

FOR LEASE
OFFICE

2800-2824 CAMINO DOS RIOS
NEWBURY PARK | CA



HILLCREST CENTRE

FOR MORE INFORMATION,
PLEASE CONTACT:

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



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AMENITIES MAP



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DAUM
COMMERCIAL REAL ESTATE SERVICES

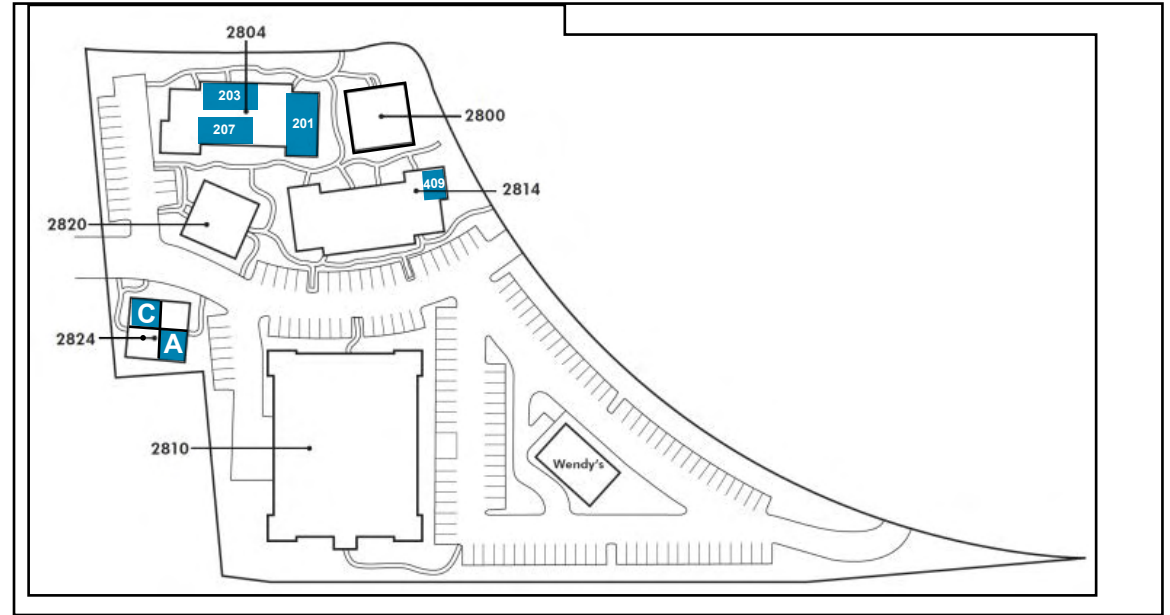
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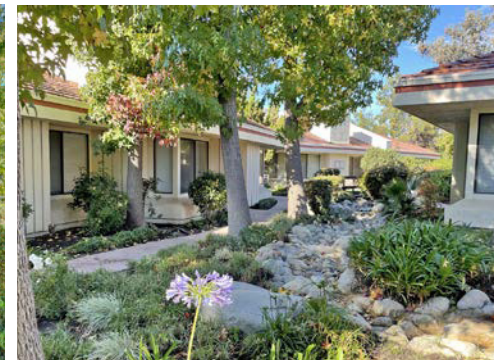
PROPERTY HIGHLIGHTS

- 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
2804	201	855	\$1.95
2824	A	750	\$1.95
2824	C	750	\$1.95
2814	409	674	\$1.95

Spectrum and Frontier Internet Available,
Utilities Additional .20 SF / mo. CAM \$0.27 SF / mo.
Tenant responsible for Janitorial in their suite.



