

# ROLLING OAKS MEDICAL CENTER

375 ROLLING OAKS DR.  
THOUSAND OAKS, CA  
[www.thousandoaksmedicaloffice.com](http://www.thousandoaksmedicaloffice.com)



CLICK OR SCAN TO VIEW  
PROPERTY WEBSITE



## CLASS "A" MEDICAL OFFICE SPACE FOR LEASE

WITHIN 250,000 SF MEDICAL OFFICE CAMPUS

**Eric Nishimoto**  
818.444.4984  
[enishimoto@lee-re.com](mailto:enishimoto@lee-re.com)  
[www.ericnishimotocre.com](http://www.ericnishimotocre.com)  
DRE #01462339

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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## RENOVATED MAIN ENTRANCE & COMMON AREAS



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## PROPERTY HIGHLIGHTS

Great Location Near The Thousand Oaks Surgical Hospital (Tosh)

Class "A" Medical Space

Multiple Suites Available

Parking Garage And Surface Stalls

Excellent Access To Ventura 101 Freeway

Pride Of Ownership

## AVAILABILITY

|               |                                                        |
|---------------|--------------------------------------------------------|
| AVAILABLE:    | 1,701 SF - 6,992 SF                                    |
|               | 2,000 SF - 425 Haaland Dr. (Contact Agent for Details) |
| POSSESSION:   | Contact Agent                                          |
| TERM:         | 3-10 Years                                             |
| RENTAL:       | \$3.15/RSF                                             |
| TI ALLOWANCE: | Negotiable                                             |
| LEASE TYPE:   | Modified Gross + Electrical & Janitorial               |
| PARKING:      | 5/1,000 USF W/ Subterranean Parking Available          |



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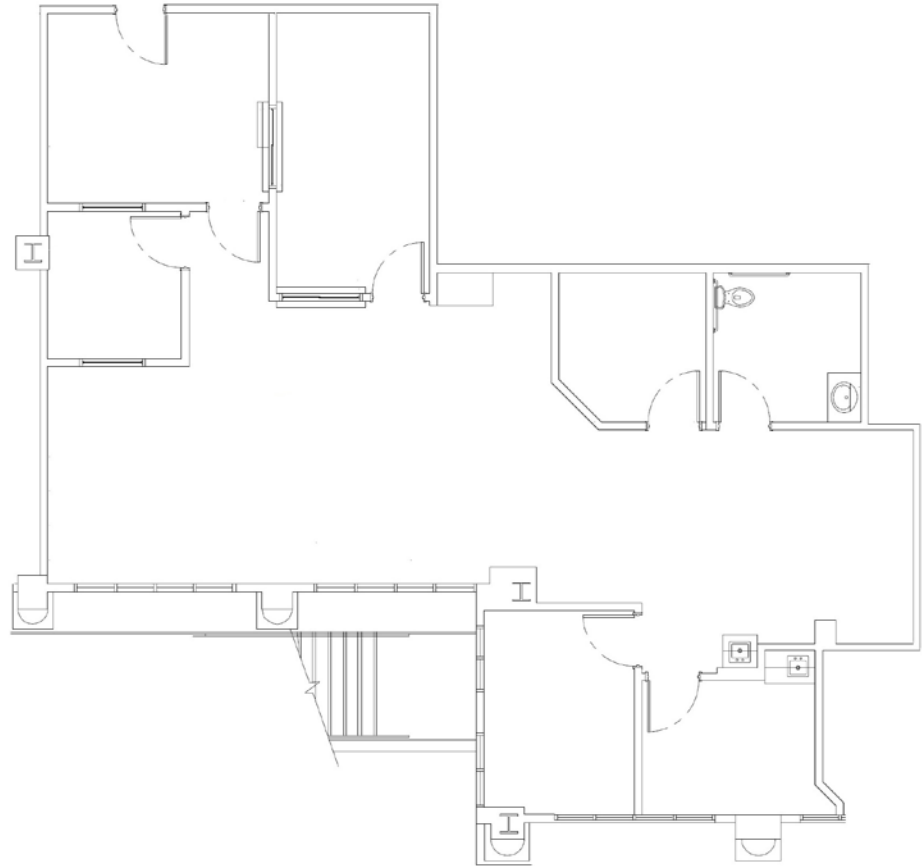


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PROPERTY WEBSITE

375 Rolling Oaks Drive | Suite: 110

## AVAILABILITY

|                |                                                  |
|----------------|--------------------------------------------------|
| AVAILABLE:     | Suite #110 - 2,023 RSF                           |
| TERM:          | 3-10 Years                                       |
| RENTAL:        | \$3.15/RSF                                       |
| TI ALLOWANCE:  | Negotiable                                       |
| LEASE TYPE:    | Modified Gross + Electrical & Janitorial         |
| EXPENSE CALCS: | Base Year                                        |
| PARKING:       | 5/1,000 USF W/ Subterranean<br>Parking Available |



