

PATRIOT PROFESSIONAL PLAZA

Moorpark, California 93021

FREE-STANDING
PROFESSIONAL & MEDICAL
OFFICE BUILDINGS
FOR SALE OR LEASE



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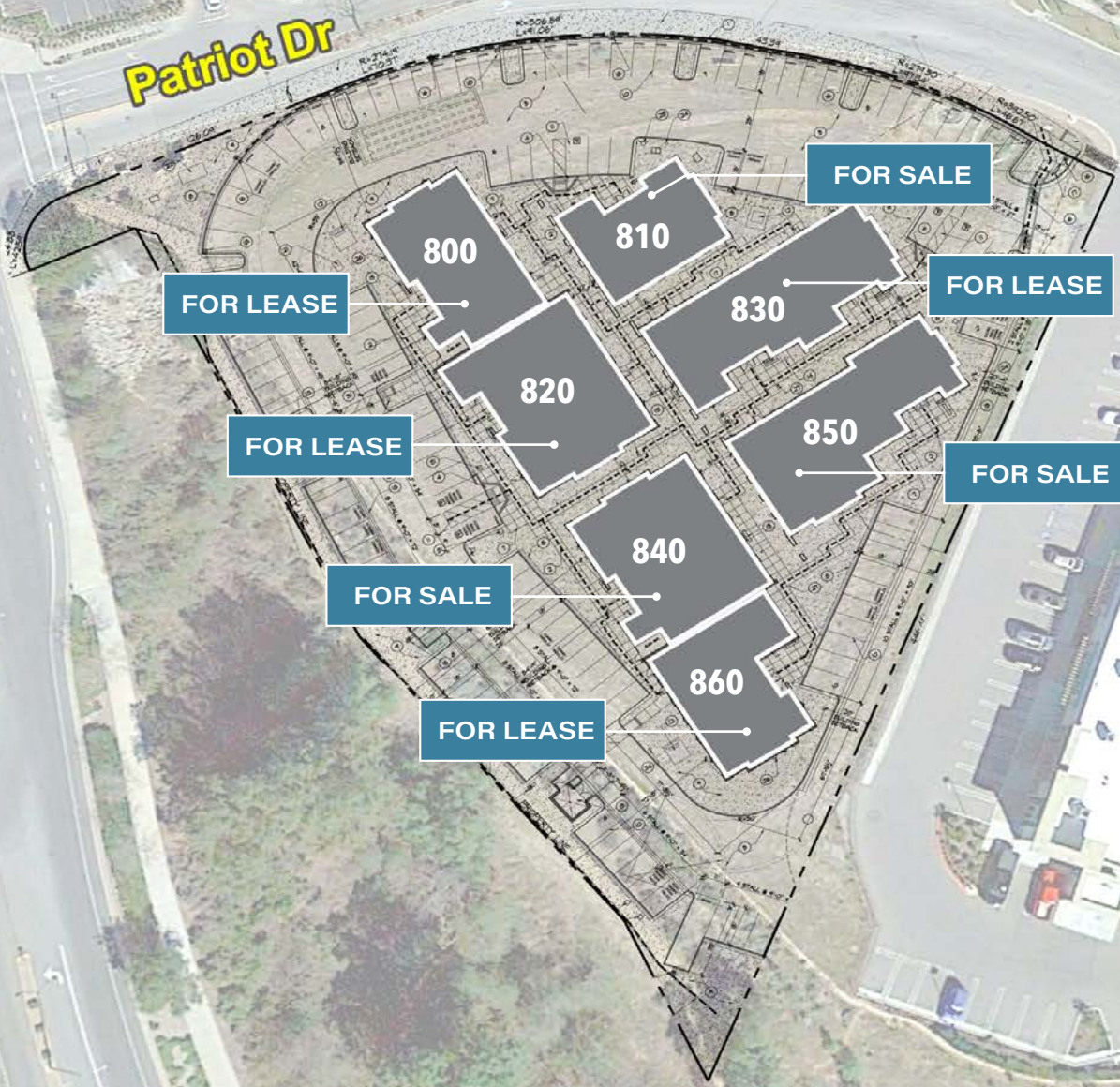
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LEE & ASSOCIATES

A Joint Venture of

MTC
MARTIN TEITELBAUM
CONSTRUCTION, INC.
In collaboration with the Cassar Family

Patriot Dr



FOR SALE

Address	Size	Sale Price	Sale Price (Total)
810 Patriot Drive	2,873 SF	\$695 PSF	\$1,996,735
840 Patriot Drive	4,497 SF	\$695 PSF	\$3,125,412
850 Patriot Drive	4,863 SF	\$695 PSF	\$3,379,785

FOR LEASE

Address	Size	Lease Rate (NNN)	Improvement Allowance
800 Patriot Drive	3,629 SF	\$2.95 PSF	\$75.00 PSF
820 Patriot Drive	4,668 SF	\$2.85 PSF	\$75.00 PSF
830 Patriot Drive	4,965 SF	\$2.85 PSF	\$75.00 PSF
860 Patriot Drive	3,460 SF	\$2.85 PSF	\$75.00 PSF



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 MOORPARK, CA 93021

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