

For Sale

JEFFREY R. BECKER CCIM . CPM . RPA

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CA DRE #01213236

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### PROPERTY DESCRIPTION

Newly rehabbed unique mid-century modern office suite in downtown Ventura. Includes open concept office space, kitchenette and ADA accessible restroom. Clear story windows with ample natural light. Situated in a great location, near downtown, restaurants, shopping, Rubicon Theater and beaches.

### LOCATION DESCRIPTION

Downtown Ventura

### PROPERTY HIGHLIGHTS

- Currently demised into two (2) office suites with entry shared atrium
- Month to Month tenant in roughly 1,616 SF (G-Solutions)
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- Secured Rear Parking with ADA compliant space



### OFFERING SUMMARY

Sale Price:	\$1,350,000
Number of Units:	2
Building Size:	2,933 SF

### AGENT CONTACT INFO

To find out more, or setup a tour, please contact:

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SUITE	TENANT NAME	SIZE SF	MONTHLY RENT	% OF BUILDING	ESCALATION DATES	PRICE / SF / MONTH	LEASE START	LEASE END
1094	The Nature Conservancy	1,293 SF	\$2,775	44.08%	6/1/2026 6/1/2027	\$2.15	06/1/22	5/31/28
1094 A	G- Solutionz Inc.	1,616 SF	\$3,396	55.10%	-	\$2.10	2/1/23	3/1/26
<b>TOTALS</b>		<b>2,909 SF</b>	<b>\$6,171</b>	<b>99.18%</b>		<b>\$4.25</b>		

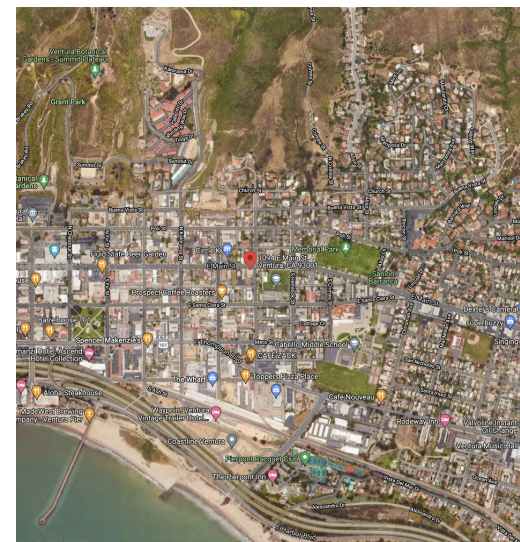


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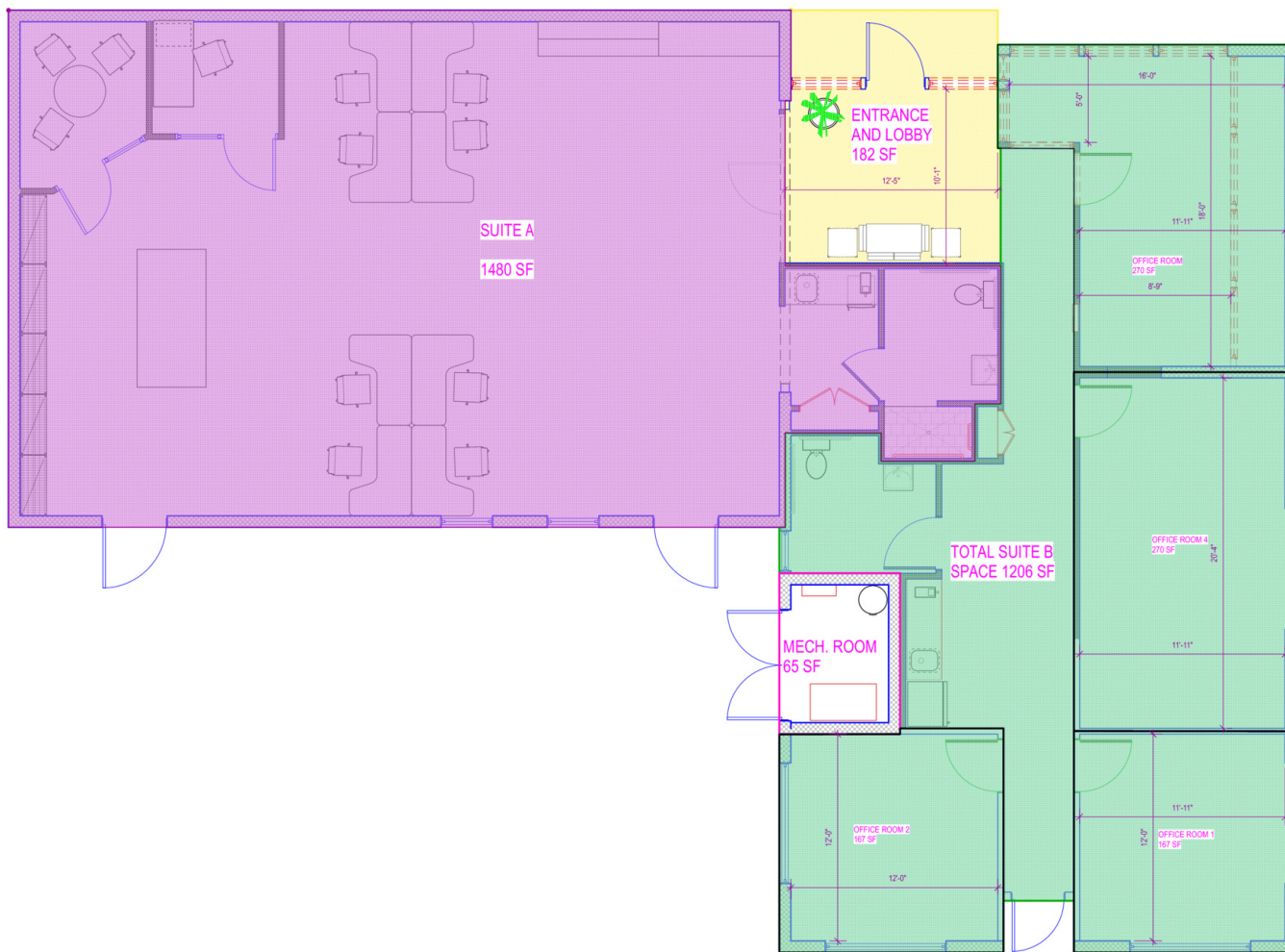


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