

For Lease



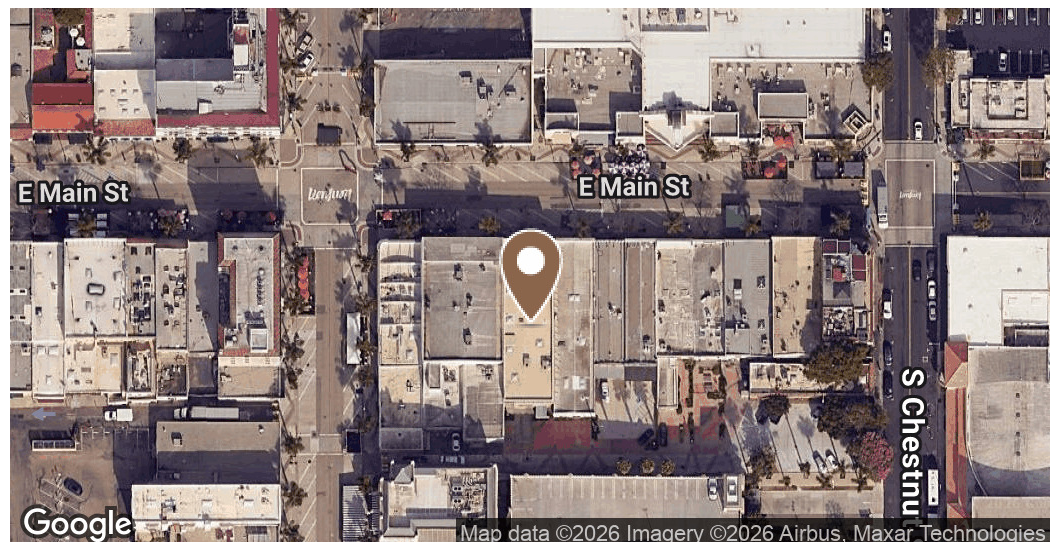
JEFFREY R. BECKER CCIM . CPM . RPA

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CA DRE #01213236

40 SOUTH ASH STREET | VENTURA, CA 93001 | 805.653.6794 | BECKERGRP.COM



PROPERTY DESCRIPTION

Unique 2nd floor offices with nice windows and natural light, overlooking Main Street in the heart of Downtown Ventura. Elevator-serviced with entry at Main Street and rear alleyway. Adjacent to the free City parking structure. Full interior building with high-end office finishes, private offices, kitchenette, reception, and conference rooms.

Take advantage of this premier location, in the heart of Ventura's main tourist destination. Located just steps away from City Hall, restaurants, shopping, theaters, and more! Also within walking distance to beaches, Ventura Pier, State Fairgrounds, and Amtrak station.

SPACES	LEASE RATE	SPACE SIZE
532-201	\$2.50 SF/month	1,303 - 5,639 SF
532-200	\$2.50 SF/month	4,336 - 5,639 SF

