PATRIOT PROFESSIONAL PLAZA

800–860 PATRIOT DRIVE | MOORPARK, CALIFORNIA 93021

NEWLY CONSTRUCTED FREESTANDING MEDICAL & PROFESSIONAL OFFICE CAMPUS

SEVEN BUILDINGS | FOR LEASE & SELECT BUILDINGS FOR SALE

SCAN TO EXPLORE THE PROPERTY
Building Availability, Floor Plans & Video Tour

www.PatriotProfessionalPlaza.com



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A Joint Venture of
MTC
MARTIN TEITELBAUM CONSTRUCTION, INC.
In collaboration with the Cassar Family

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

SITE PLAN & AVAILABILITY



BUILDING	SIZE (SF)	SALES PRICE (PSF)	LEASE RATE (PSF)*	TI ALLOWANCE
800	3,629 SF	NFS	$2.25 NNN*	N/A (Built-Out)
810	2,873 SF	NFS	$2.25 NNN*	$75.00 PSF
820	4,668 SF	NFS	$2.25 NNN*	$75.00 PSF
830	4,965 SF	$585	$2.25 NNN*	$75.00 PSF
840	4,497 SF	NFS	$2.25 NNN*	$75.00 PSF
850	4,863 SF	$585	$2.25 NNN*	$75.00 PSF
860	3,460 SF	NFS	$2.25 NNN*	$75.00 PSF

***LEASE RATE DURING FIRST 6-MONTHS ON MINIMUM 5-YEAR TERM**
TI ALLOWANCE FOR LEASE TRANSACTION ONLY

NO LOAD FACTOR
SIGNIFICANT COST SAVINGS

Traditional multi-tenant office buildings apply a 15–20% load factor, meaning tenants pay for shared lobbies and corridors they don't solely use. These freestanding buildings deliver 100% usable square footage resulting in cost savings of 15-20%! Additional advantages include dedicated parking, direct access, exclusivity to your employees and clientele, and a highly efficient layout ideal for both medical and professional office users.

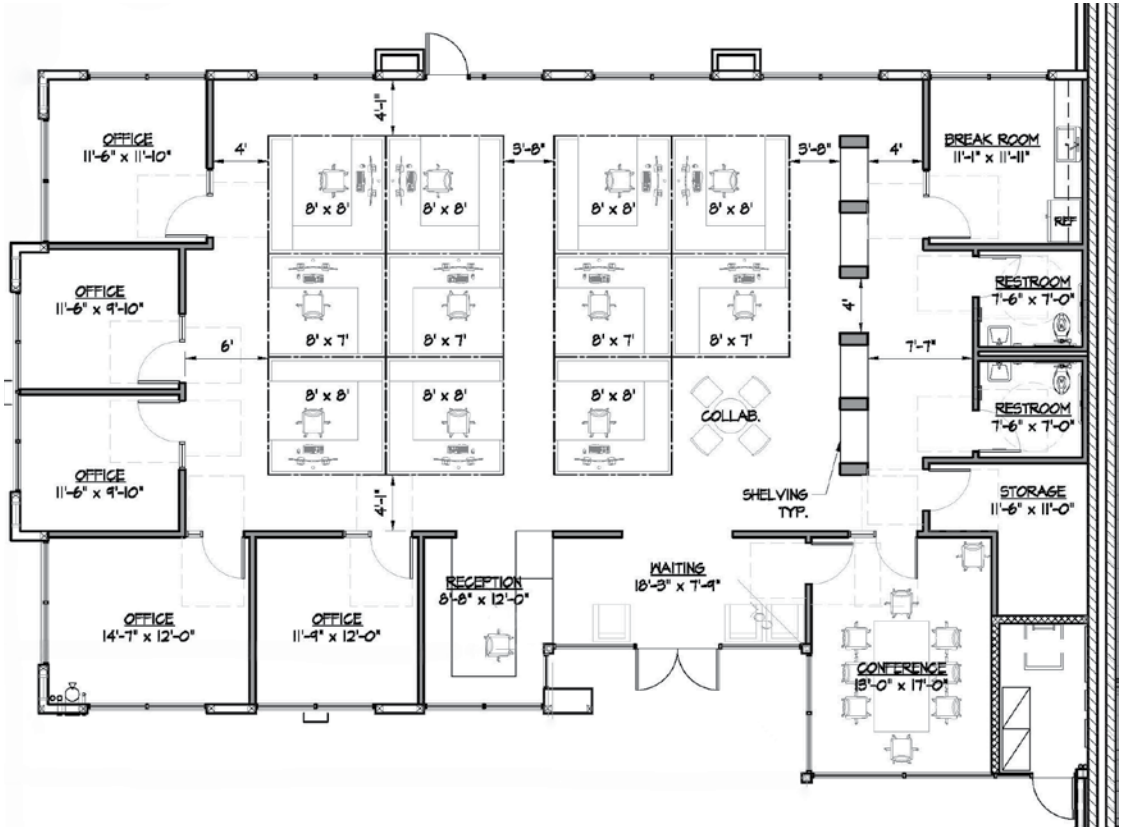
The Patriot Professional Plaza is a rare Planned Unit Development (PUD), not a condominium project.

100% USABLE SQUARE FOOTAGE	NO COMMON LOBBIES, RESTROOMS OR CORRIDORS	DEDICATED PARKING FOR EACH BUILDING	NEW CONSTRUCTION ENERGY EFFICIENT	TI ALLOWANCE AVAILABLE FOR LEASE

800 PATRIOT DRIVE | 3,629 SF

SPEC SUITE - TURNKEY PROFESSIONAL OFFICE (MEDICAL CONVERSION PERMITTED)





IDEAL PROFESSIONAL & MEDICAL USES

- **MEDICAL/HEALTHCARE PROVIDERS**
- **DENTAL & OPTOMETRY**
- **THERAPY / WELLNESS**
- **PROFESSIONAL SERVICES**
  (LAW, ACCOUNTING, CONSULTING)

SCAN TO EXPLORE 800 PATRIOT DRIVE

VIEW PHOTOS & WATCH VIDEO TOUR | PROPERTY DETAILS

PROPERTY FEATURES









FREESTANDING BUILDINGS

NO COMMON AREAS

DIRECT ACCESS

ENERGY EFFICIENT

PROFESSIONAL IMAGE

EXPEDITED PERMIT PROCESS

WALK TO EVERYTHING

DINE

SHOP

COFFEE

GROCERIES

BANKING

SERVICES

RECREATION

PATRIOT PROFESSIONAL PLAZA

MOORPARK, CALIFORNIA 93021

SCAN TO WATCH THE PROPERTY VIDEO TOUR




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
PATRIOT PROFESSIONAL PLAZA
860
840
850
820
830
810
800
Patriot Dr
CALIFORNIA 23
MOORPARK FWY
FAMOUS footwear
Michaels Where Creativity Happens
T.J.maxx
FOOD COURT
Magma Pizzeria • Jimmy John's
Kiku Japanese Grill • Coffee a la Mode
Jamba Juice
TARGET
CHIPOTLE MEXICAN GRILL
CVS pharmacy
STARBUCKS COFFEE
KOHL'S
Smart&Final extra!
IN-N-OUT BURGER
DEL TACO
The Natural Cafe
PANDA EXPRESS
Denny's
MILLER PKWY
CALIFORNIA 118
LOS ANGELES AVE



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SCHEDULE A TOUR TODAY!