

Office | For Sublease

**CBRE**

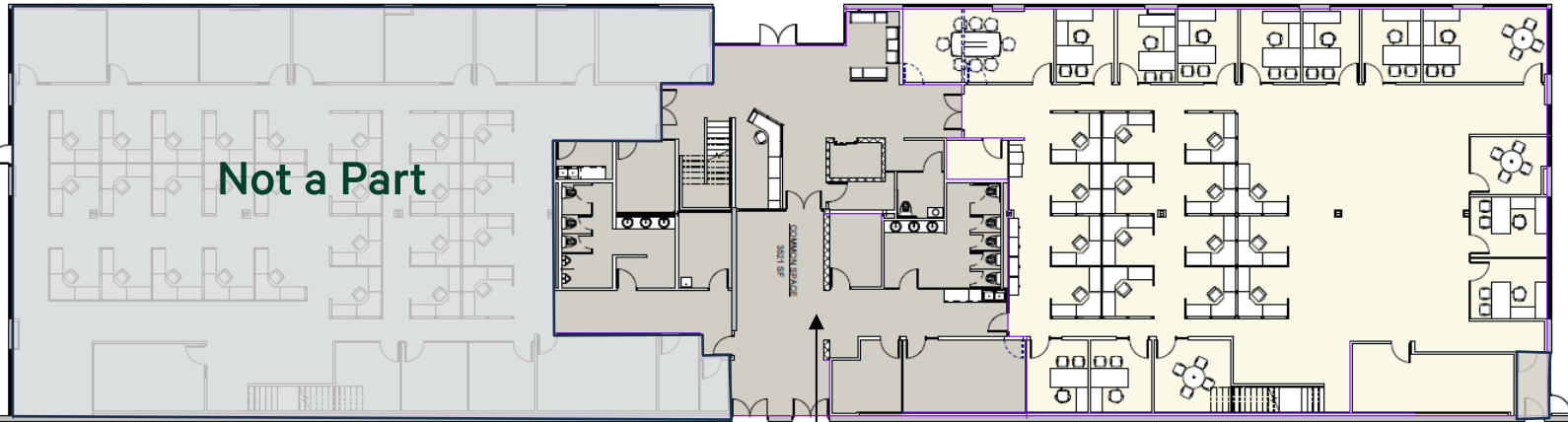
# Conejo Spectrum Business Park

Move In Tomorrow!

1461 Lawrence Drive  
Thousand Oaks, CA 91320



## First Floor



In Common

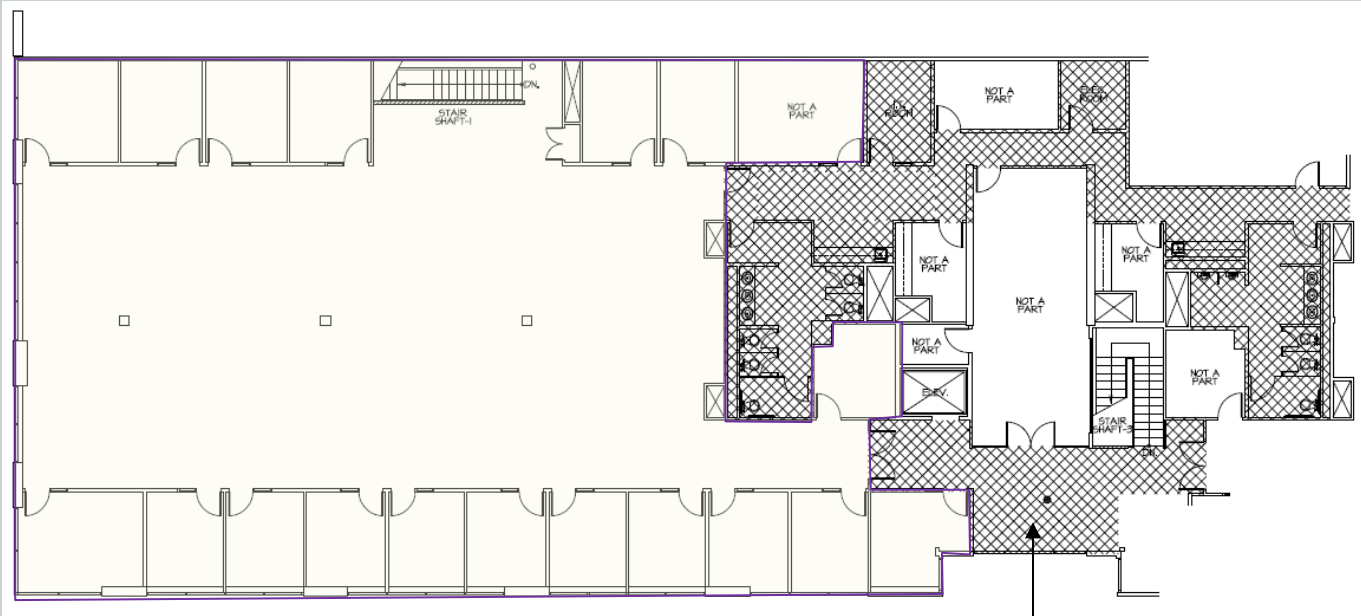
# Office Space for Sublease

## Availability

- + 6,249 RSF located on the first floor
- + Sublease through April 30, 2026
- + Asking: \$1.75 /SF, Full Service Gross
- + Move in ready – Furniture and furniture systems available
- + Great location within the Conejo Spectrum Business Park
- + Beautiful interior improvements
- + Low-cost alternative for professional office space
- + 1<sup>st</sup> & 2<sup>nd</sup> Floor space can be sublease together or separately



