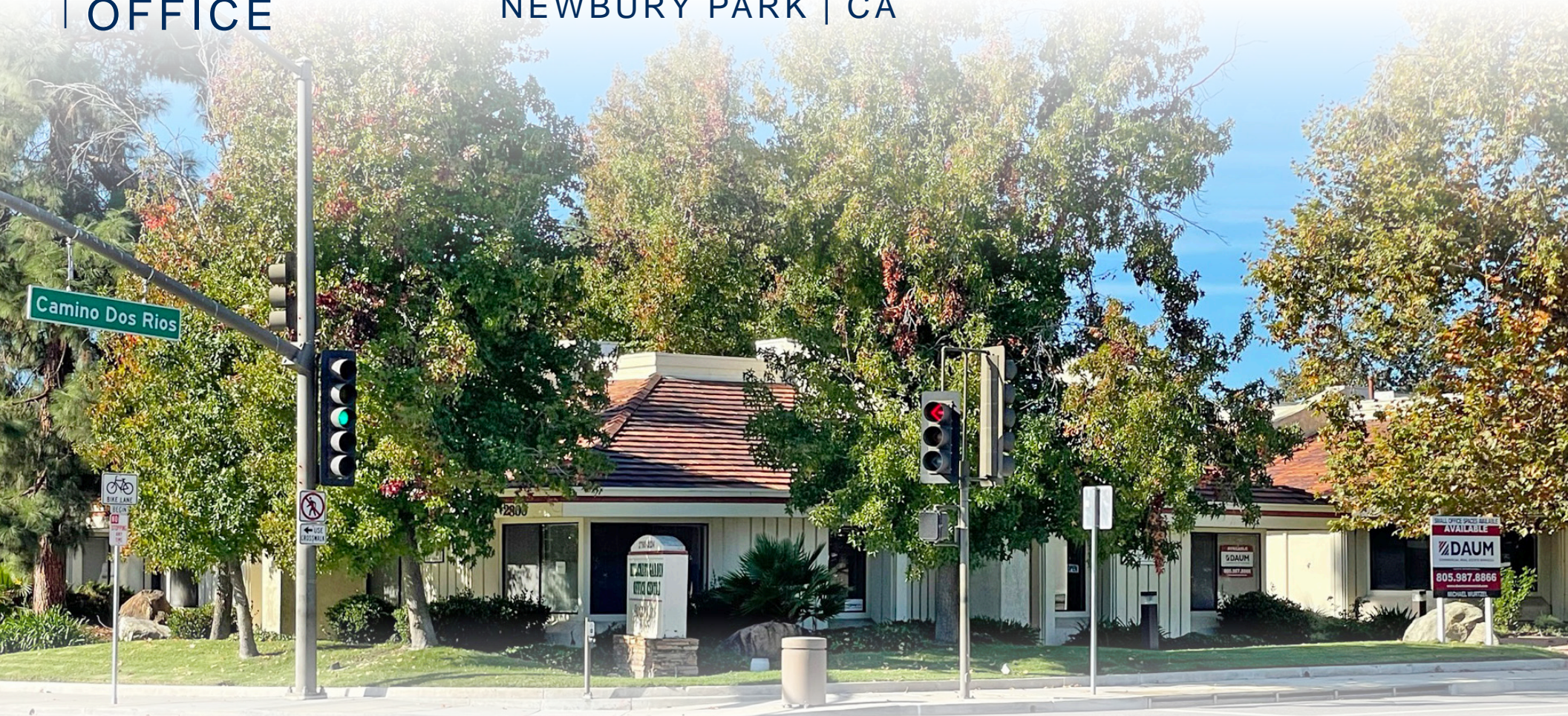


FOR LEASE
OFFICE

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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HILLCREST CENTRE