Approximate As-Built Floor Plan

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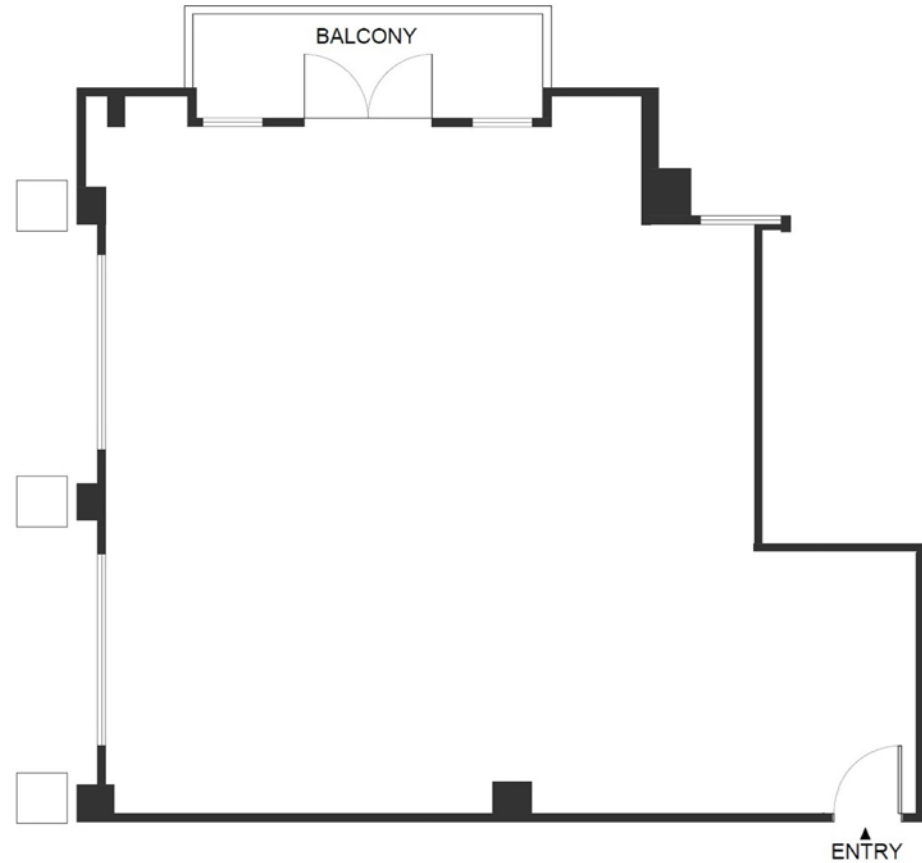
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375 Rolling Oaks Drive | Suite: 125

## AVAILABILITY

|                |                                                  |
|----------------|--------------------------------------------------|
| AVAILABLE:     | Suite #125 - 1,701 RSF                           |
| TERM:          | 3-10 Years                                       |
| RENTAL:        | \$3.15/RSF                                       |
| TI ALLOWANCE:  | Negotiable                                       |
| LEASE TYPE:    | Modified Gross + Electrical & Janitorial         |
| EXPENSE CALCS: | Base Year                                        |
| PARKING:       | 5/1,000 USF W/ Subterranean<br>Parking Available |



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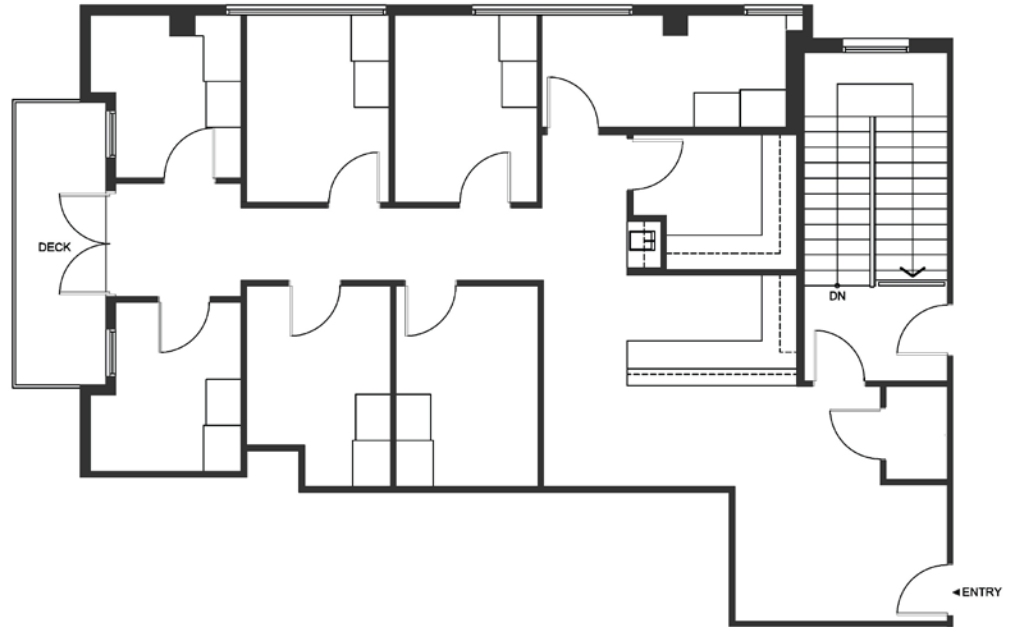


