

5500 Telegraph Road Ventura • California

Contact | Call for a Tour: Jeff Becker 805.653-6794 ext. 201 | jbecker@beckergrp.com



*Medical
Dental
Buildout Possibilities
Suites Ready for
Immediate
Occupancy*



Real Estate Investments | Property Management

broker *C* lert

web www.beckergrp.com tele 805.653.6794 fax 805.653.6795 license 01213236
street 40 South Ash Street Ventura, CA 93001 mail PO Box 23277, Ventura, CA 93002

The information above has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm it's accuracy and completeness. Any projections, opinions, assumption or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the stability of the property for your needs.

Suites For LEASE

Contact: Contact: Jeff Becker 805.653-6794 ext. 201 | jbecker@beckergroup.com

5500 Telegraph Road
Ventura • California

\$ 1.95 FSG

- Immediate Occupancy
- Attractive Garden Office
- Central Ventura Location near Regional Mall
- Easy Access to both Ventura 101 Frwy
+ Santa Paula Hwy 126
- Professional Tenant Mix –
Dentists • Attorneys • Government



AVAILABLE SUITES

• Suite 139 | 241 sf • Suite 141 | 214 sf • Suite 261 | 1,658 sf

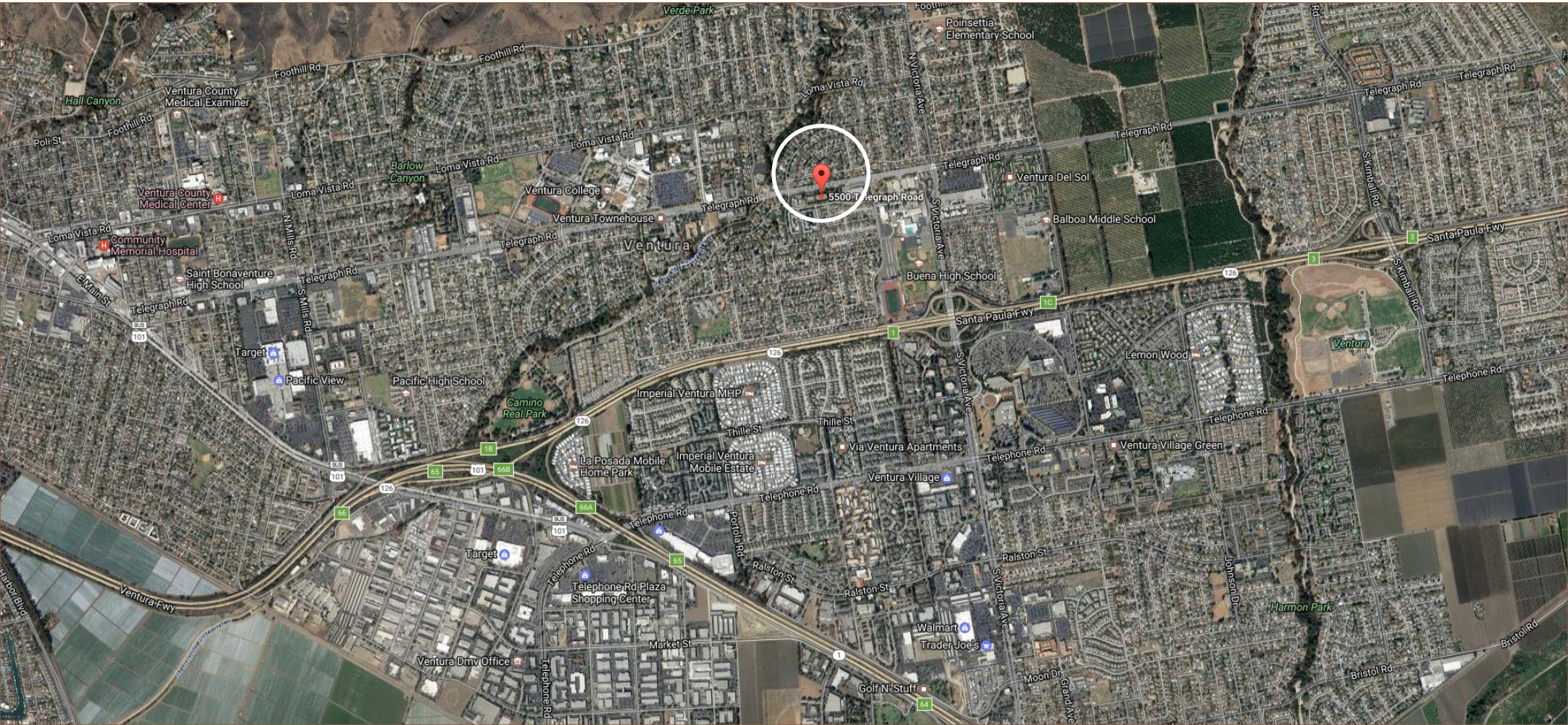


Real Estate Investments | Property Management

web www.beckergroup.com tele 805.653.6794 fax 805.653.6795 license 01213236
street 40 South Ash Street Ventura, CA 93001 mail PO Box 23277, Ventura, CA 93002

5500 Telegraph Road

aerial map



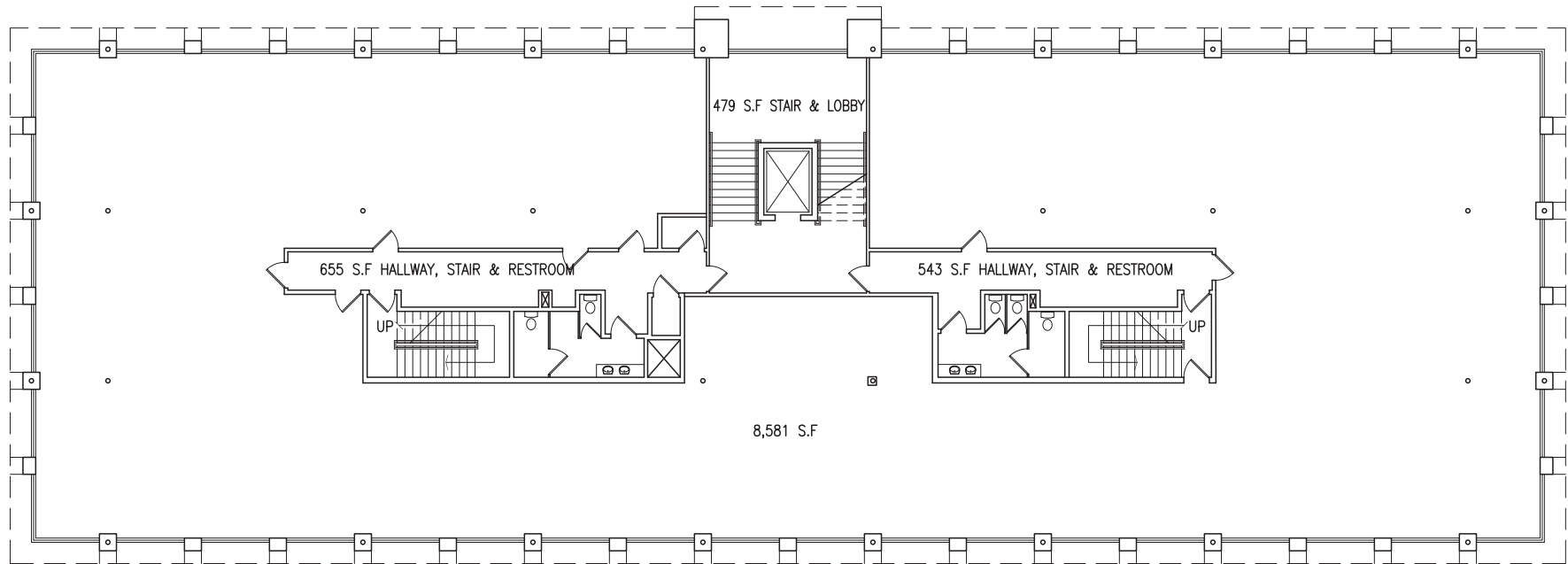
Real Estate Investments | Property Management

web www.beckergrp.com tele 805.653.6794 fax 805.653.6795 license 01213236
street 40 South Ash Street Ventura, CA 93001 mail PO Box 23277, Ventura, CA 93002

The information above has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm it's accuracy and completeness. Any projections, opinions, assumption or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the stability of the property for your needs.