## Second Floor



In Common

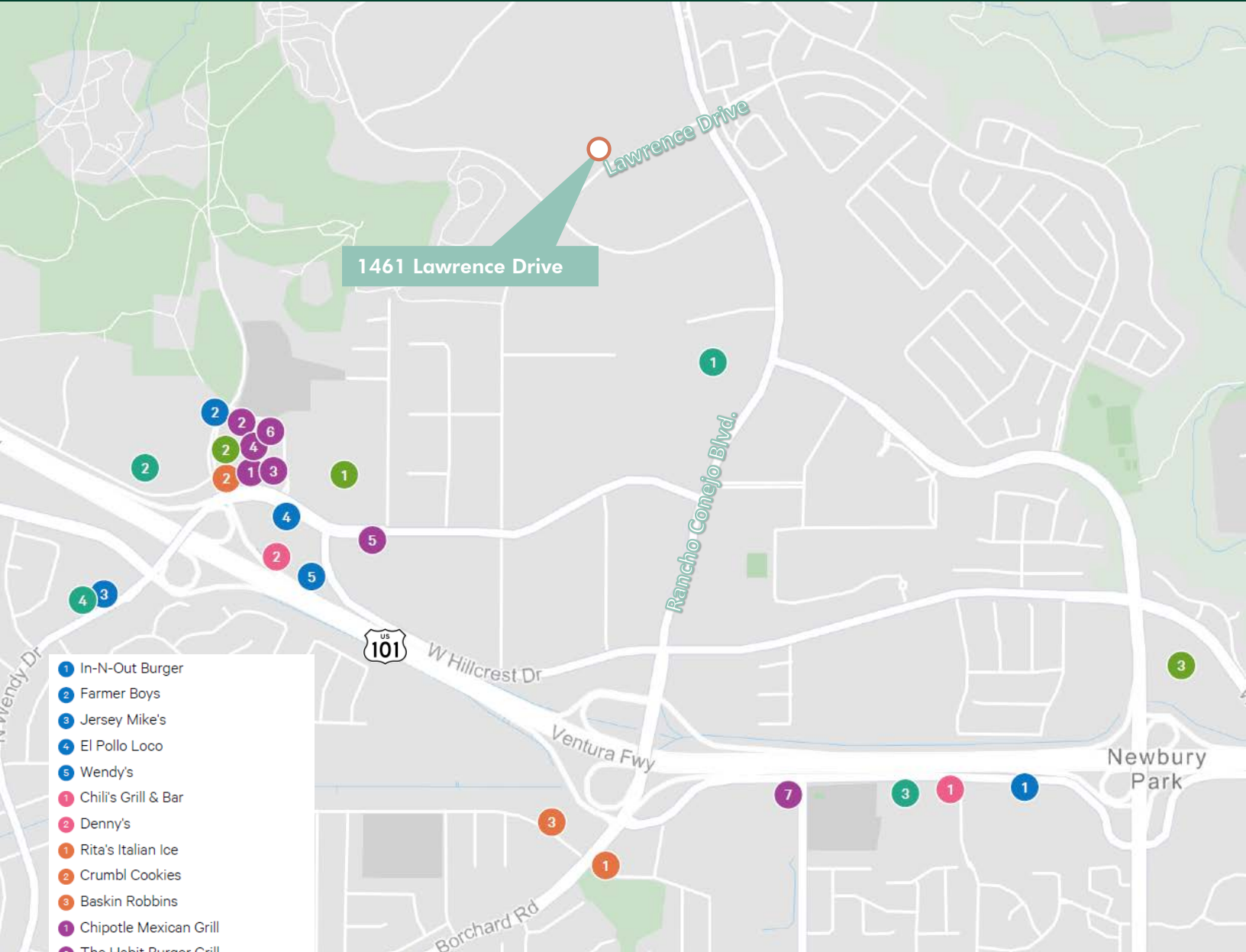
# Office Space for Sublease

## Availability

- + 7,299 RSF located on the second floor
- + Sublease through April 30, 2026
- + Asking: \$1.75 /SF, Full Service Gross
- + Move in ready – Furniture and furniture systems available
- + Great location within the Conejo Spectrum Business Park
- + Beautiful interior improvements
- + Low-cost alternative for professional office space
- + 1<sup>st</sup> & 2<sup>nd</sup> Floor space can be sublease together or separately



# Amenity Map



- 1 In-N-Out Burger
- 2 Farmer Boys
- 3 Jersey Mike's
- 4 El Pollo Loco
- 5 Wendy's
- 1 Chili's Grill & Bar
- 2 Denny's
- 1 Rita's Italian Ice
- 2 Crumbl Cookies
- 3 Baskin Robbins
- 1 Chipotle Mexican Grill
- 2 The Habit Burger Grill
- 3 Islands Restaurants
- 4 MOD Pizza
- 5 Panda Express
- 6 Daphne's Restaurants
- 7 Sharky's Woodfired Mexican Grill
- 1 Starbucks US
- 2 Starbucks US
- 3 Starbucks US
- 1 CrossFit
- 2 LA Fitness
- 3 Orangetheory Fitness
- 4 Anytime Fitness



## Contact Us

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