AMENITIES MAP



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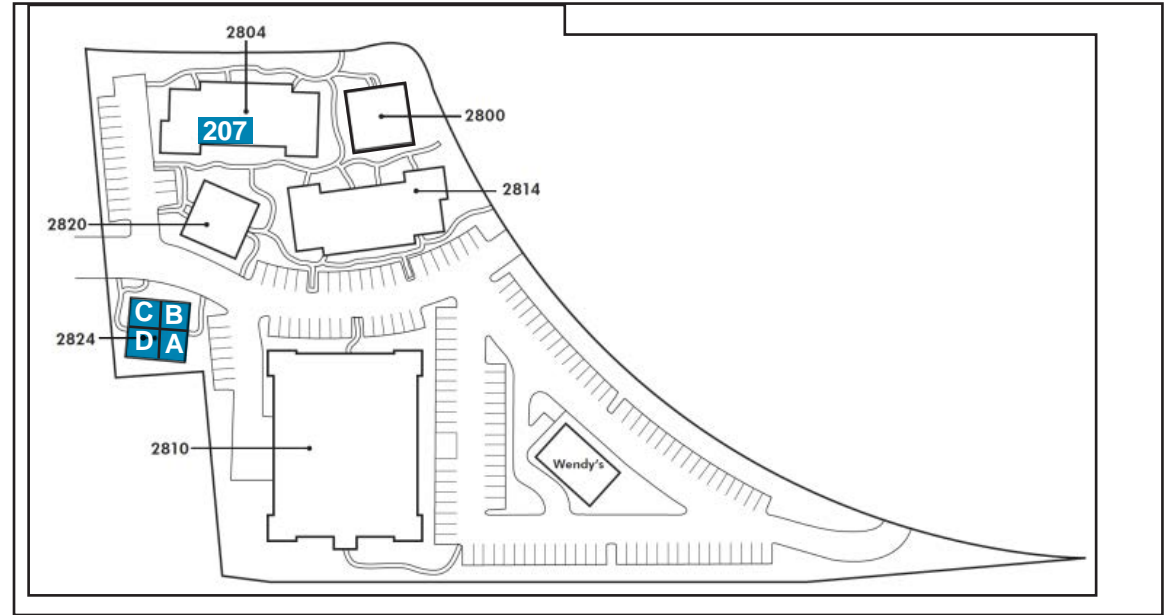
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HILLCREST CENTRE

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	207	1,333	\$1.75
2824	A	750	\$1.75
2824	B	750	\$1.75
2824	C	750	\$1.75
2824	D	750	\$1.75

Spectrum and Frontier Internet Available,
Utilities Additional .15 SF / mo.
Tenant responsible for Janitorial in their suite.



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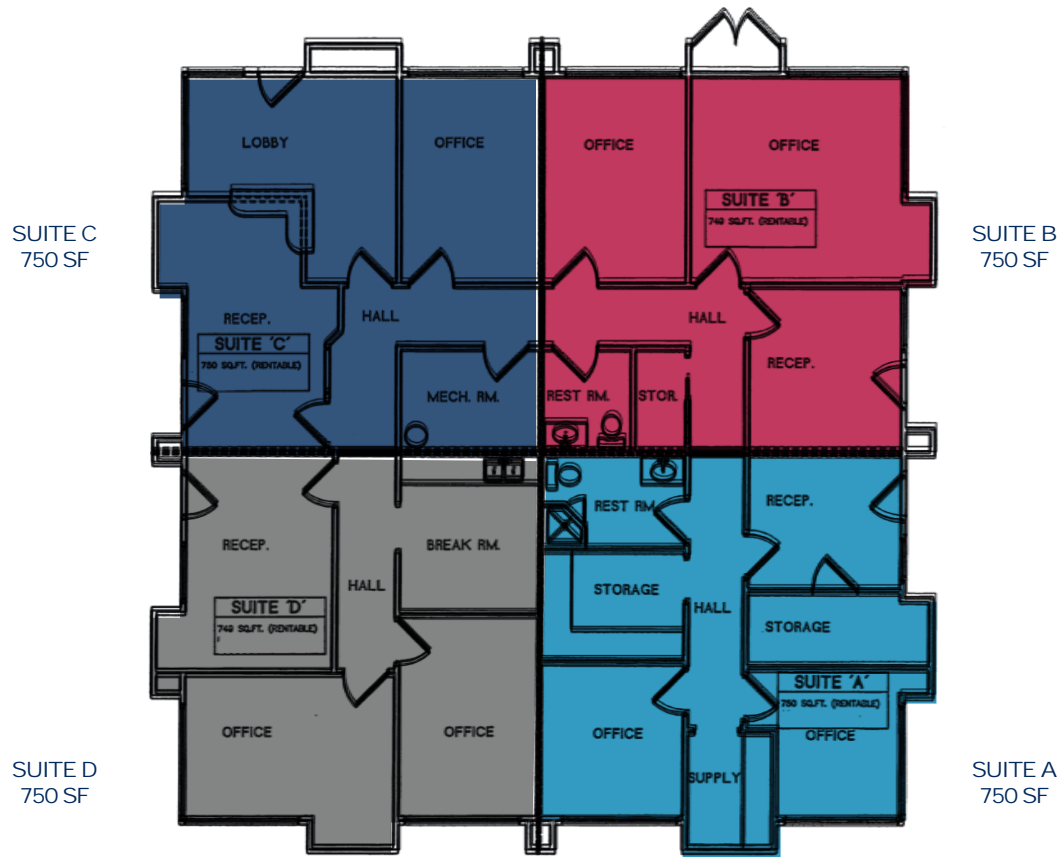
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HILLCREST CENTRE

FLOOR PLAN | 2824 A, B, C & D



■ 2824 CAMINO DOS RIOS, SUITE A

- RSF: 750 SF
- SF Rate: \$1.75 SF
- 2 Private Offices, Restroom with Shower, Reception & Storage