5500 Telegraph Road

common area plan



B FIRST FLOOR PLAN
SCALE: 1/10" = 1' - 0"

BUILDING AREA (GROSS):

GROUND FLOOR:	3,146 S.F
FIRST FLOOR:	10,324 S.F
SECOND FLOOR:	10,324 S.F
TOTAL:	23,794 S.F

COMMON AREA:

GROUND FLOOR:	957 S.F
FIRST FLOOR:	1,677 S.F
SECOND FLOOR:	1,681 S.F
TOTAL:	4,315 S.F

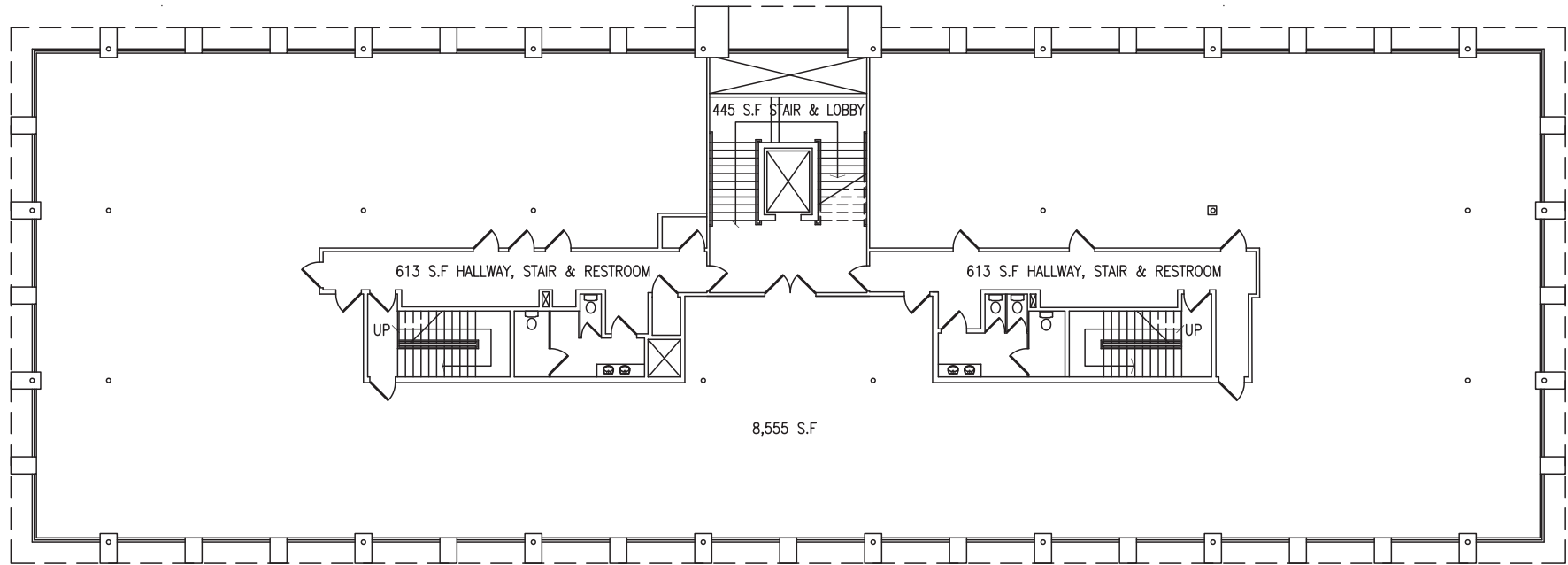


Real Estate Investments | Property Management

web www.beckergrp.com tele 805.653.6794 fax 805.653.6795 license 01213236
street 40 South Ash Street Ventura, CA 93001 mail PO Box 23277, Ventura, CA 93002

5500 Telegraph Road

common area plan



A SECOND FLOOR PLAN
SCALE: 1/10" = 1' - 0"

BUILDING AREA (GROSS):

GROUND FLOOR:	3,146 S.F.
FIRST FLOOR:	10,324 S.F.
SECOND FLOOR:	10,324 S.F.
TOTAL:	23,794 S.F.

COMMON AREA:

GROUND FLOOR:	957 S.F.
FIRST FLOOR:	1,677 S.F.
SECOND FLOOR:	1,681 S.F.
TOTAL:	4,315 S.F.

