



Center Promenade

Ventura, CA

NOW FIBER/CABLE READY

Center Promenade is a seven-building office campus totaling **180,576 square feet**. The campus offers a unique park like setting with efficient floor plates that can accommodate office users of all sizes. In addition, the property is conveniently located to a number of amenities including the Victoria Plaza, **Ventura Gateway Center** and **Pacific View Mall**. Center Promenade is located just east of the Ventura County Government Center with immediate access to the Ventura (101) and Santa Paula (126) Freeways.

6401 Telephone Rd :: 6633 Telephone Rd :: 6477 Telephone Rd :: 6555 Telephone Rd
1001 Partridge Drive :: 1000 South Hill Rd :: 1050 South Hill Rd

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- Financially secure ownership
- Responsive on-site property management
- Superior customer collaboration
- Brokerage friendly approach
- Dedicated to providing the highest level of service

Highlights:

- Fiber/Cable ready Business Park
- Responsive on-site property management
- Adjacent to the Ventura County Government Center.
- 12 acres of business activity
- Close proximity to amenities and retail establishments
- Centrally located on Telephone Road, with easy access to the Ventura (Hwy 101) and Santa Paula (126) Freeways



The Center Promenade

Availabilities:

6633 Telephone Rd	SF	Contiguous To	Rate	Available	Notes
Suite 110	5,144 SF		\$2.75 FSG	Now	

1000 South Hill Rd	SF	Contiguous To	Rate	Available	Notes
Suite 111	819 SF		\$2.75 FSG	Now	
Suite 112	1,202 SF		\$2.75 FSG	Now	
Suite 116	3,365 SF		\$2.75 FSG	Now	
Suite 300/340	8,412 SF		\$2.75 FSG	Now	

1001 Partridge Drive	SF	Contiguous To	Rate	Available	Notes
Suite 200	3,201 SF		\$2.75 FSG	Now	Shell Condition
Suite 205	1,700 SF		\$2.75 FSG	Now	
Suite 230	1,842 SF		\$2.75 FSG	Now	Shell Condition
Suite 370	705 SF		\$2.75 FSG	Now	

6477 Telephone Rd	SF	Contiguous To	Rate	Available	Notes
Fully Leased					

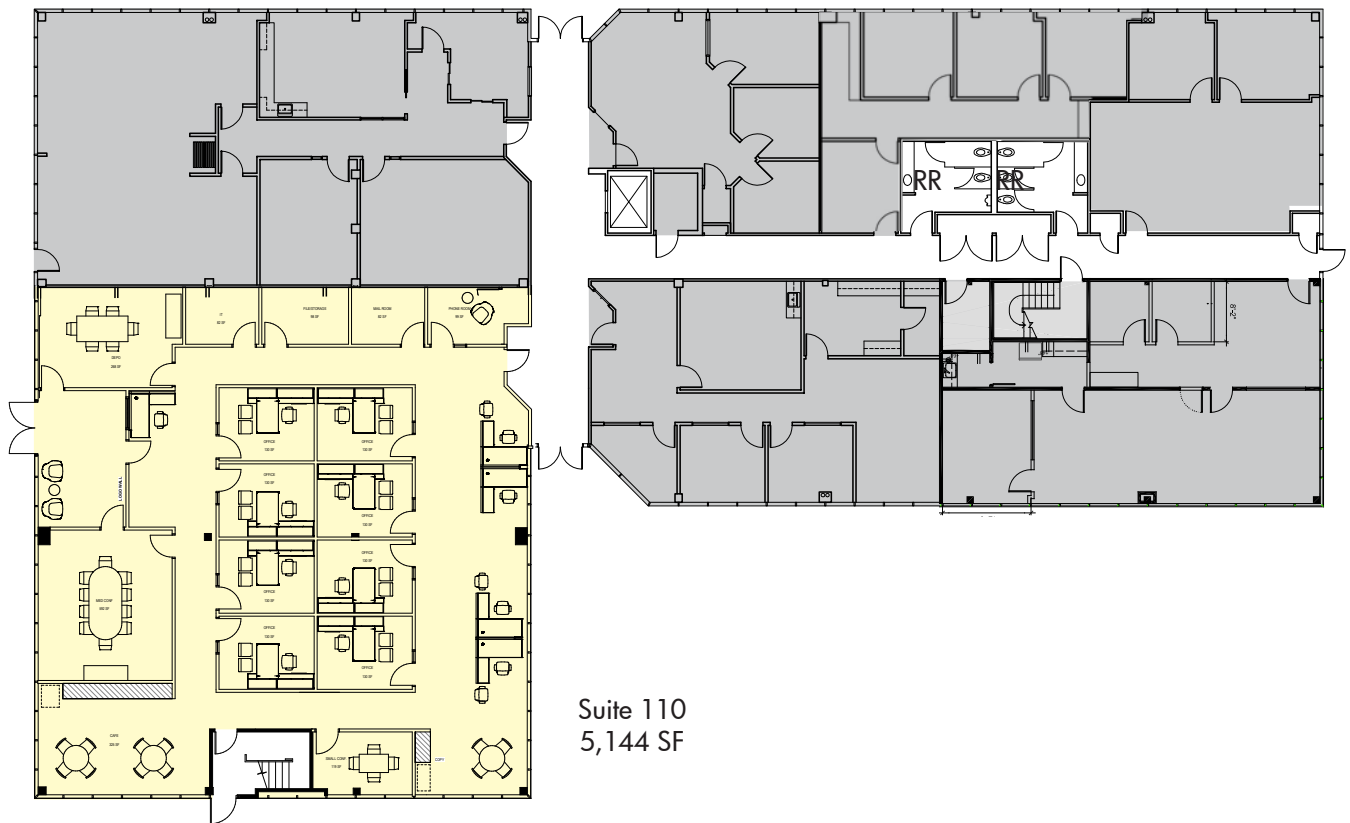
6555 Telephone Rd	SF	Contiguous To	Rate	Available	Notes
Suite 3	1,114 SF		\$2.75 FSG	Now	
Suite 5	1,738 SF		\$2.75 FSG	Now	
Suite 6	1,162 SF		\$2.75 FSG	Now	3 Private Offices

