

**FOR LEASE**  
**OFFICE**

2800-2824 CAMINO DOS RIOS  
NEWBURY PARK | CA



# HILLCREST CENTRE

FOR MORE INFORMATION,  
PLEASE CONTACT:

MICHAEL WURTZEL | Associate  
P: 805.384.8843 | M: 213.705.6454  
mwurtzel@daumcre.com  
CADRE #01916821



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[www.daumcommercial.com](http://www.daumcommercial.com)

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# HILLCREST CENTRE

AMENITIES MAP



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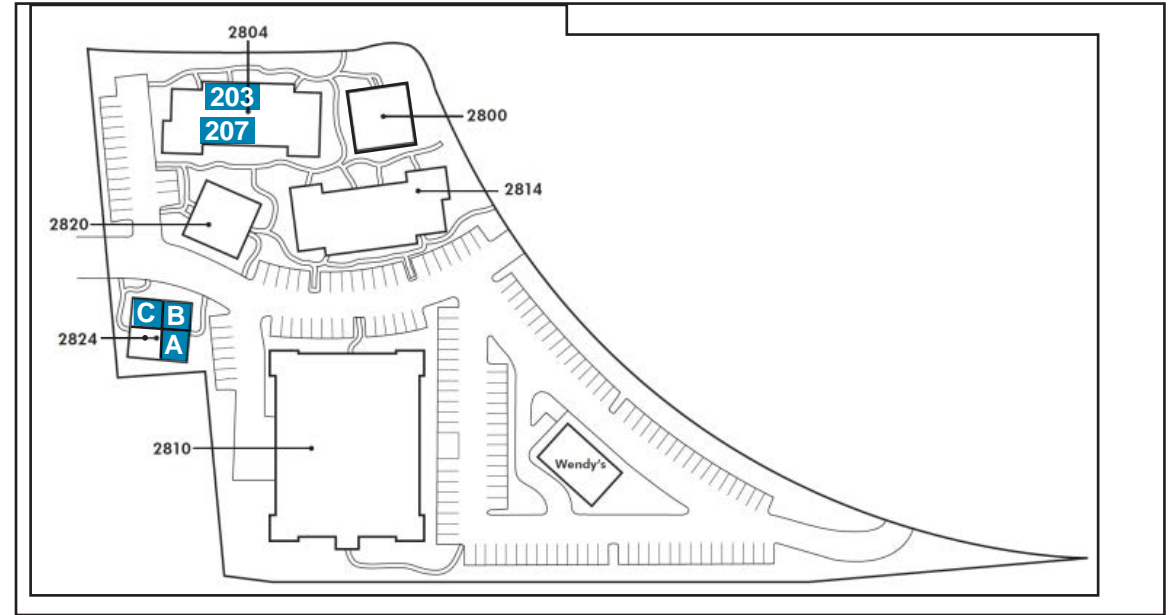
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## PROPERTY HIGHLIGHTS

- Restaurant & Retail Amenities across the street.
- Tranquil Garden and Stream Environment
- Good Parking
- Small Low Cost Offices Ideal Alternative to your Home Office or Downsize from a larger space.
- Close to Amgen, Skyworks, Baxalta, Atara Biotherapeutics, Integrity Bio, Sage Publications, Amazon, Takeda Pharmaceuticals



Building	Suite	RSF	Rate
2804	203	826	\$1.95
2804	207	1,333	\$1.95
2824	A	750	\$1.95
2824	<b>LEASED</b>		
2824	C	750	\$1.95

Spectrum and Frontier Internet Available,  
Utilities Additional .20 SF / mo.  
Tenant responsible for Janitorial in their suite.