■ 2824 CAMINO DOS RIOS, SUITE B

- RSF: 750 SF
- SF Rate: \$1.75 SF
- 2 Private Offices, Restroom Reception & Storage

■ 2824 CAMINO DOS RIOS, SUITE C

- RSF: 750 SF
- SF Rate: \$1.75 SF
- 1 Private Office, Reception Desk / Area, Storage

■ 2824 CAMINO DOS RIOS, SUITE D

- RSF: 750 SF
- SF Rate: \$1.75 SF
- 2 Private Offices, Kitchenette, Reception, Storage

Combined Possibilities:

All 4 Suites can be Combined for a Total of 1,500 SF

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

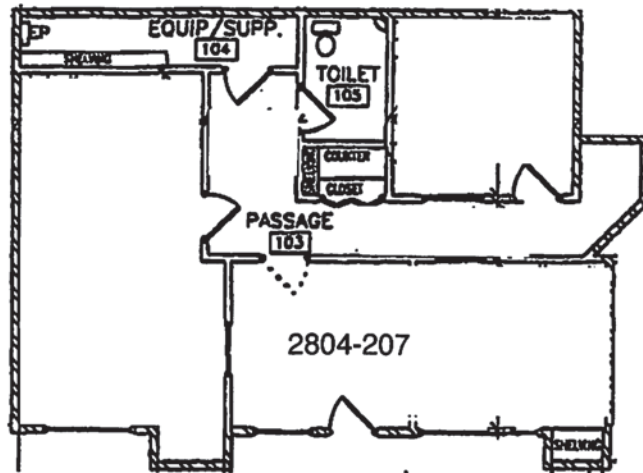
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HILLCREST CENTRE

FLOOR PLAN | 2804 SUITE 207



2804 CAMINO DOS RIOS, SUITE 207

- RSF: 1,333
- SF Rate: \$1.75 SF
- 1 Private Office, Reception Area, Additional Private Office Possible, Conference Room / Bullpen, Restroom, and Storage

FOR MORE INFORMATION,
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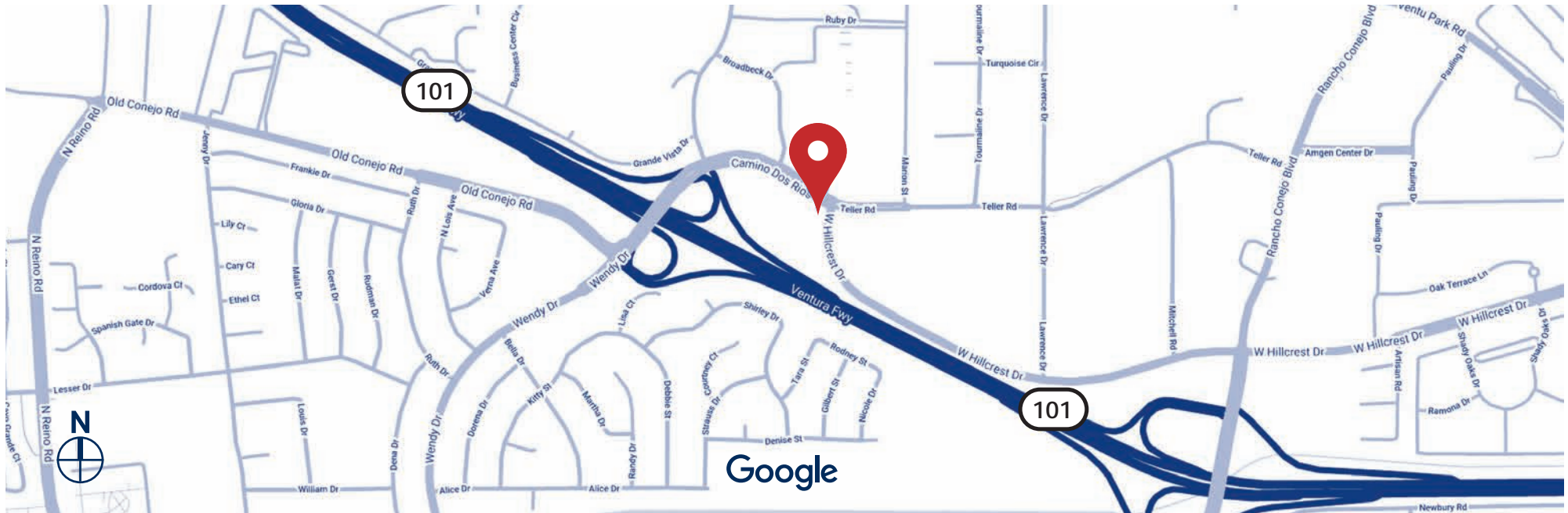
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HILLCREST CENTRE

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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