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HILLCREST CENTRE

FLOOR PLAN | 2824 A & C



*Not to Scale

■ 2824 CAMINO DOS RIOS, SUITE A

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



□ 2824 CAMINO DOS RIOS, SUITE C

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



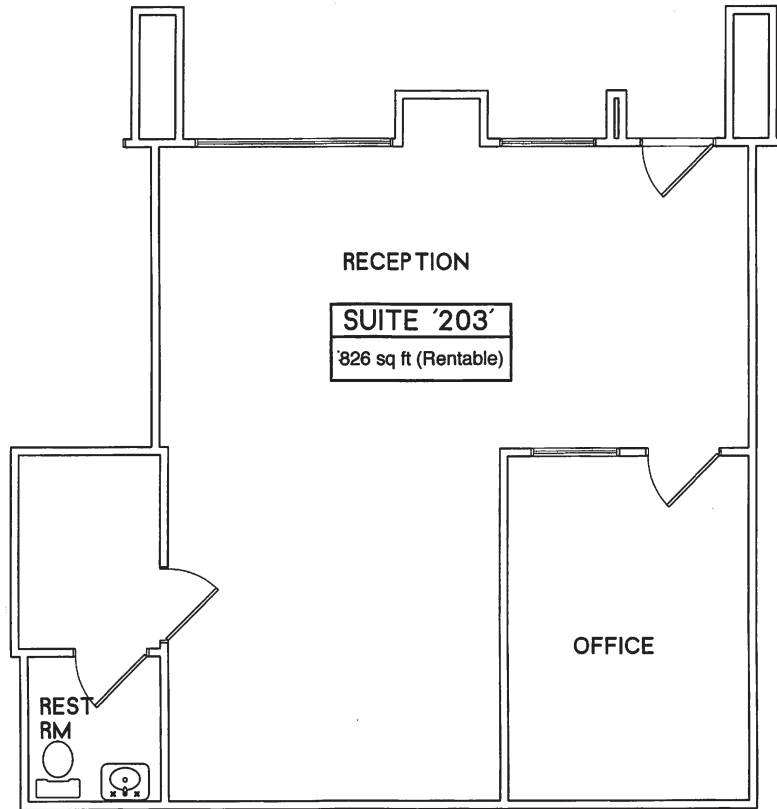
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FLOOR PLAN | 2804 SUITE 203



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2804 CAMINO DOS RIOS, SUITE 203

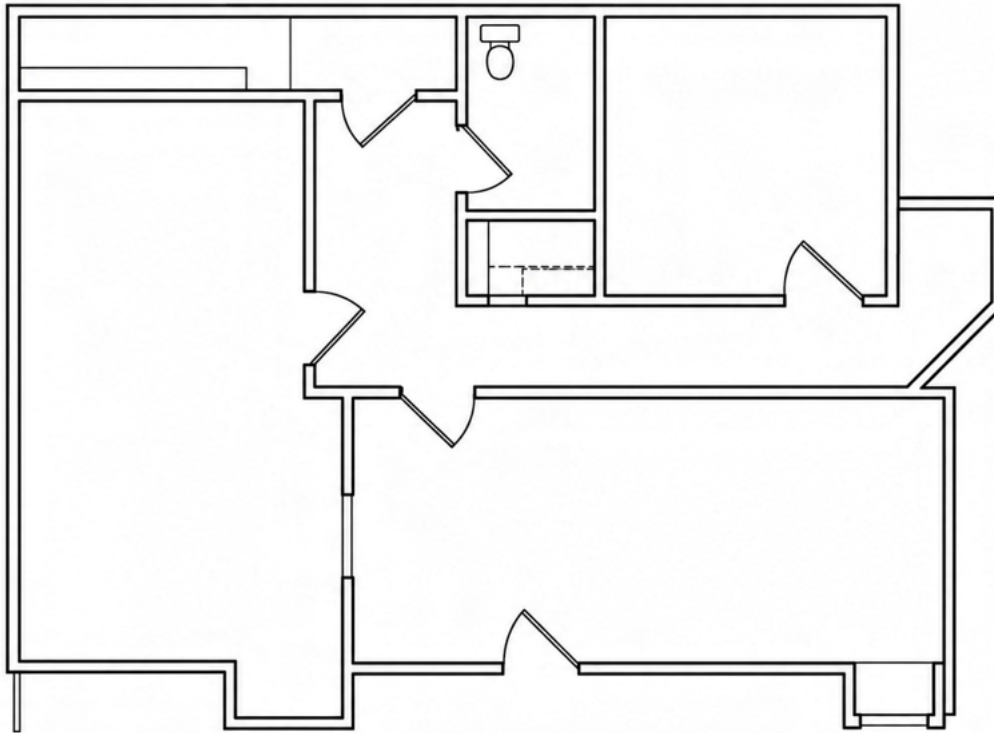
- RSF: 826
- SF Rate: \$1.95 SF
- 1 Private Office, Restroom in Suite, Vinyl Plank Flooring, Storage Area, Additional Private Office Possible.

