

**HARBOR VIEW BUSINESS PARK
4474 MARKET STREET #508
VENTURA, CA 93003
(805) 658-2246**



THE PREMIER BUSINESS PARK IN THE VENTURA / OXNARD AREA LOCATED ON THE CORNER OF TELEPHONE ROAD AND MARKET STREET. IT FEATURES PICTURESQUE WATERSCAPE OFFICES, SHOWROOM, OFFICE AND LIGHT INDUSTRIAL UNITS. THE AWARD WINNING DESIGN OFFERS A QUALITY WORK ENVIRONMENT ENHANCED BY BEAUTIFUL LANDSCAPING, WELL MAINTAINED FACILITIES AND CONVENIENT ACCESS TO HIGHWAYS 101 AND 126.

- WATERSCAPE OFFICES WITH OPERABLE WINDOWS
- THREE PHASE POWER
- SPRINKLERED THROUGH OUT
- 12 X 14 LOADING DOORS
- INDIVIDUAL SIGNAGE ON ALL SUITES
- RESTAURANTS AND OTHER SERVICES ON SITE
- ENERGY EFFICIENT LIGHTING AND COOLING SYSTEMS

Office Space Available

Building/Suite	Rentable SF	Rate/SF	Date Available	Description
4572 Telephone Road Suite 914	2,464	\$1.25	Now	2-story unit with 6 private offices, bullpen, kitchen, ample parking
4564 Telephone Road Suite 806	986	\$1.50	Now	Open office, 3 private offices, ample parking
4474 Market Street Suites 505-506	1,434	\$1.30	30 Days	2-story unit with 3 private offices, 2 restrooms, ample parking
1891 Goodyear Avenue Suite 614	1,232	\$1.50	30 Days	Open office, 3 private offices, wet bar, ample parking

