



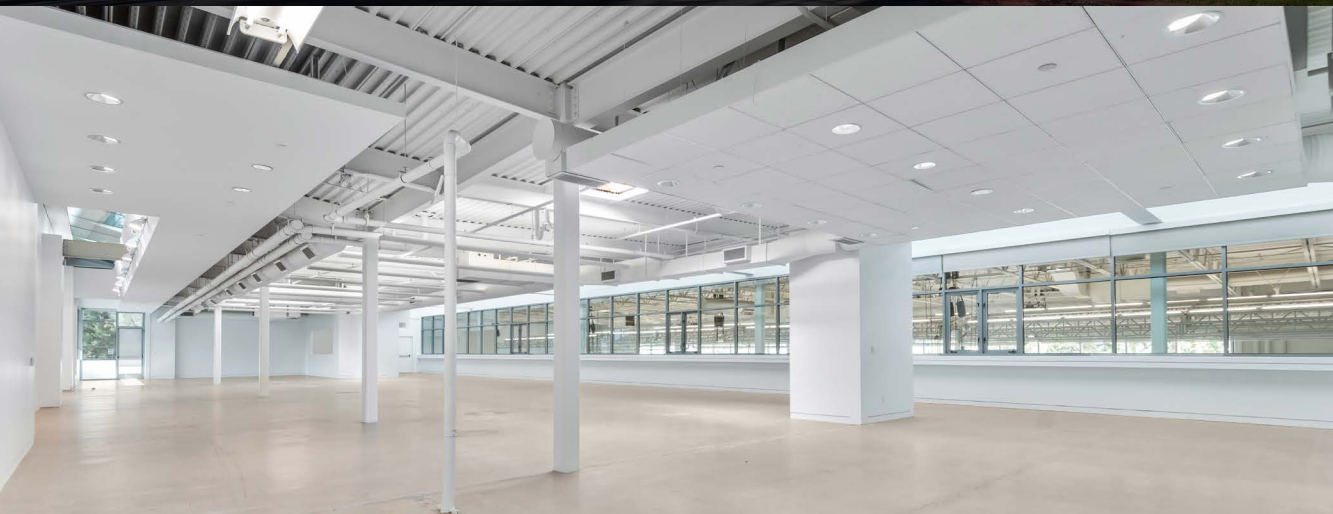
CRUZAN



2201
CORPORATE
CENTER DRIVE

THOUSAND OAKS, CA 91320

Built for the Next Breakthrough





2201
CORPORATE
CENTER DRIVE

PROPERTY OVERVIEW

AVAILABLE RSF ⁽¹⁾

33,625 RSF
Up to 76,306 RSF

LAND SIZE

193,824 SF; 4.45 acres

COLUMN SPACING

30'

PARKING SPACES

2.3/1000 surface

YEAR BUILT/RENOVATED

1986/2001/2023

NEW ROOF

2023

POWER ⁽²⁾

SCE Dedicated 3,000 amp, 480Y/277V, 3 phase,
4 wire

ZONING

Office & Research and Development; M-1, Industrial
Park Zone; Permitted by Special Use Permit

ROLL UP DOORS

Eight (8) GL 10'x16'. One (1) future dock high
position. All GLs have dock high potential.

FIBER

Provided by Frontier

NUMBER OF ELEVATORS

(1) 3,500-pound capacity hydraulic passenger
elevator system

CLEAR HEIGHT

23.5'

NEW HVAC

100% air conditioned; Total building cooling
capacity is 196.5 tons with units from 1.5 to 20 tons

FIRE/LIFE SAFETY

Automatic fire suppression (sprinkler) systems,
including switches, alarms and backflow preventers

LOAD CAPACITY

1st Floor - 1.00
2nd Floor - 1.00

⁽¹⁾Subject to term of existing Tenant's lease. Full building available within 180 days.

⁽²⁾Existing tenant and common areas are fed from a separate 1,200 amp SCE meter.

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INNOVATION LIVES



- Office/R&D/Life Science
- NNN expenses: ±\$0.485/RSF/mo.
- Immediately available
- Exterior building signage available
- Full building available within 180 days