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FLOOR PLAN | 2804 SUITE 207



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2804 CAMINO DOS RIOS, SUITE 207

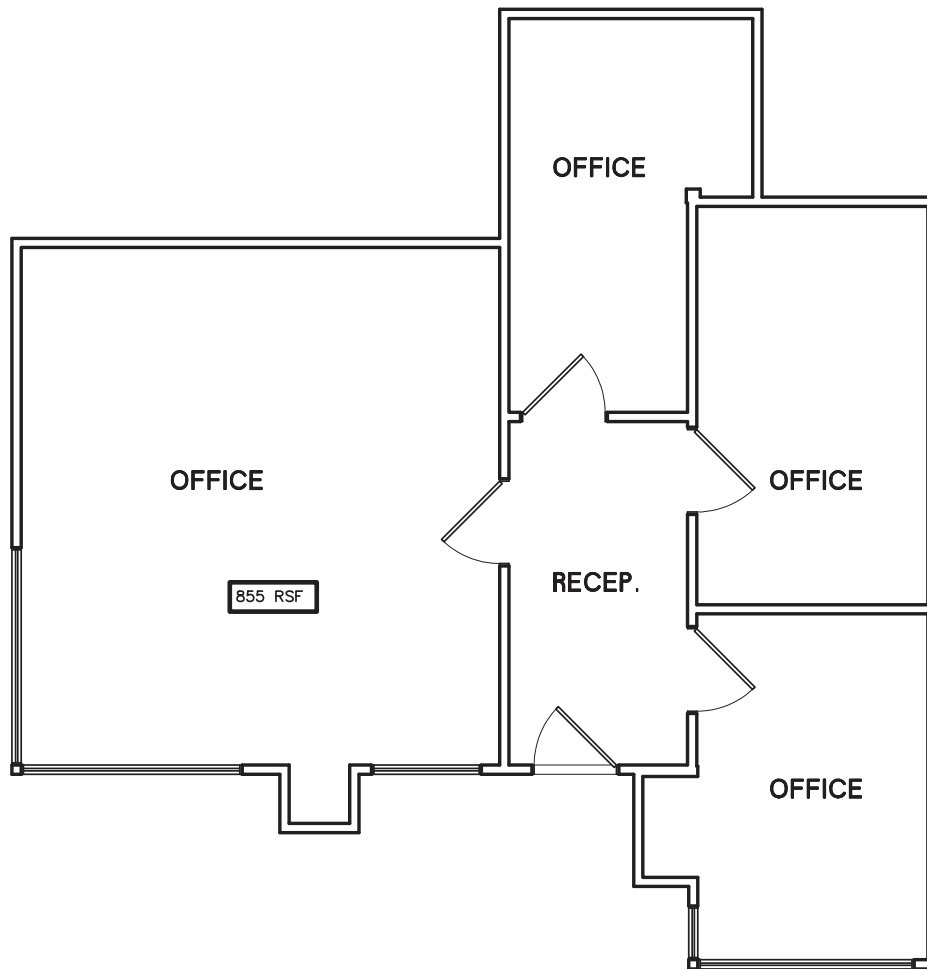
- RSF: 1,333
- SF Rate: \$1.95 SF
- 1 Private Office, Reception Area, Additional Private Office Possible, Conference Room / Bullpen, Restroom, and Storage

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FLOOR PLAN | 2804 SUITE 201



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2804 CAMINO DOS RIOS, SUITE 201