6401 Telephone Rd	SF	Contiguous To	Rate	Available	Notes
Fully Leased					

1050 South Hill Rd	SF	Contiguous To	Rate	Available	Notes
Fully Leased					

6633 TELEPHONE RD

FIRST FLOOR



AVAILABLE LEASED

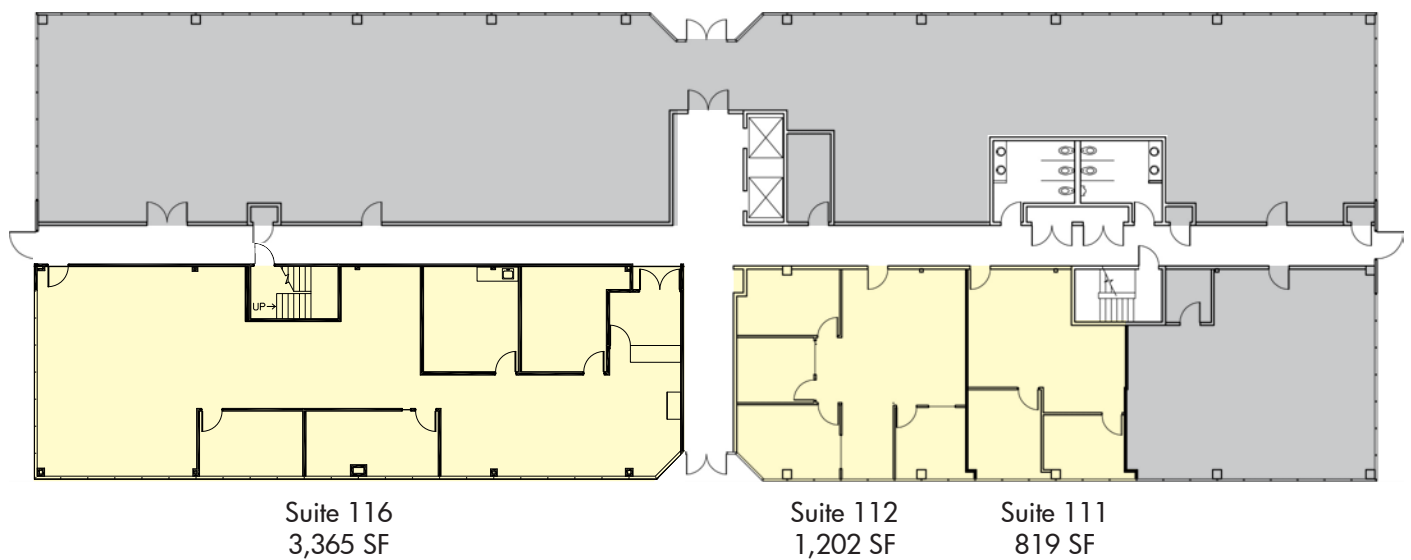
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1000 SOUTH HILL RD

