

FOR LEASE

CONEJO BUSINESS PARK

101, 123, & 145 HODENCAMP RD
THOUSAND OAKS, CA, 91360



PROPERTY FEATURES

- + Three, two-story buildings primarily occupied by medical, financial, technological, and professional tenants
- + Excellent access to the Ventura (101) and (23) freeways
- + Generous window line with operable windows
- + Under new professional ownership
- + Numerous retail amenities nearby
- + Abundant parking
- + Lush landscaping
- + Campus environment allows for tenant growth flexibility
- + Property can accommodate medical office users



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CBRE

FOR LEASE CONEJO BUSINESS PARK

101,123,145
HODENCAMP ROAD
THOUSAND OAKS, CA



NEWLY REMODELED

- + New exterior paint color scheme throughout the entire park
- + New, easily visible address numbering
- + New outdoor seating areas
- + Updated monument signage
- + New elevator walls and flooring
- + Repainted and recarpeted common areas



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CURRENT AVAILABILITY

| Building | Suite # | Occupancy | Rentable Square Feet | Office Asking Price | Medical Asking Price |
|---------------|---------|-----------|---|---------------------|----------------------|
| 101 Hodencamp | 200 | Now | 2,091 | \$1.95 MG + E&J | n/a |
| 101 Hodencamp | 214 | Now | 1,830 | \$1.95 MG + E&J | \$2.95 MG + E&J |
| 145 Hodencamp | 207 | Now | 1,793 (divisible to 833 rsf & 960 rsf) | \$1.95 MG + E&J | \$2.95 MG + E&J |



[Schedule a Tour](#)

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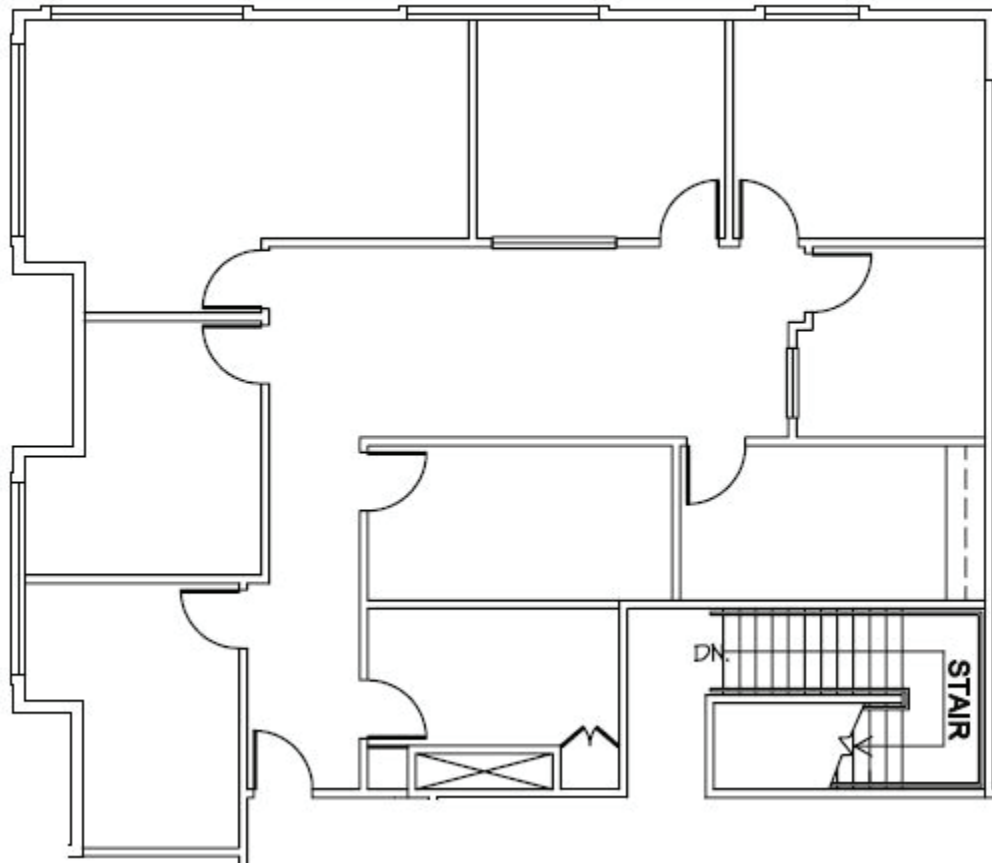
HODENCAMP ROAD
THOUSAND OAKS, CA



