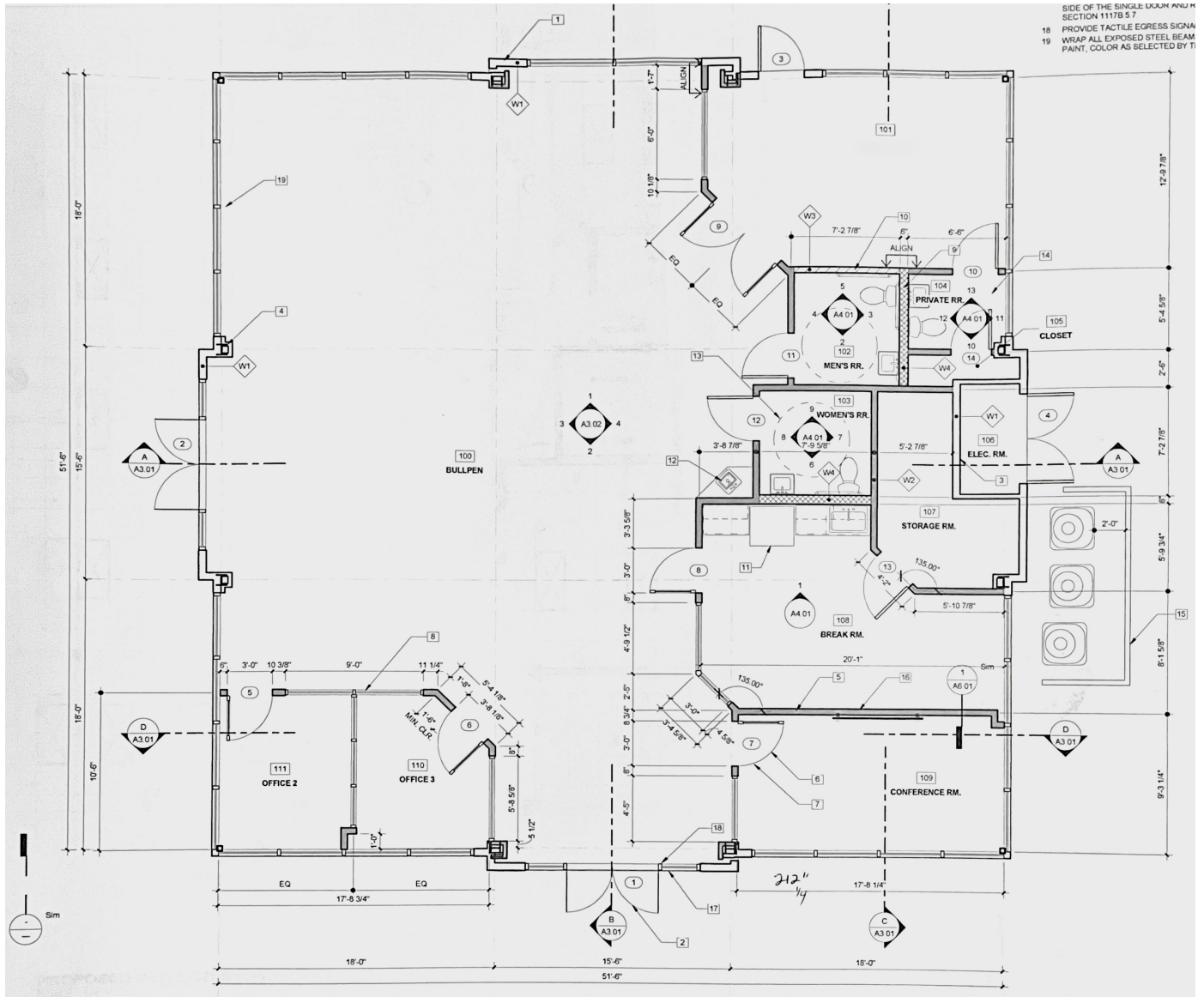
ADDRESS 3215 OLD CONEJO RD., NEWBURY PARK CA ZIP 91320

Opportunity to Own Stand-Alone Office Building
Conejo Ridge Executive Center - Office Condominium
Well Appointed Offices with Open, Functional Layout
Beautiful Newbury Park Location w/ Mountain Views
Easy Access to Amenities & 101 Fwy @ Wendy Dr.

LEASE RENTAL \$ NFL /mo Gross Net Term Cash/Cash to New Loan
SALE PRICE \$ 1,262,037 Price/SF \$ 449.00 COE Tax \$ Yr 2025-2026
Avail SF 2,813 Power A 400 V Ø 3 W 4
Min. SF 2,813 Heat HVAC Cooling HVAC PWR Notes VERIFY
Land SF POL Truck Hi Pos 0 Dim
Const F/S Roof VERIFY Grd Lev Drs 0 Dim
Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 2
Sprinklered YES Min Clear Height 15 OFFICE DATA Office SF 2,813 # 5
Pkg 11 Yard No Yr Blt 2008 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
Thomas Bk Pg# Zone C2 C-O To Show Call Broker - For Appointment Sp. Feat.
AGENT Michael L Wax, SIOR (805) 844-7445 Region VEN Listing #
FIRM IPA Commercial
FTCF Notes Buyer to independently verify all info herein. Office condo. Assoc. dues approx. 17¢ PSF.



(805) 844-1000



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*Historical floor plan