FIRST FLOOR



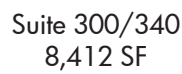
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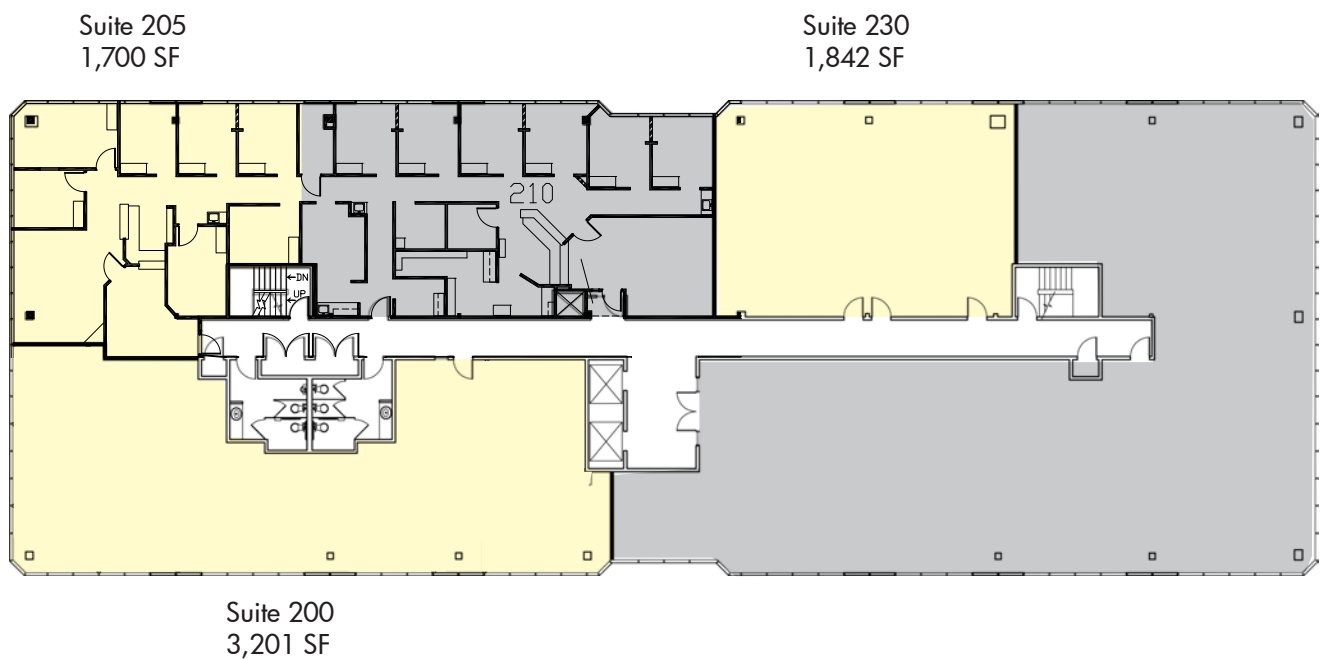
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THIRD FLOOR



1001 PARTRIDGE DR

SECOND FLOOR



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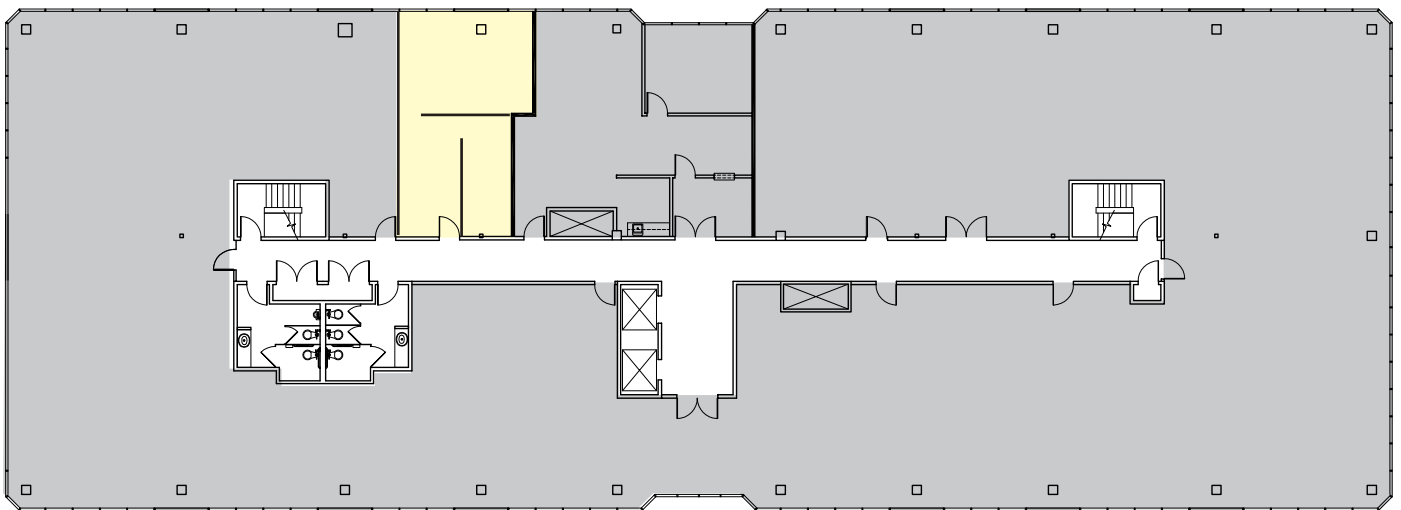
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1001 PARTRIDGE DR