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# HILLCREST CENTRE

FLOOR PLAN | 2824 A, B, & C



## ■ 2824 CAMINO DOS RIOS, SUITE A

- RSF: 750 SF
- SF Rate: \$1.95 SF
- 2 Private Offices, Restroom with Shower, Reception & Storage

## ■ 2824 CAMINO DOS RIOS, SUITE B

- RSF: 750 SF
- SF Rate: \$1.95 SF
- 2 Private Offices, Restroom Reception & Storage

## ■ 2824 CAMINO DOS RIOS, SUITE C

- RSF: 750 SF
- SF Rate: \$1.95 SF
- 1 Private Office, Reception Desk / Area, Storage

### COMBINED POSSIBILITIES:

All 3 Suites can be Combined for a Total of 2,250 SF

- Suite A and Suite B
- Suite B and Suite A and/or Suite C

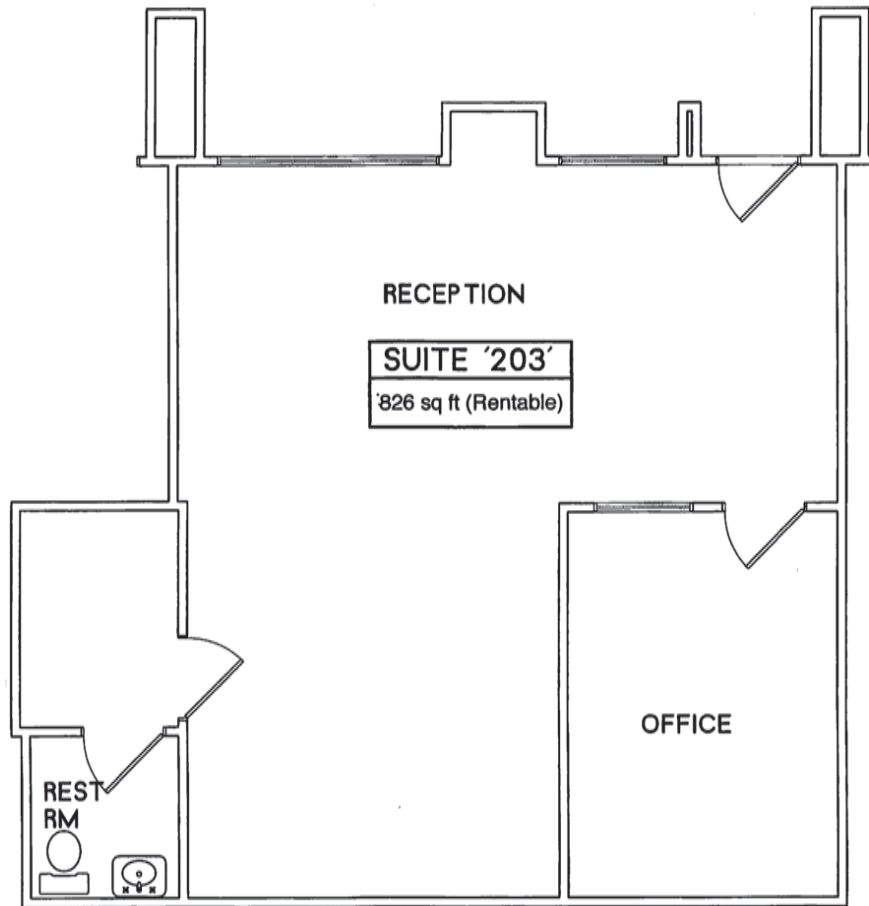
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# HILLCREST CENTRE

FLOOR PLAN | 2804 SUITE 203



## 2804 CAMINO DOS RIOS, SUITE 203

- RSF: 826
- SF Rate: \$1.95/SF
- 1 Private Office, Restroom in Suite, Vinyl Plank Flooring, Storage Area, Additional Private Office Possible.