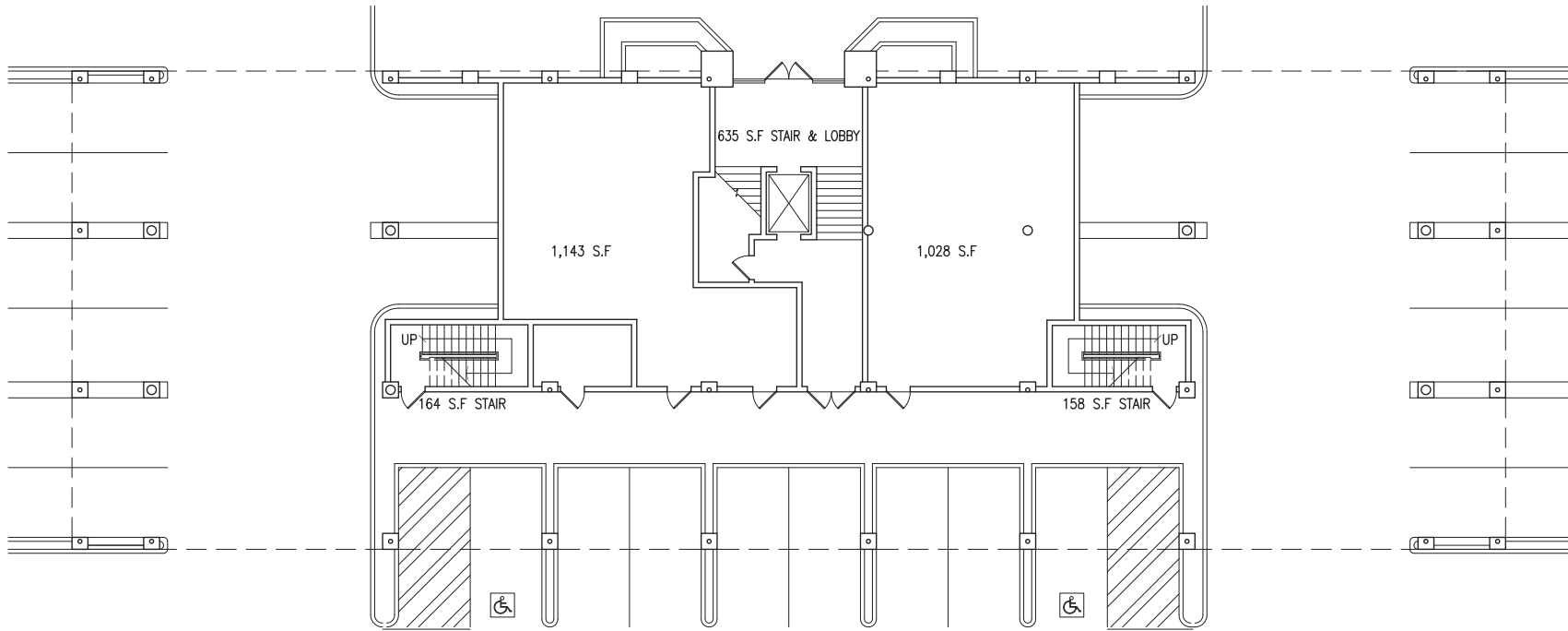


Real Estate Investments | Property Management

web www.beckergrp.com tele 805.653.6794 fax 805.653.6795 license 01213236
street 40 South Ash Street Ventura, CA 93001 mail PO Box 23277, Ventura, CA 93002

5500 Telegraph Road

common area plan



C GROUND FLOOR PLAN
SCALE: 1/10" = 1' - 0"

BUILDING AREA (GROSS):

GROUND FLOOR:	3,146 S.F.
FIRST FLOOR:	10,324 S.F.
SECOND FLOOR:	10,324 S.F.
TOTAL:	23,794 S.F.

COMMON AREA:

GROUND FLOOR:	957 S.F.
FIRST FLOOR:	1,677 S.F.
SECOND FLOOR:	1,681 S.F.
TOTAL:	4,315 S.F.



Real Estate Investments | Property Management

web www.beckergrp.com tele 805.653.6794 fax 805.653.6795 license 01213236
street 40 South Ash Street Ventura, CA 93001 mail PO Box 23277, Ventura, CA 93002

The information above has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm it's accuracy and completeness. Any projections, opinions, assumption or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the stability of the property for your needs.