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375 Rolling Oaks Drive | Suite: 205

## AVAILABILITY

|                |                                                  |
|----------------|--------------------------------------------------|
| AVAILABLE:     | Suite #205 - 1,717 RSF                           |
| TERM:          | 3-10 Years                                       |
| RENTAL:        | \$3.15/RSF                                       |
| TI ALLOWANCE:  | Negotiable                                       |
| LEASE TYPE:    | Modified Gross + Electrical & Janitorial         |
| EXPENSE CALCS: | Base Year                                        |
| PARKING:       | 5/1,000 USF W/ Subterranean<br>Parking Available |



Approximate As-Built Floor Plan

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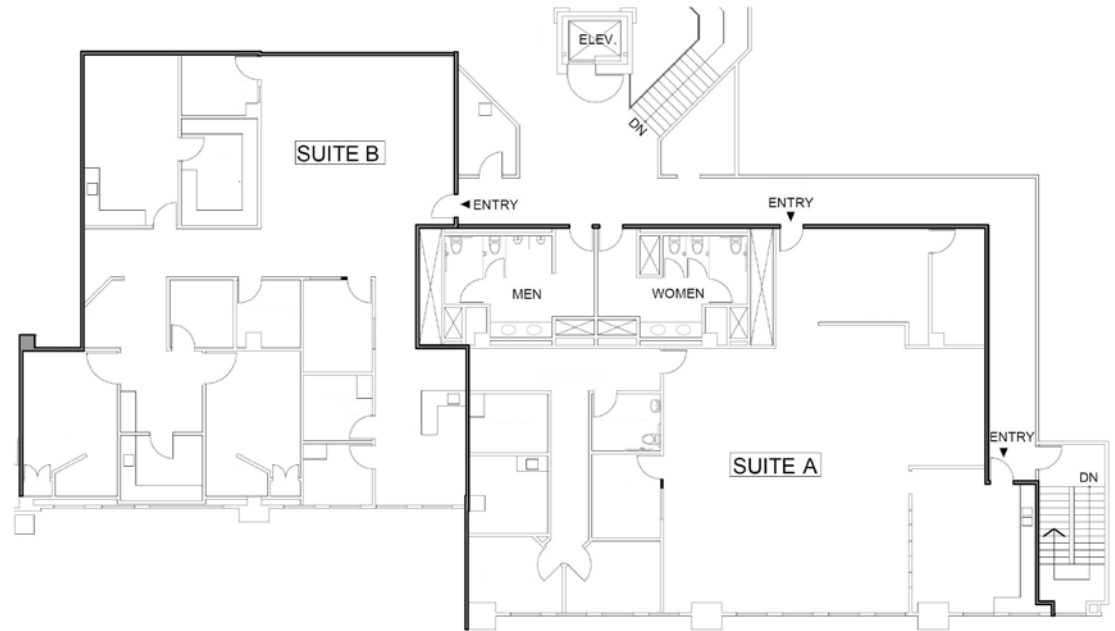
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375 Rolling Oaks Drive | Suite: 206

## AVAILABILITY

|                       |                                                                                          |
|-----------------------|------------------------------------------------------------------------------------------|
| <b>AVAILABLE:</b>     | Suite #206 - 6,992 RSF (Divisible)<br>Suite #206A - 3,843 RSF<br>Suite #206B - 3,149 RSF |
| <b>TERM:</b>          | 3-10 Years                                                                               |
| <b>RENTAL:</b>        | \$3.15/RSF                                                                               |
| <b>TI ALLOWANCE:</b>  | Negotiable                                                                               |
| <b>LEASE TYPE:</b>    | Modified Gross + Electrical & Janitorial                                                 |
| <b>EXPENSE CALCS:</b> | Base Year                                                                                |
| <b>PARKING:</b>       | 5/1,000 USF W/ Subterranean<br>Parking Available                                         |



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