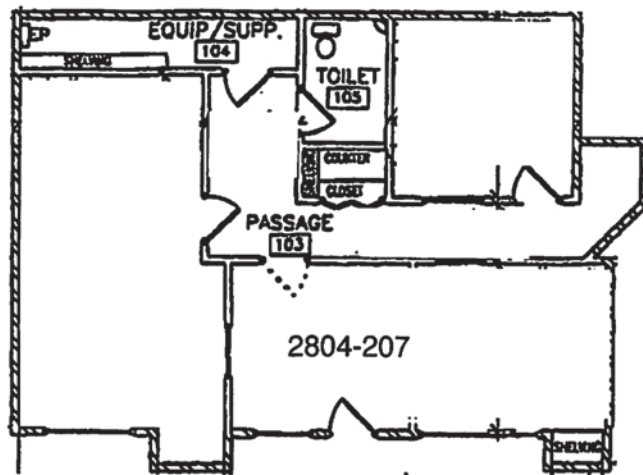
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FLOOR PLAN | 2804 SUITE 207



## 2804 CAMINO DOS RIOS, SUITE 207

- RSF: 1,333
- SF Rate: \$1.85 SF
- 1 Private Office, Reception Area, Additional Private Office Possible, Conference Room / Bullpen, Restroom, and Storage

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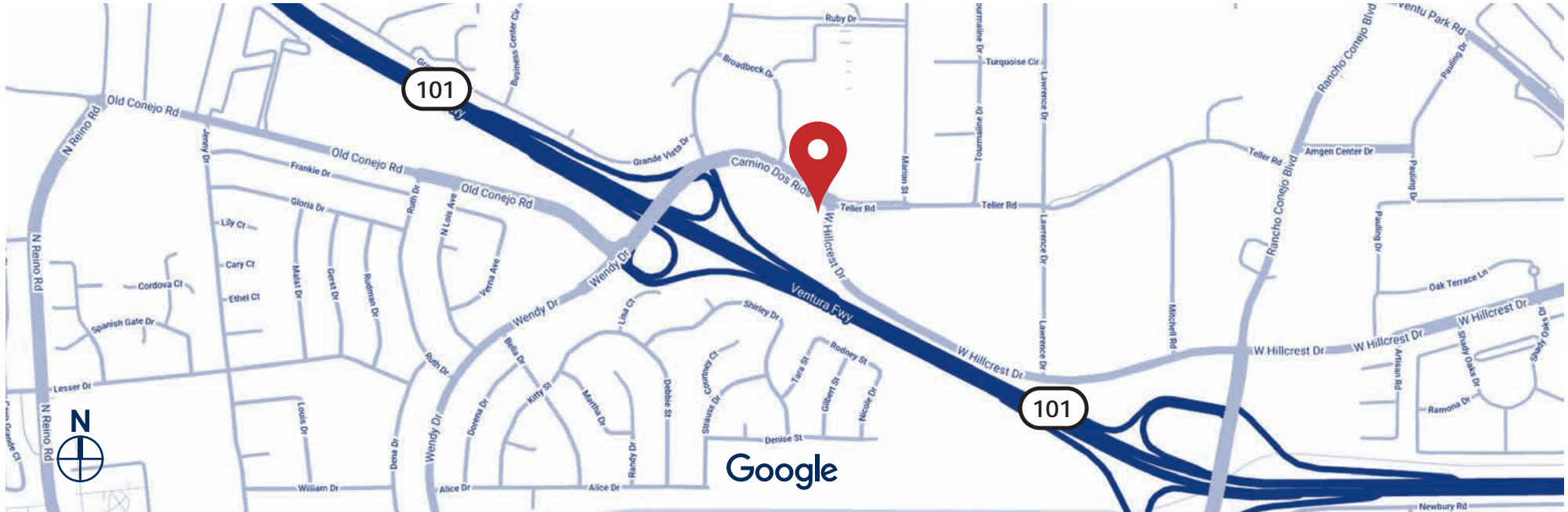
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LOCATION MAP & DEMOGRAPHICS



Street	Traffic Volume	Distance from Property
Ventura Fwy.	155,631	.21 Miles
Ventura Freeway	135,734	.23 Miles
W. Hillcrest Dr.	13,052	.26 Miles
Rancho Conejo Blvd.	19,197	.63 Miles

3 Miles Radius	
Population	50,969
Households	17,969
Consumer Spending	\$856,393,832

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