FLOOR PLAN

**101 HODENCAMP
SUITE 200**

- + 2,091 RSF
- + \$1.95 MG + Electric & Janitorial



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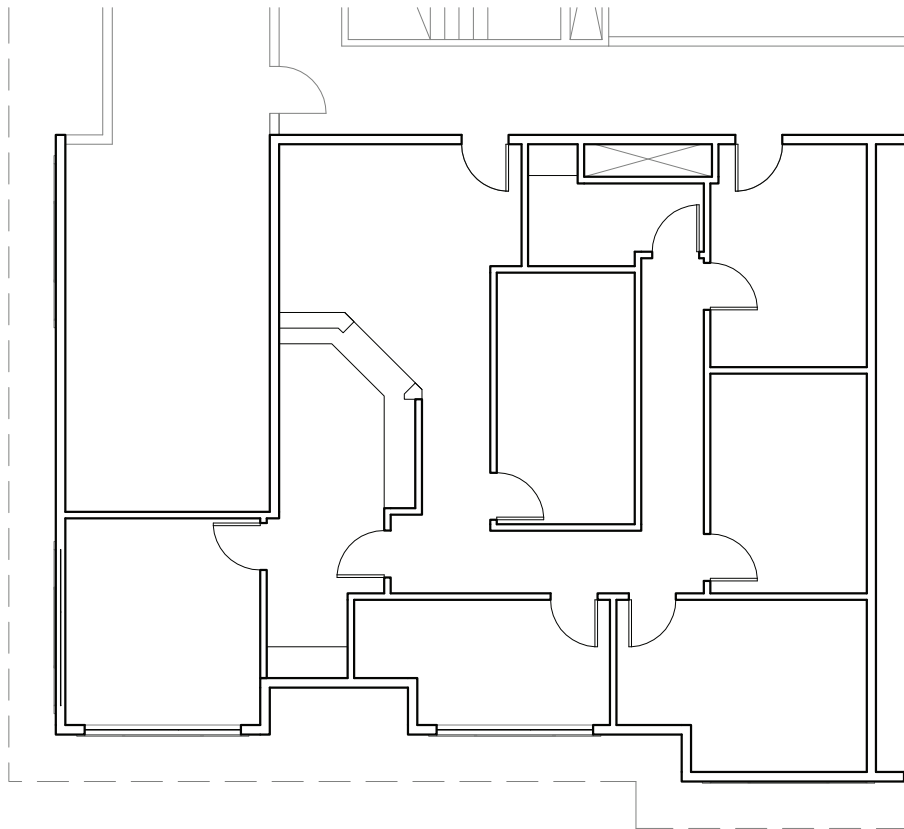
HODENCAMP ROAD
THOUSAND OAKS, CA



FLOOR PLAN

**101 HODENCAMP
SUITE 214**

- + 1,830 RSF
- + \$1.95 MG + Electric & Janitorial
- + Can accommodate medical:
\$2.95 MG + Electric & Janitorial



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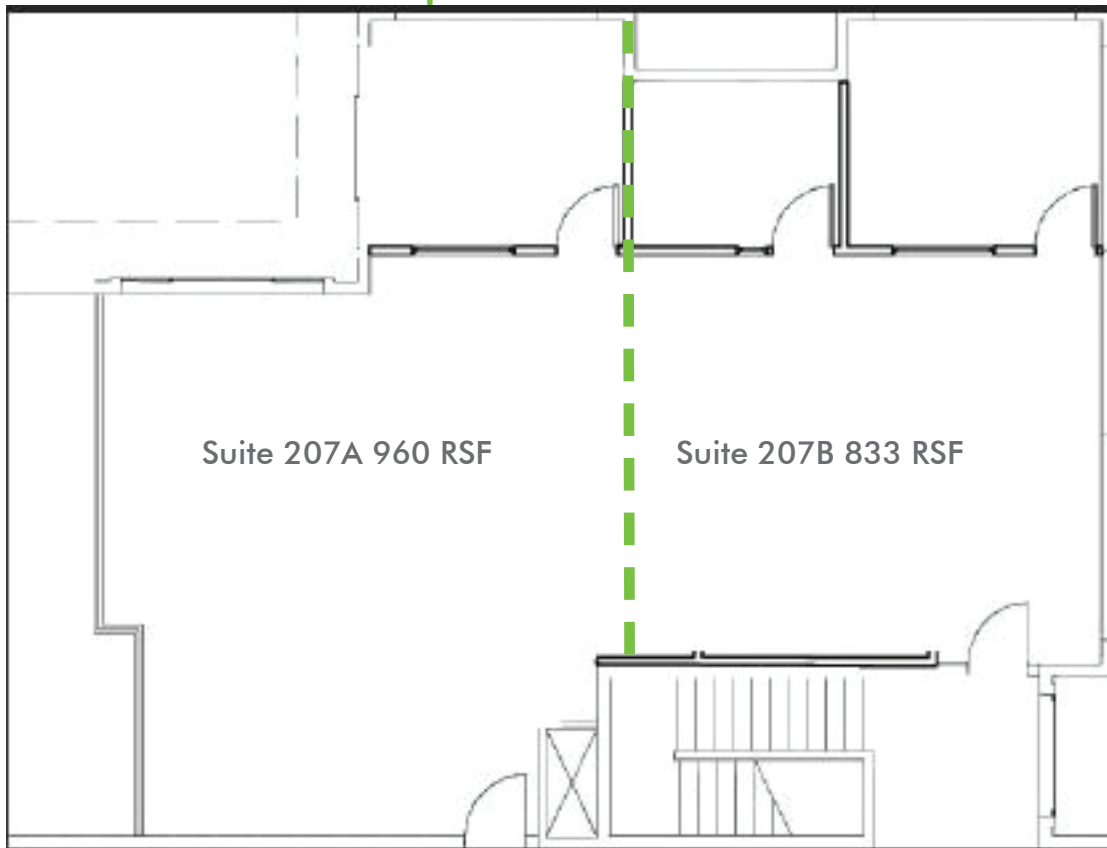
HODENCAMP ROAD
THOUSAND OAKS, CA



