



LEASE RATE: \$1.99/SF MODIFIED GROSS (JANITORIAL)

5280
VALENTINE ROAD
VENTURA, CA

FOR LEASE

Office Building with Freeway Frontage

CONTACT EXCLUSIVE LISTING AGENTS FOR MORE INFORMATION:

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5280
VALENTINE ROAD
 VENTURA | CA, 93003

PROPERTY HIGHLIGHTS

- Significant Parking Availability
- Freeway Visible Signage
- Easy Access to 101 and 126 Freeways Via Victoria Ave
- Nearby Restaurants and Amenities
- Flexible Open Floor Plan
- Lease Rate: \$1.99/SF Modified Gross (Janitorial).

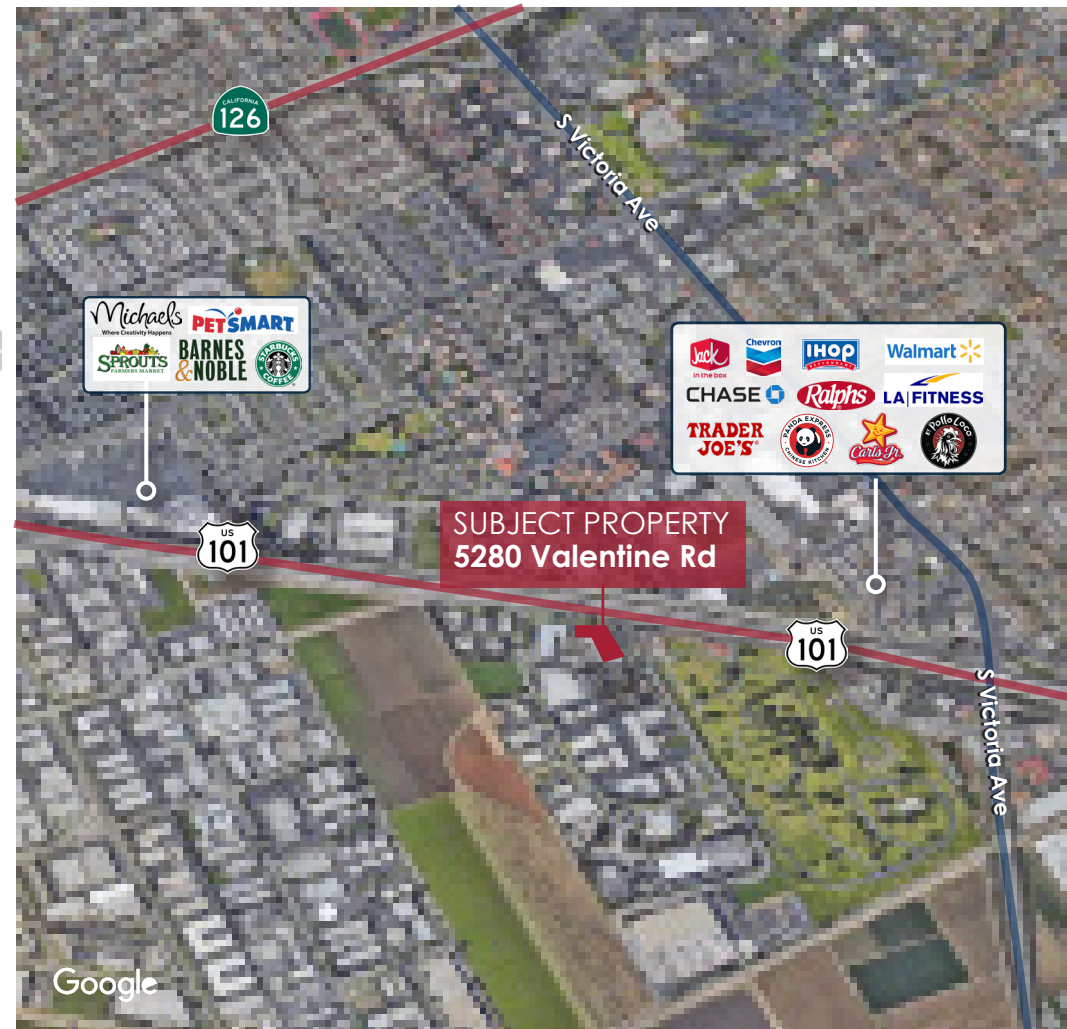
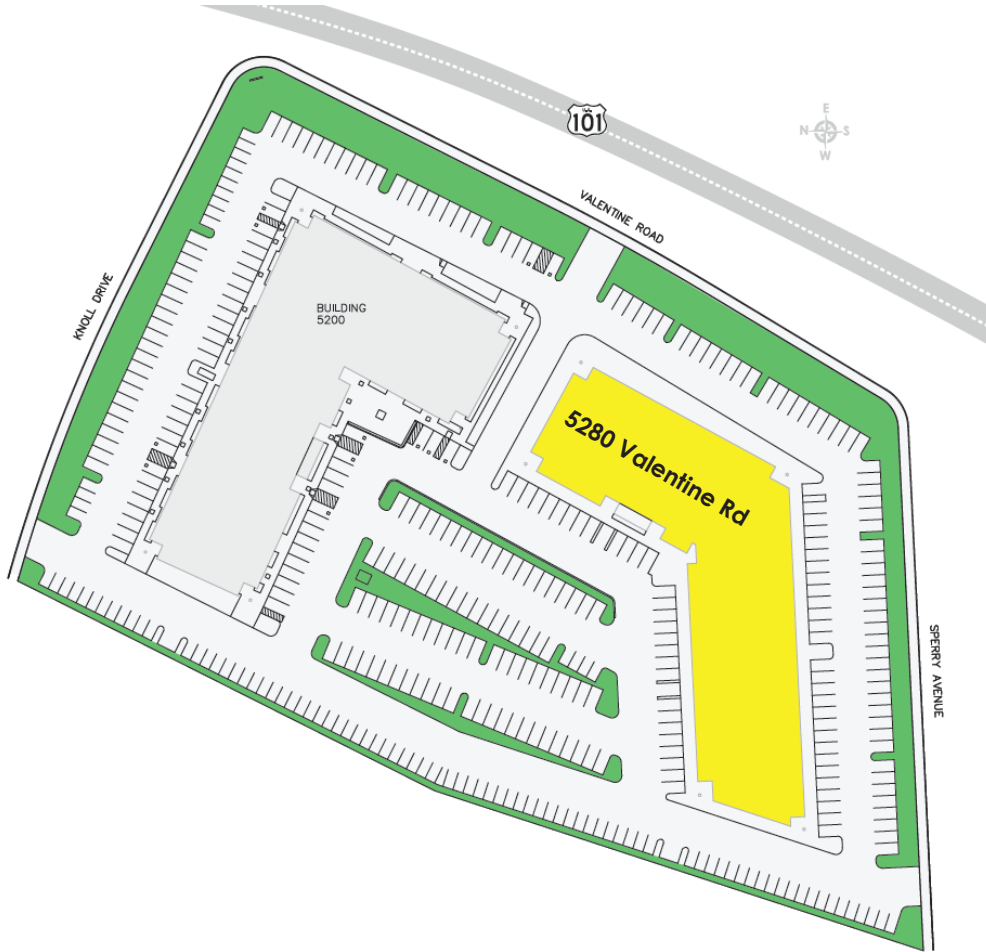
FIRST FLOOR	
Suite	Available
140- 150	±15,928 RSF Divisible
SECOND FLOOR	
Suite	Available
202	±1,750 RSF
205	±1,984 RSF
210	±1,655 RSF
Total Contiguous	±5,982 RSF

