



LAST SUITE AVAILABLE | HIGH IMAGE OFFICE | R&D BUILDING

4820 MCGRATH STREET | VENTURA | CA 93003

FOR LEASE
OFFICE BUILDING



4,796 SF
AVAILABLE SF



2.7/1,000
PARKING



1990
YEAR BUILT



96,347 SF
BUILDING SIZE

FOR MORE INFORMATION PLEASE CONTACT:

SHAUN BIENIEK | EXECUTIVE VICE PRESIDENT

P: 805.384.8885

shaun.bieniek@daumcommercial.com

CABRE #01374562

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



FOR LEASE

OFFICE BUILDING

4820

MCGRATH STREET
VENTURA | CA



PROPERTY DESCRIPTION

Corporate Image Architectural Design

Three Corner Entrances for Flexibility

Close Proximity to 101 Freeway

Elevator Served

Ample Parking (263 Stalls)

Building Size 96,347 SF

LAST AVAILABLE SUITE

PROPERTY HIGHLIGHTS

New Office Build-Out

Newly Updated 2nd Floor Common Areas

Expansive Window Lines

Build to Suit Opportunity

Close Proximity to Restaurants, Banking and Other Retail Services

Available SF: 4,796 SF

Lease Rate: \$1.65 SF/Month (Modified Gross)



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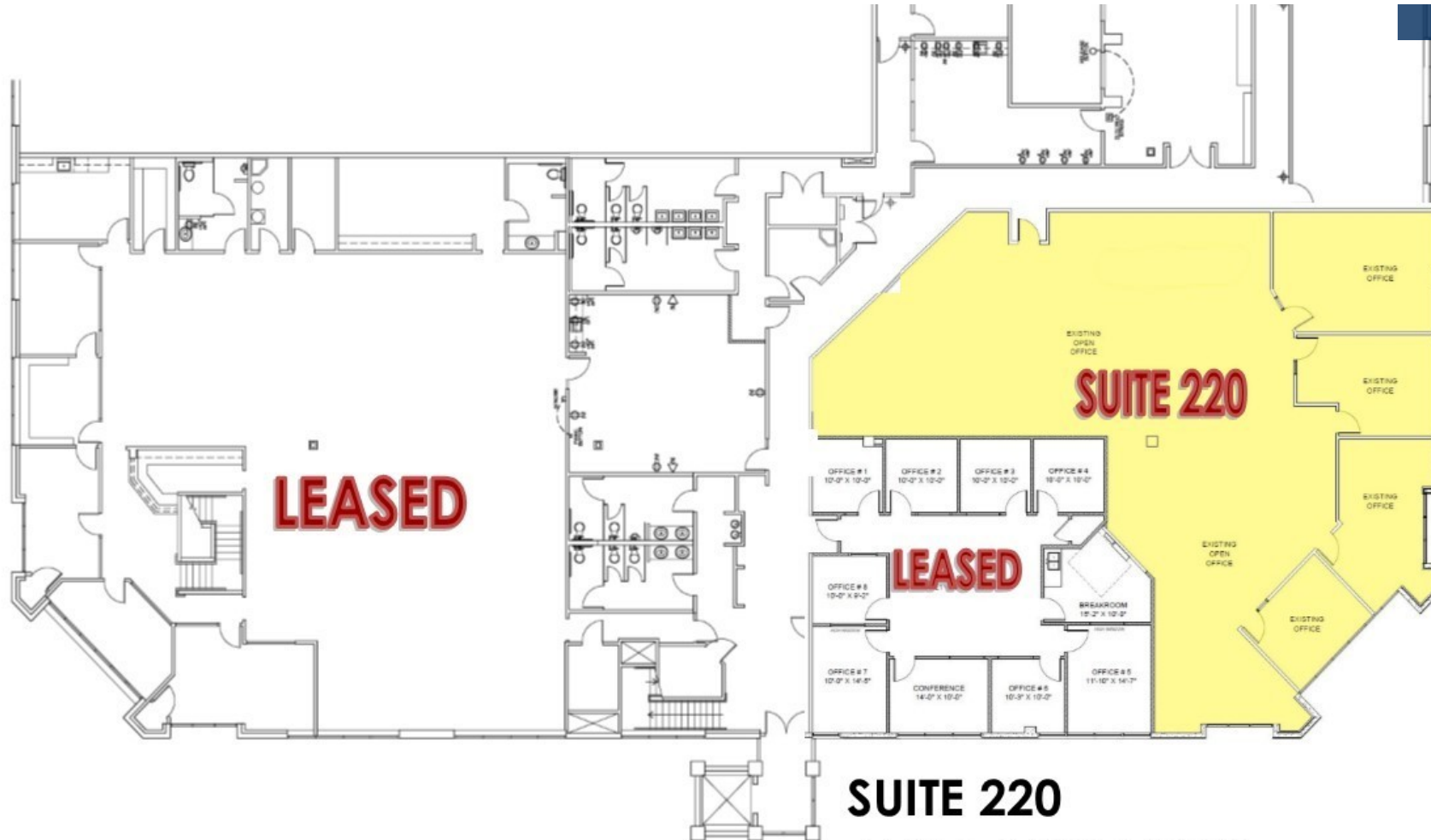
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(Not to Scale)



SUITE 220
AVAILABLE NOW
4,796 RSF (4,170 USF)



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