FLOOR PLAN

**145 HODENCAMP
SUITE 207**

- + 1,793 RSF (divisible to 833 rsf & 960 rsf)
- + \$1.95 MG + Electric & Janitorial
- + Can accommodate medical:
\$2.95 MG + Electric & Janitorial



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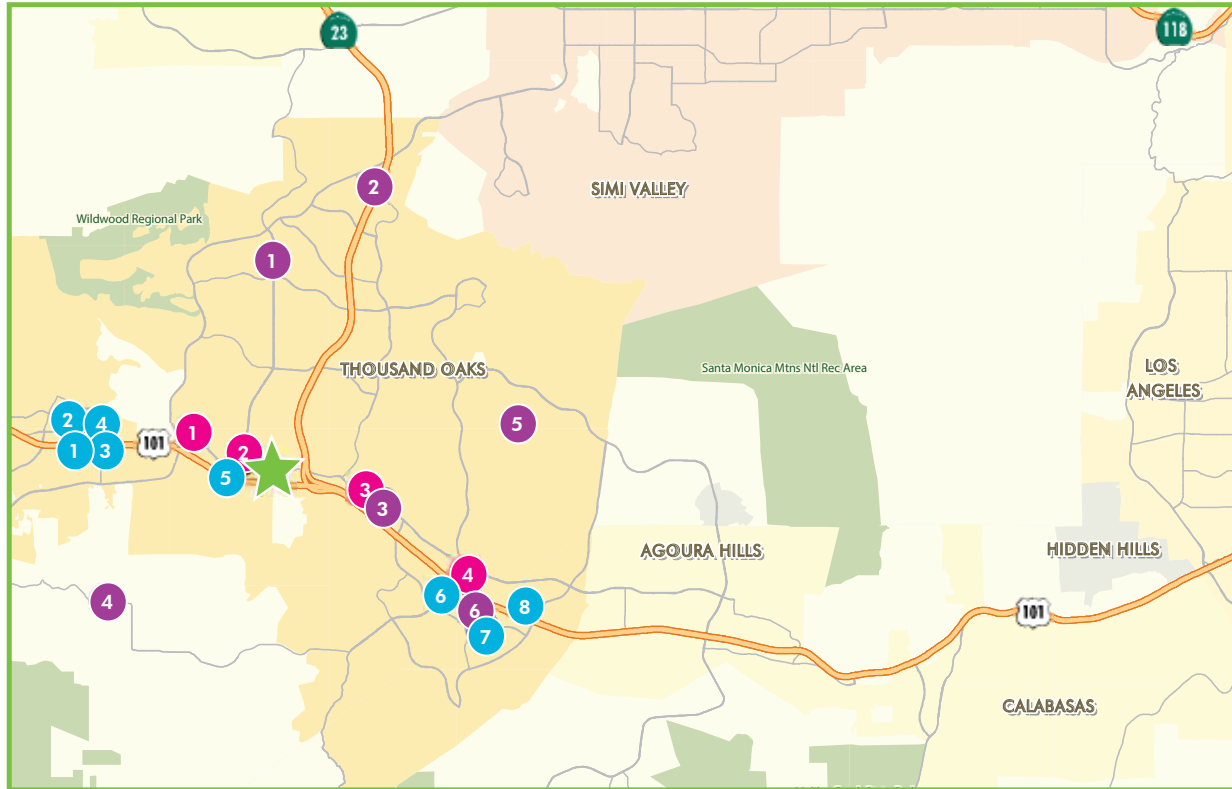
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AMENITIES MAP



- 1 The Oaks Shopping Center
- 2 The Janns Marketplace
- 3 The Lakes at Thousand Oaks
- 4 The Promenade at Westlake

- 1 Courtyard Marriott
- 2 Town Place Suites
- 3 Holiday Inn
- 4 Palm Garden
- 5 Best Western Thousand Oaks Inn
- 6 Hyatt Westlake Plaza
- 7 Westlake Village Inn
- 8 Four Seasons

- 1 Los Robles Greens Golf Course
- 2 Sunset Hills Country Club
- 3 Countrywide Performing Arts Ctr.
- 4 Sherwood Country Club
- 5 North Ranch Country Club
- 6 Westlake Village Gold Course

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