FOR LEASE OFFICE SPACE WITH FREEWAY FRONTAGE

Site Plan & Aerial Map

5280

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FOR LEASE OFFICE SPACE WITH FREEWAY FRONTAGE

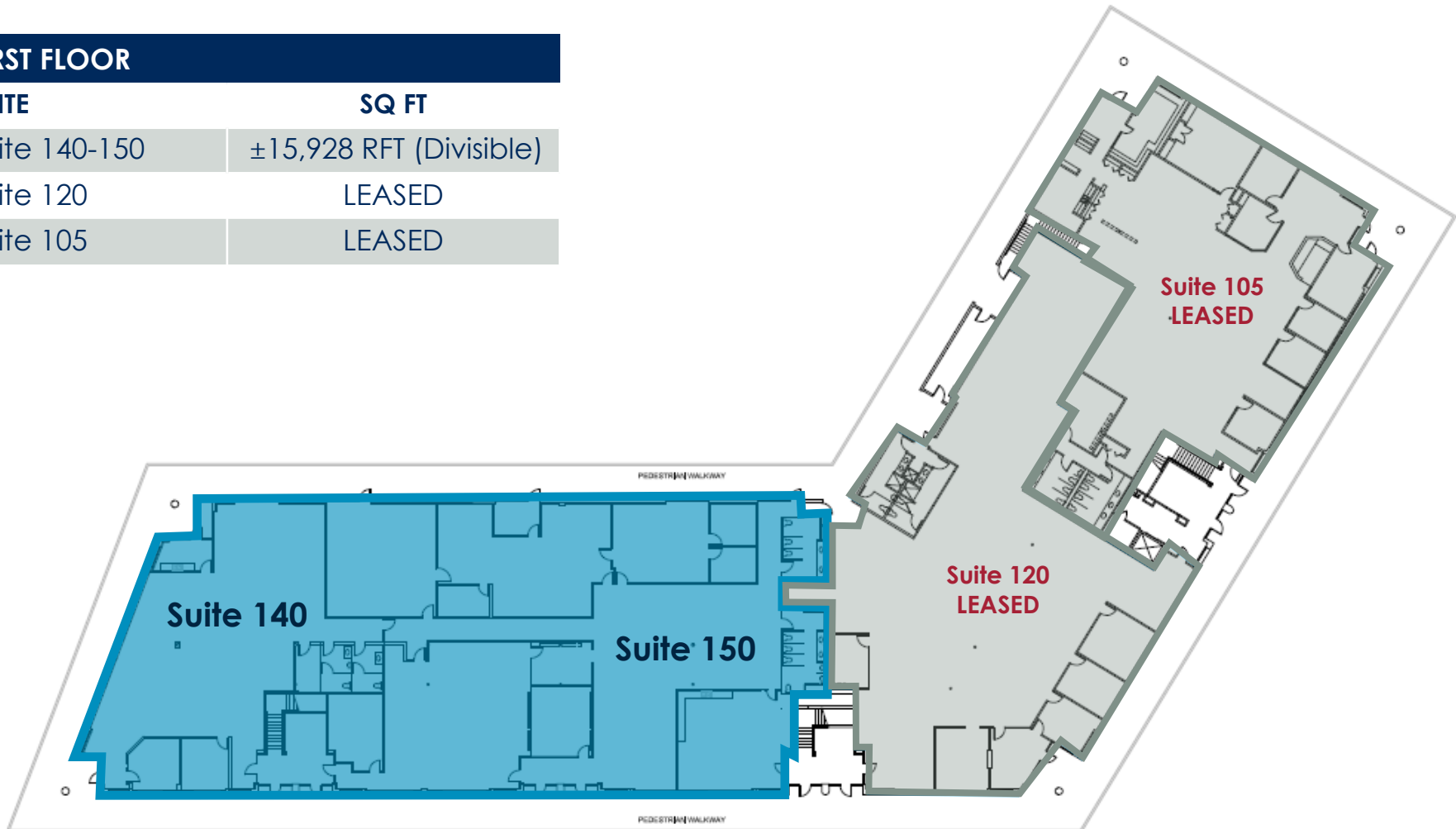
First Floor Plan

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VENTURA | CA, 93003

FIRST FLOOR

SUITE	SQ FT
Suite 140-150	±15,928 RFT (Divisible)
Suite 120	LEASED
Suite 105	LEASED



FOR LEASE OFFICE SPACE WITH FREEWAY FRONTAGE

Second Floor Plan

5280

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SECOND FLOOR

SUITE	SQ FT
Suite 202	±1,750 RSF
Suite 205	±1,984 RSF
Suite 210	±1,655 RSF
Total Contiguous	±5,982 RSF