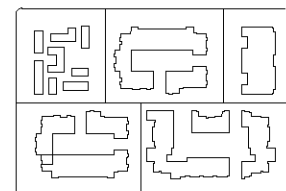
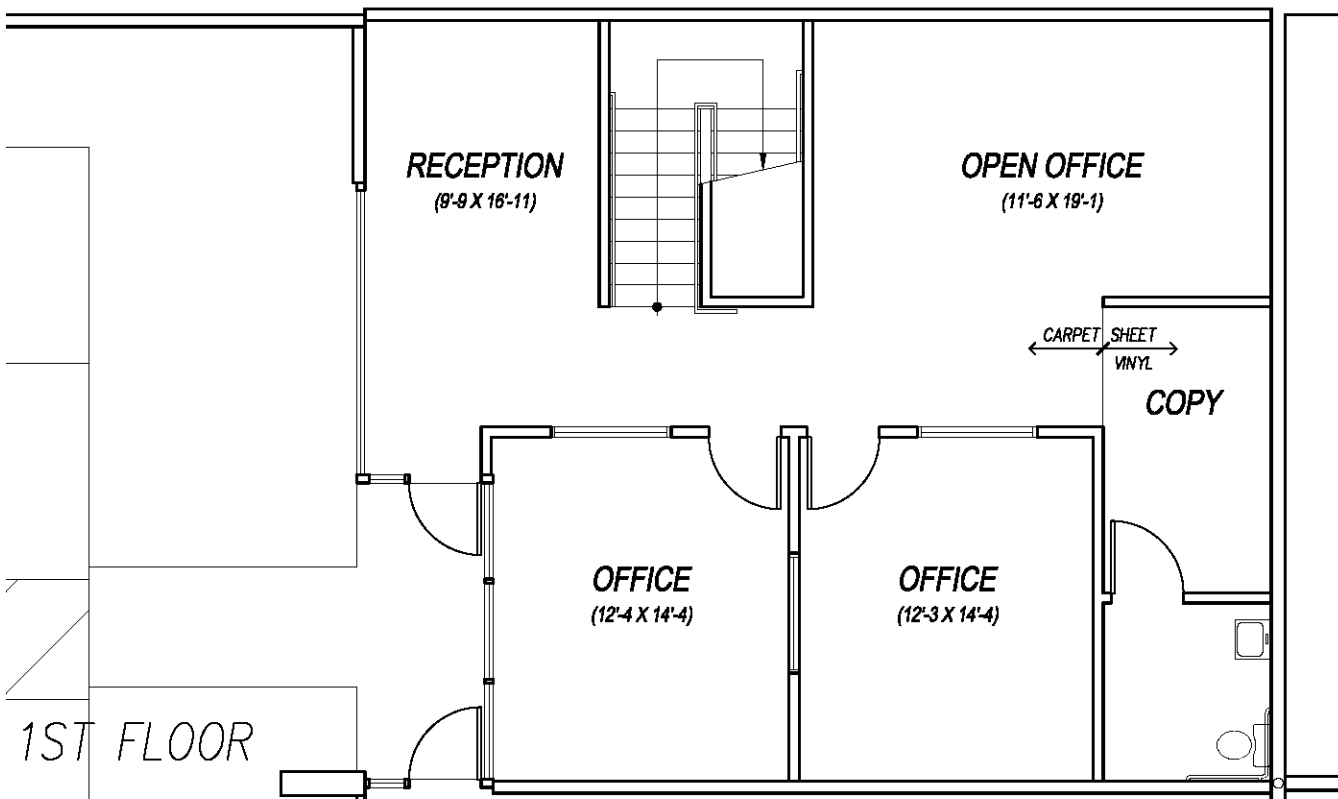
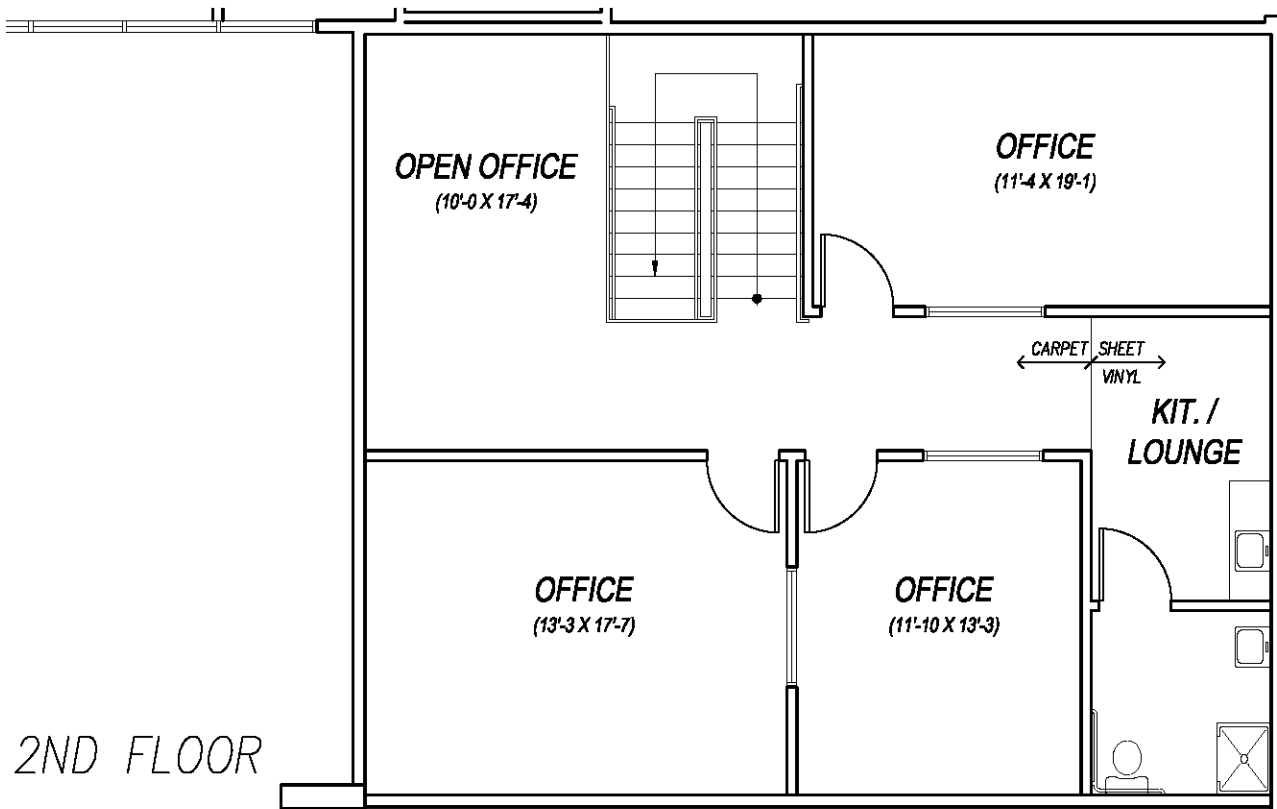
Warehouse Space Available

Building/Suite	Rentable SF	Rate/SF	Date Available	Description
4572 Telephone Road Suite 915	2,258	\$1.10	Now	2-story unit with warehouse, 2 private offices, restrooms, and open offices
4572 Telephone Road Suite 911	2,994	\$1.10	Now	2-story unit with warehouse, open offices, private offices, and restroom

CAM – \$0.13 per square foot. Commission – 4% to procuring broker.