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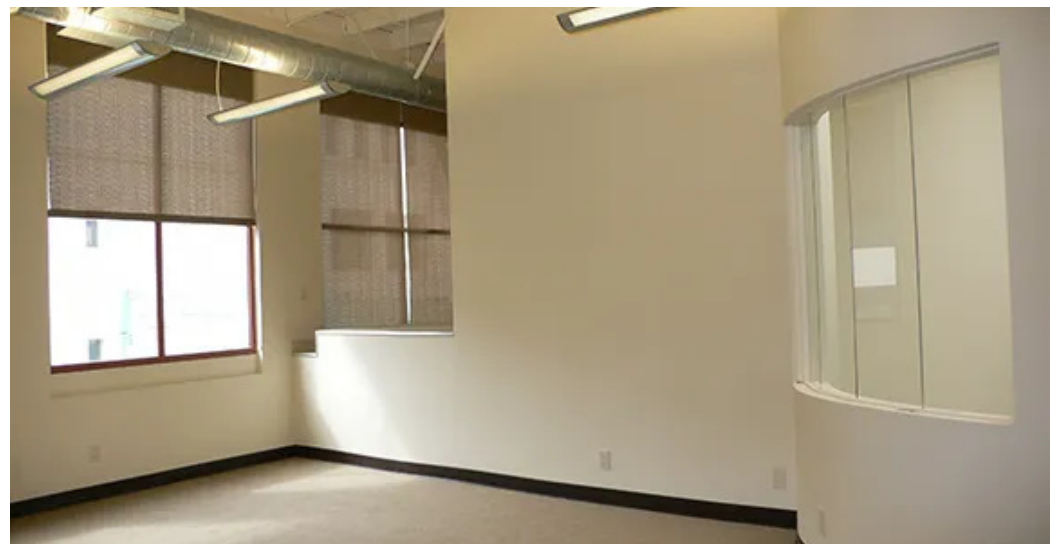
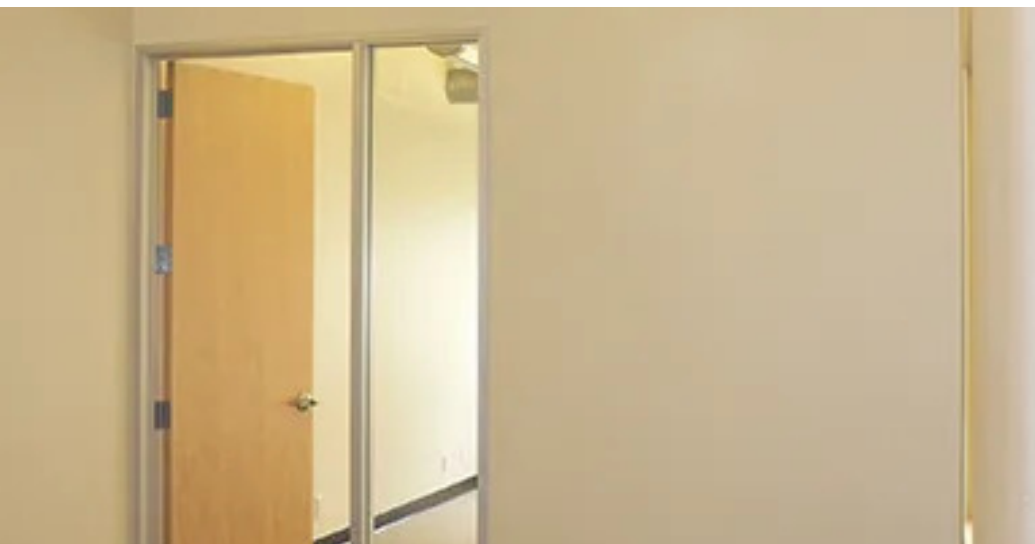
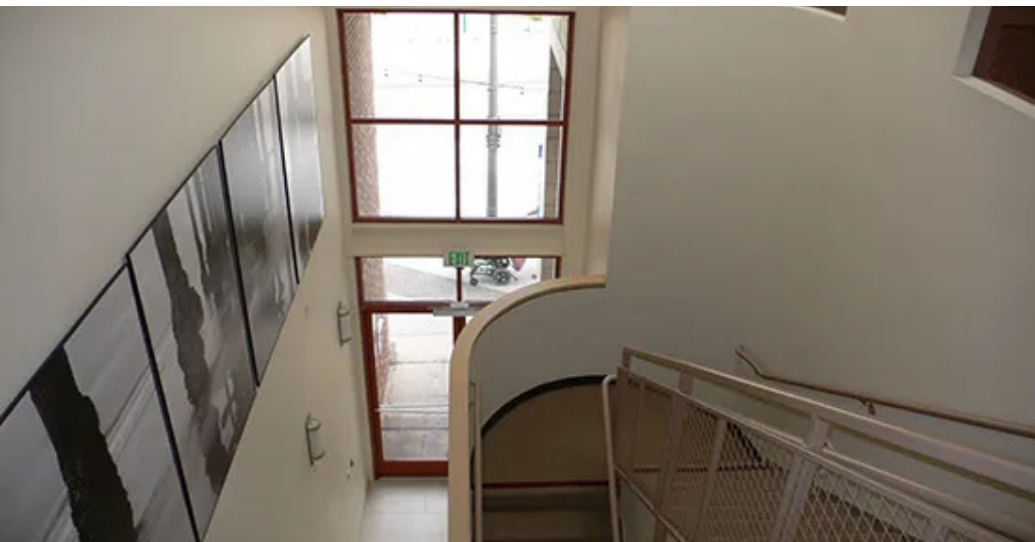
OFFERING SUMMARY

Lease Rate:	\$2.50 SF/month (NNN)
NNN Estimate Value:	\$1.03 psf
Available SF:	1,303 - 5,639 SF
Building Size:	9,624 SF

CUSTOM HEADER

To find out more or setup a tour, please contact:

Jeffrey R. Becker - 805.653.6794 ext. 201 | jbecker@beckergroup.com



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