



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



INDUSTRIAL/R&D FOR LEASE

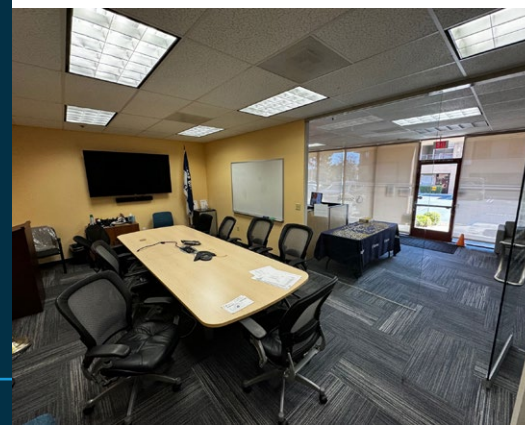
GRANT FULKERSON, SIOR

Principal
818.304.4956
gfulkerson@lee-re.com
DRE# 01483890

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

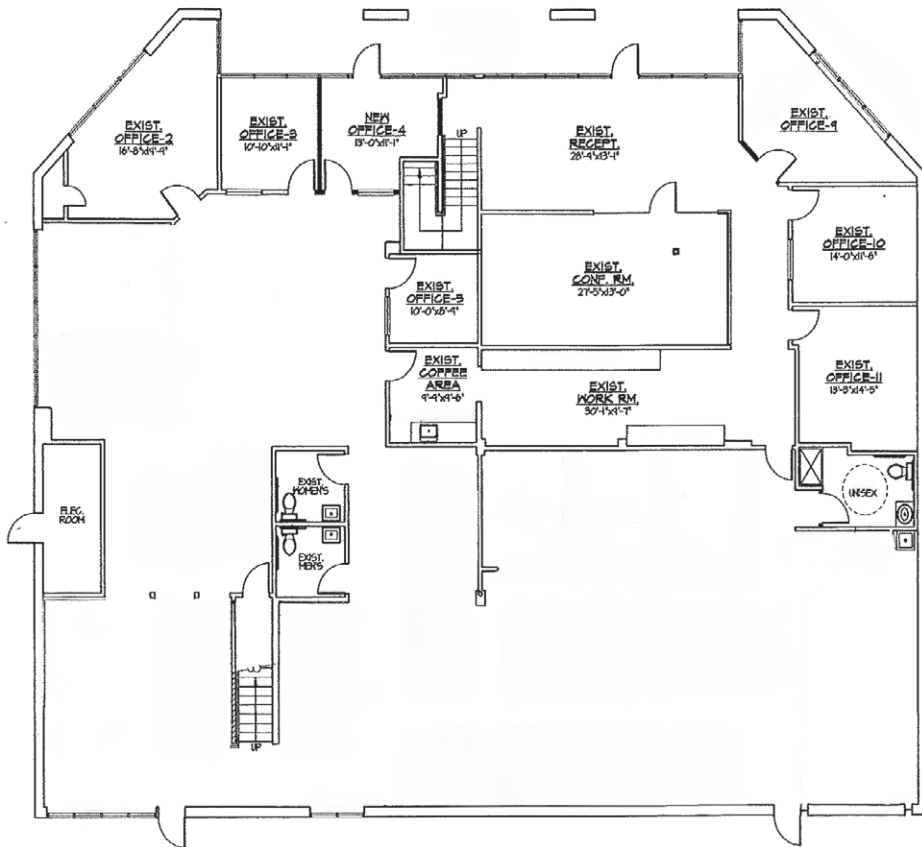
PROPERTY DETAILS

Building Size	11,616 SF
First Floor	7,744 SF
Second Floor	3,872 SF
Clear Height	±22 Feet
Loading	2 Ground Level
Power	400 AMPS 120-208 3P 4W
Parking	22 Stalls
Zoning	M1
Lease Rate	\$1.75 PSF NNN