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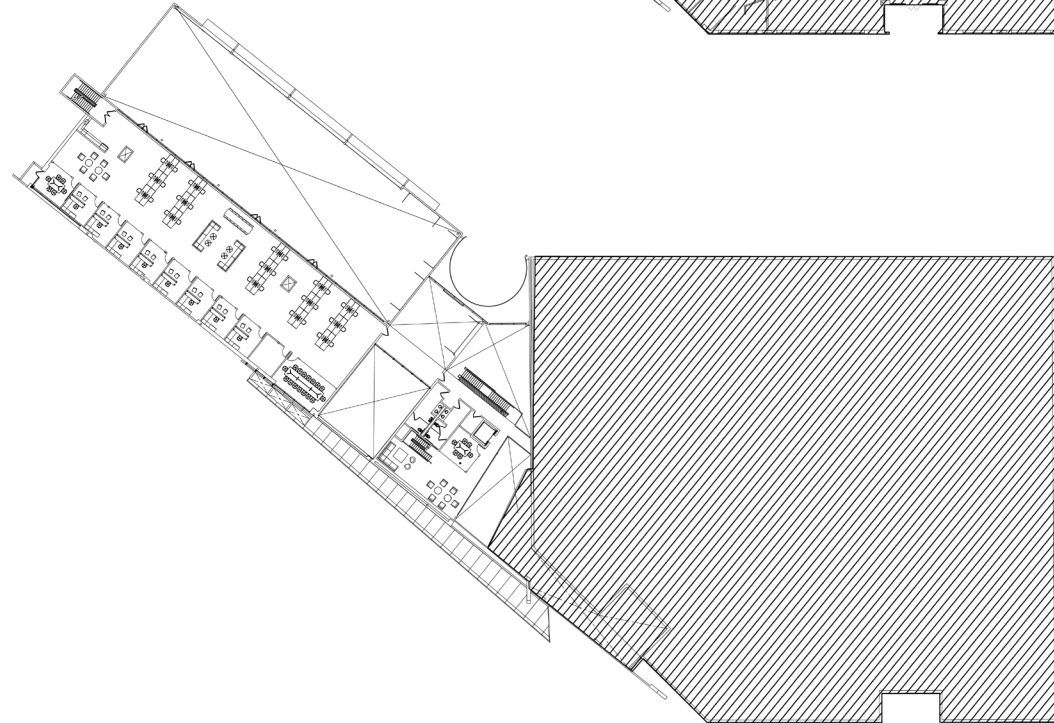
AS-BUILT CONDITIONS