For more information, call:

Leah Varga, Property Manager **(805) 658-2246** or Ned Geoghegan, Director of Leasing **(310) 264-1650**.

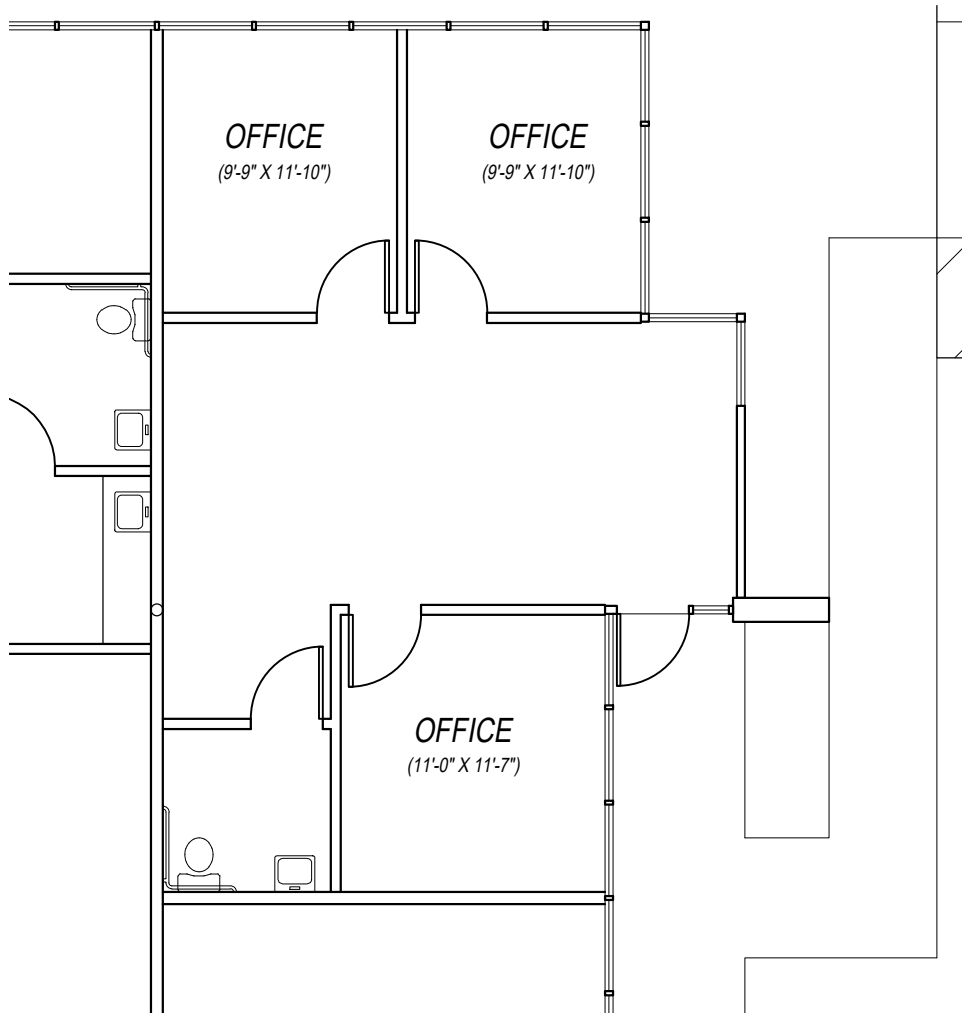


HARBOR VIEW BUSINESS PARK - SUITE 914

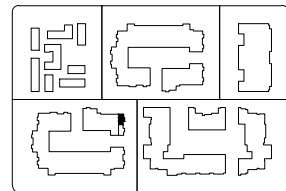
KEY PLAN

45 TELEPHONE R VENTURA, CA

Scale: 1/8"=1'-0"