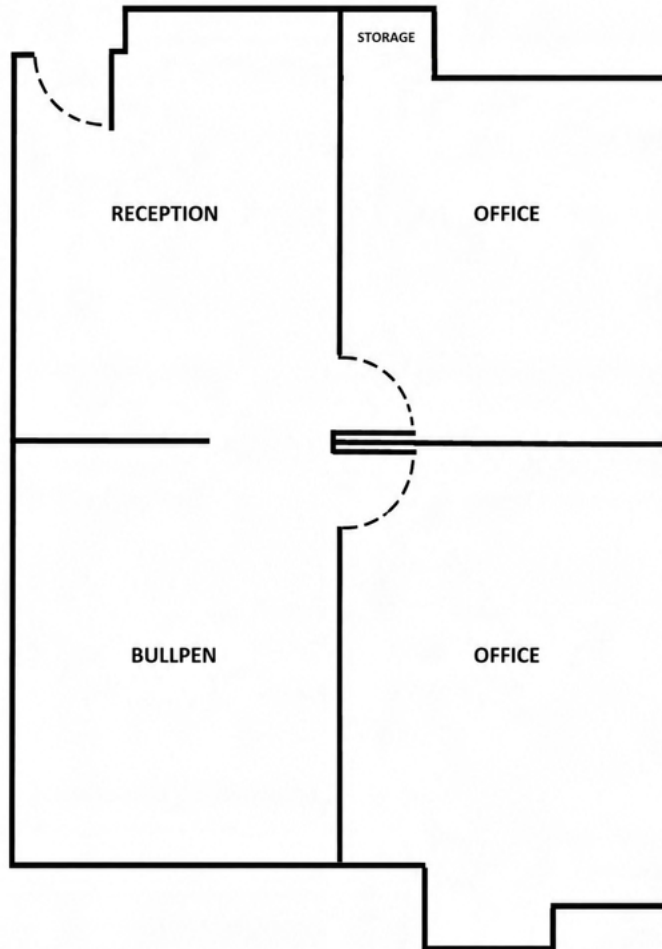
- RSF: 855
- SF Rate: \$1.95 SF
- 4 Private Offices and Reception Area

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FLOOR PLAN | 2814 SUITE 409



*Not to Scale



2814 CAMINO DOS RIOS, SUITE 409

- RSF: 1,333
- SF Rate: \$1.95 SF
- 1 Private Office, Reception Area, Additional Private Office Possible, Conference Room / Bullpen, Restroom, and Storage

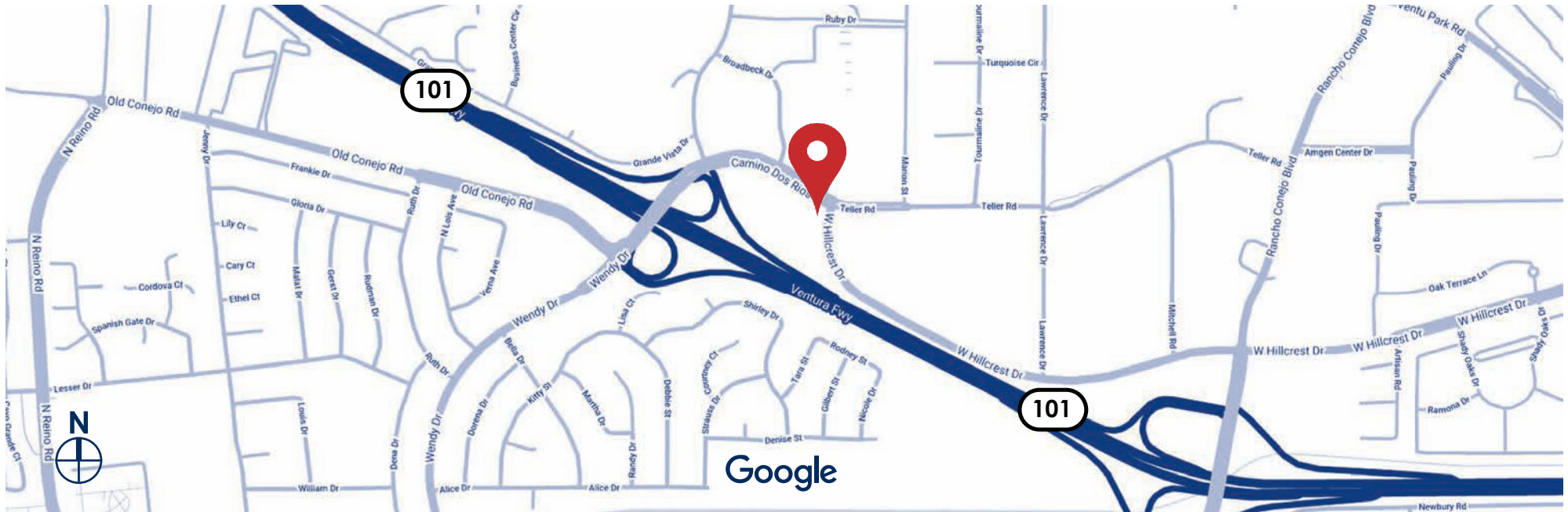
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LOCATION MAP & DEMOGRAPHICS



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

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

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