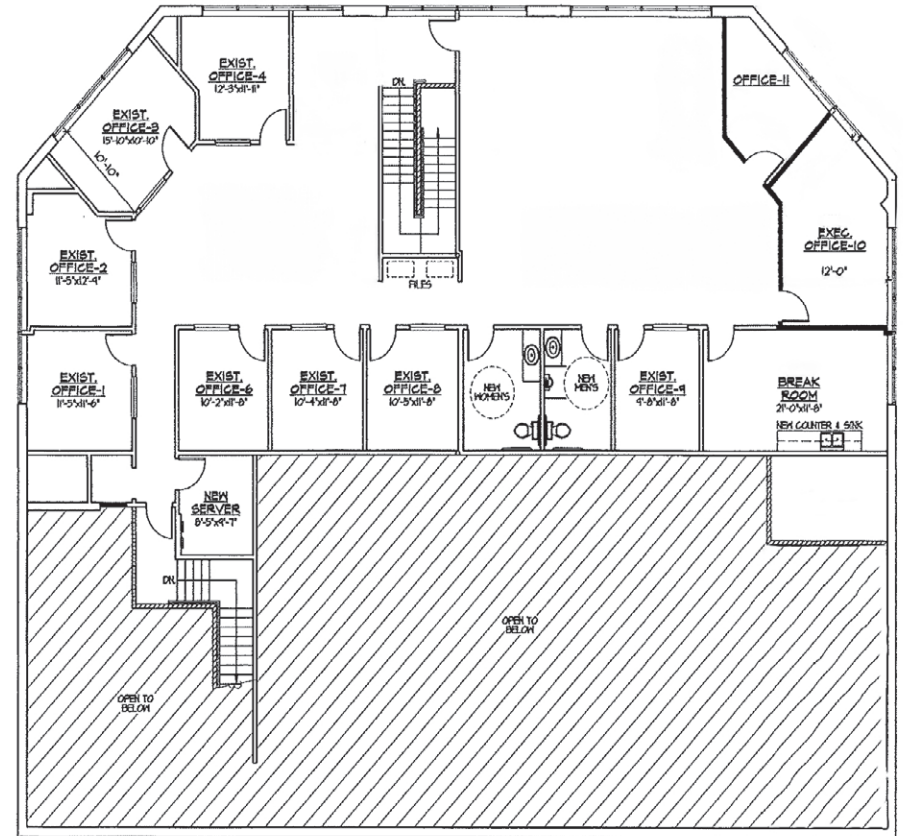


- Located Along The 101 Freeway Corridor
- Ideal For R&D/Lab Uses
- Close Proximity To Numerous Retail Amenities
- Quiet/Peaceful Surroundings With Serene Views
- 100% HVAC
- Impressive Clearance Heights

FLOOR PLANS



FIRST FLOOR



SECOND FLOOR



Thousand Oaks

SUBJECT
250-290 Conejo Ridge Ave
Thousand Oaks, CA

THOUSAND OAKS CIVIC ARTS PLAZA
LASSENS
MASTRO'S STEAKHOUSE
Zen Day Spa
TAIYO RAMEN
WHIBM
Kalogieris
BANGKOK AVENUE
PEPBOYS AUTO
SUNLIFE
california

24 FITNESS MOUTHFUL The Crown & Anchor
BAD PASS STREET TACOS
NORI JAPANESE GRILL
Evotie Thai
SHERWIN WINE & SPIRITS
O'Reilly
e
BR
TABU SHABU
ALL FIRED UP
DAMORE'S
LONGEVITY COFFEE Golden Dragon CHINESE RESTAURANT FedEx

BED BATH & BEYOND BevMo! Ralphs TRADER JOE'S Yogurtland
BLAZE PIZZA STARBUCKS RITE AID PETCO Do it Center STONEISLE
Sharky's UPS veggiegrill at&t CHASE UnionBank
verizon PREMIER AMERICA Habit BURGER GRILL WELLS FARGO JASON MARRI MCDONALD'S KFC
BJS RESTAURANT BREWHOUSE ME The Melling Dot. Montecito Bank & Trust DECKER SWITCHES Chick-fil-ee

BARNES & NOBLE Cinépolis WORLD MARKET See's CANDIES
lululemon RESTORATION HARDWARE Sur La Table farfalla NikeStore
lemonade Paul Martini FRESH BROTHERS chico's Sprinkles kreation
The GRILL CHAMPAGNE BRANDY MELVILLE Hammade Planet Beauty SHAKE SHACK

BOSTON PRIVATE BANK TRUST COMPANY CITY NATIONAL BANK
KINECTA STARBUCKS COFFEE NISHI PLANET Nonna

Thousand Oaks Auto Mall

HYATT HARVEST
Comerica Bank

VONS GELSON'S CVS PEARL DISTRICT Julio's OneWest Bank PRESSED JUICERY
SPROUTS Tuscany TomoDaChi YOZEN FROGURT Natural Cafe POPPEYS
Logix smarter banking moody Rooster Juice RANCH SUBWAY CHASE
STARBUCKS COFFEE First Citizens Bank Jamba Juice Pain JOHN IS ITALY EAST COAST BAGEL CO WELLS FARGO
BANK OF AMERICA MENDOCINO FARMS sandwich market M. FREDRIC SEA CASA JOI FINNEY'S SOULCYCLE

Westlake High School

EQUINOX

Oaks Christian School

Westlake Golf Course

mediterraneo
STONEHAUS

S Westlake Blvd

Townsgate Rd

Agoura Rd

Westlake Village

Lakeview Canyon Rd

E Hillcrest Dr

E Thousand Oaks Blvd

VENTURA FWY (US 101)

Hampshire Rd



WILLOW LANE

CONEJO RIDGE AVE

VENTURA FWY (US 101)



www.lee-re.com

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