1ST FLOOR



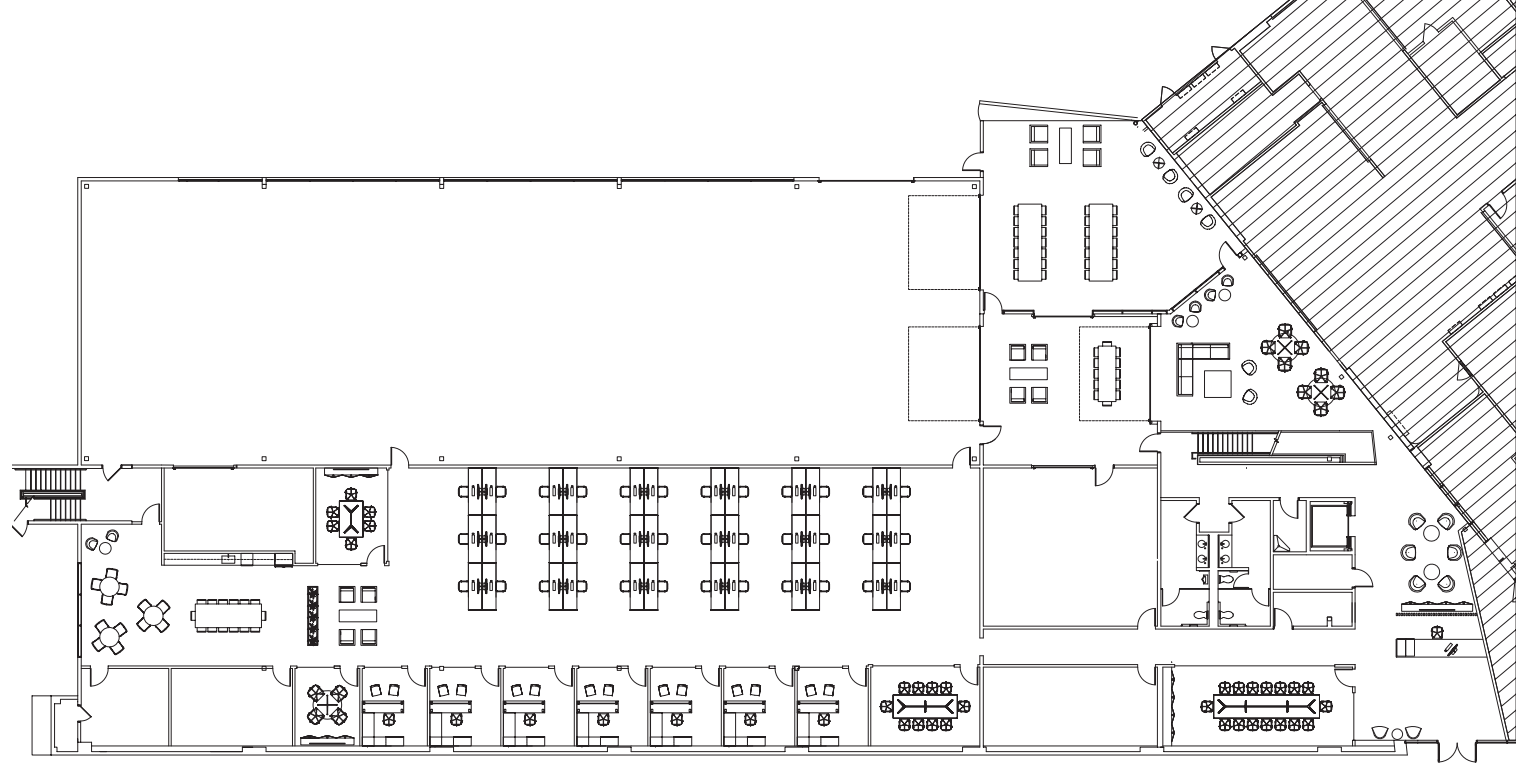
2ND FLOOR



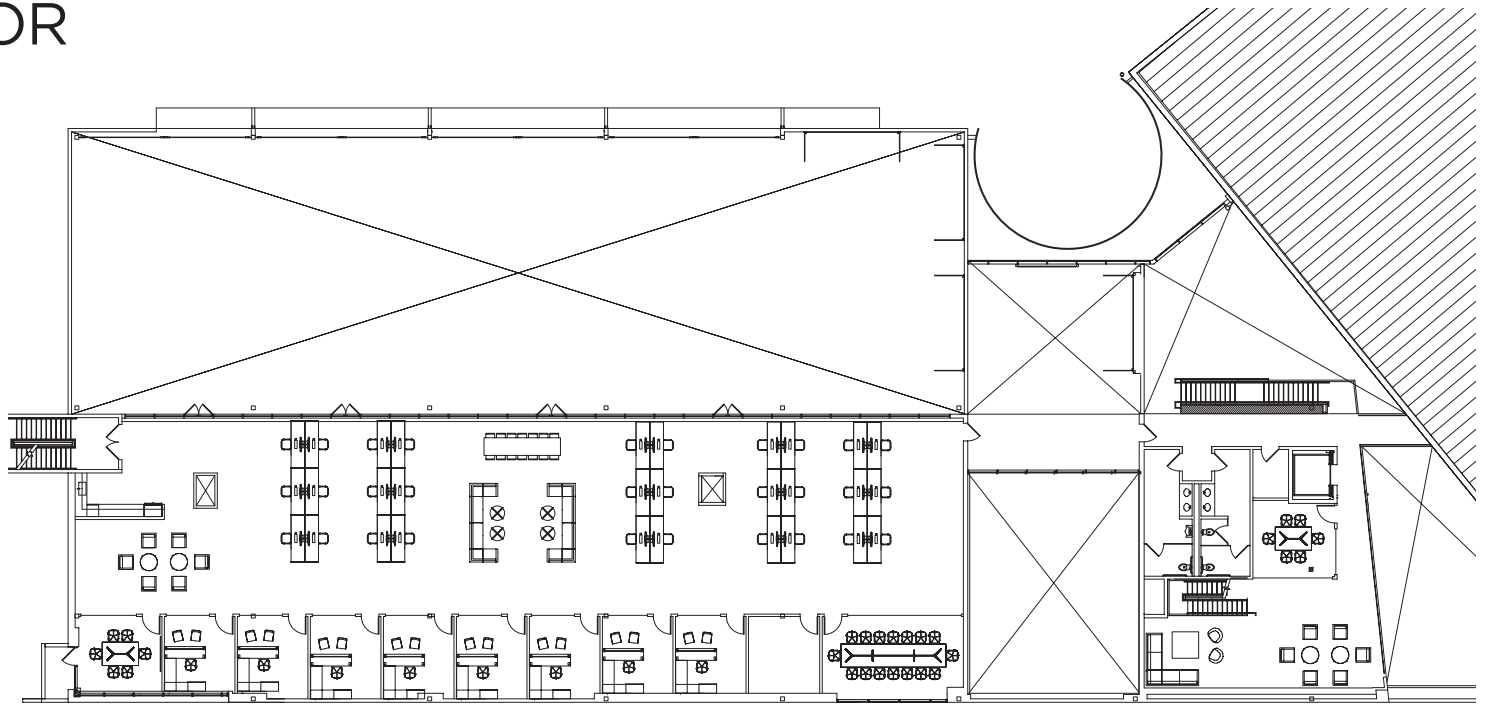
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SPEC LAYOUT



1ST FLOOR



2ND FLOOR

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PRIME POSITION



One of a kind R&D facility with 3000 Amps



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