THIRD FLOOR

Suite 370
705 SF



 AVAILABLE  LEASED

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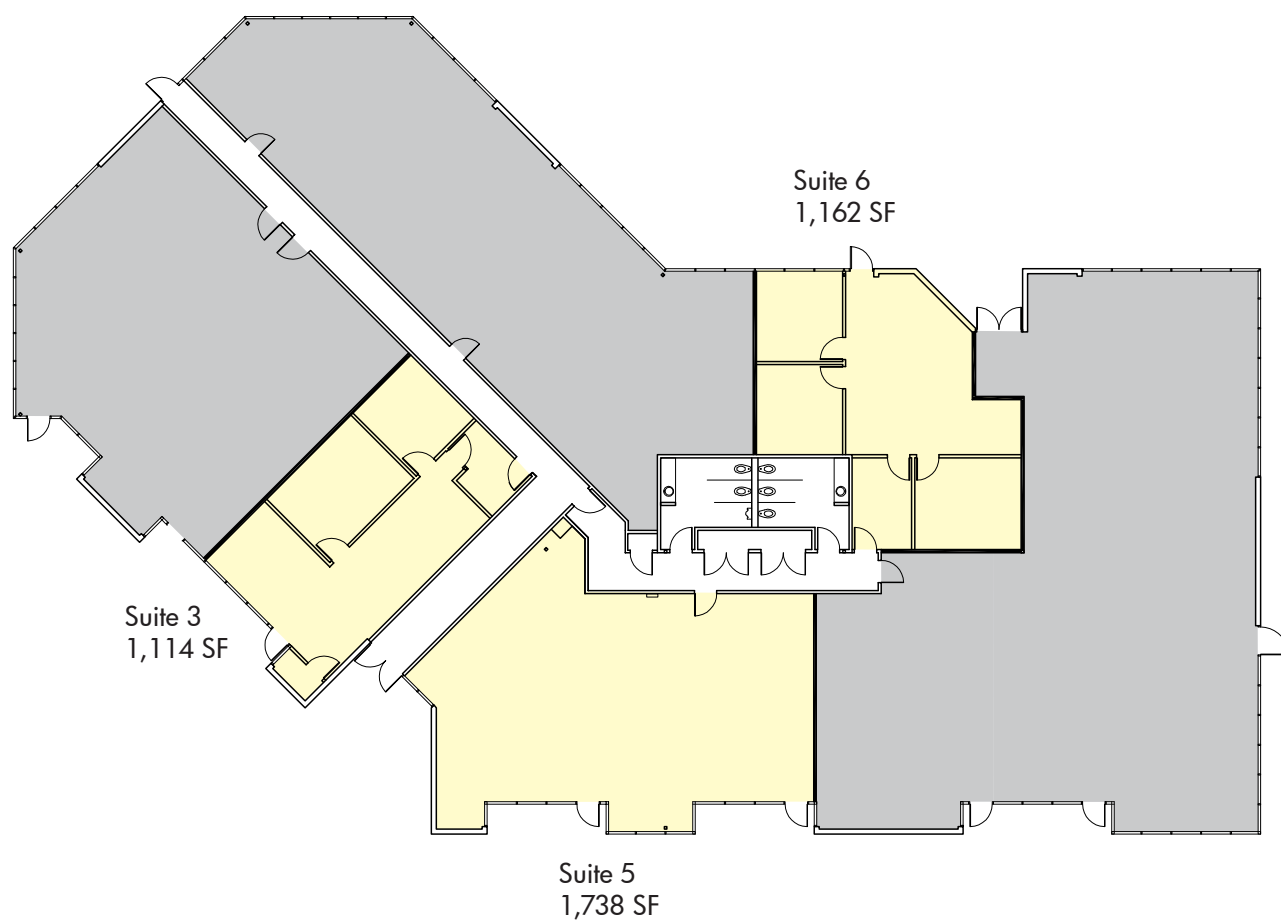
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6555 TELEPHONE RD

FIRST FLOOR



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CENTER PROMENADE

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