KEY PLAN



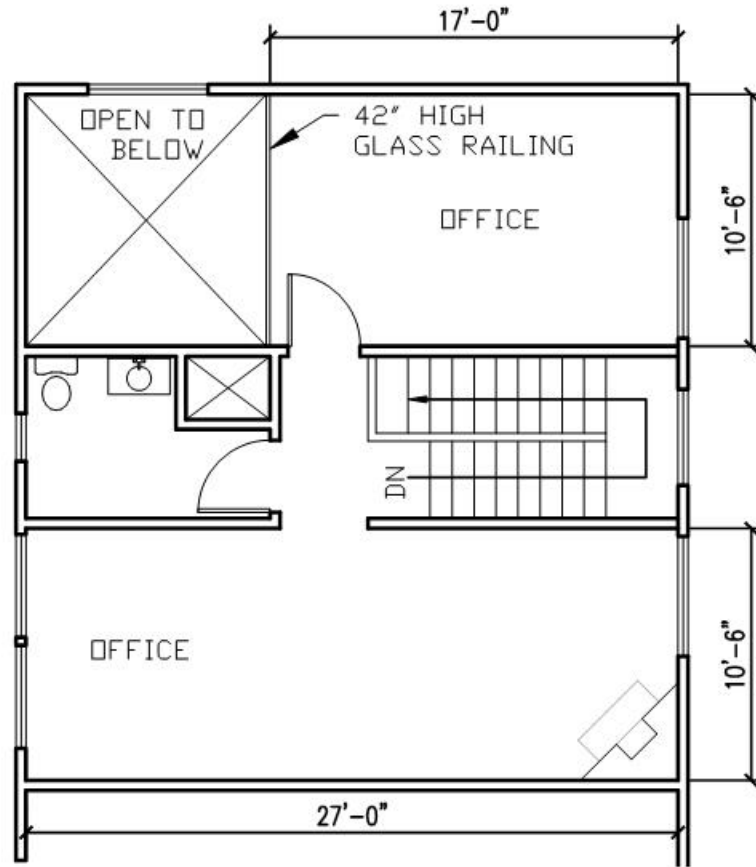
HARBOR VIEW BUSINESS PARK - SUITE 806

9/18/2018

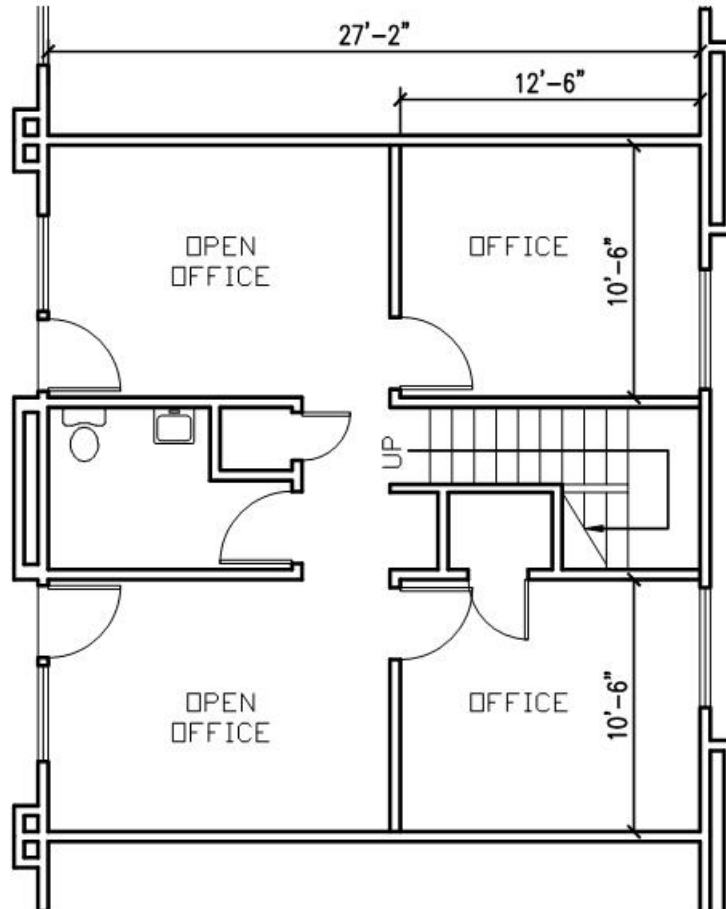
4564 Telephone Road VENTURA, CA

Scale: 3/32"=1'-0"

2ND FLOOR



1ST FLOOR

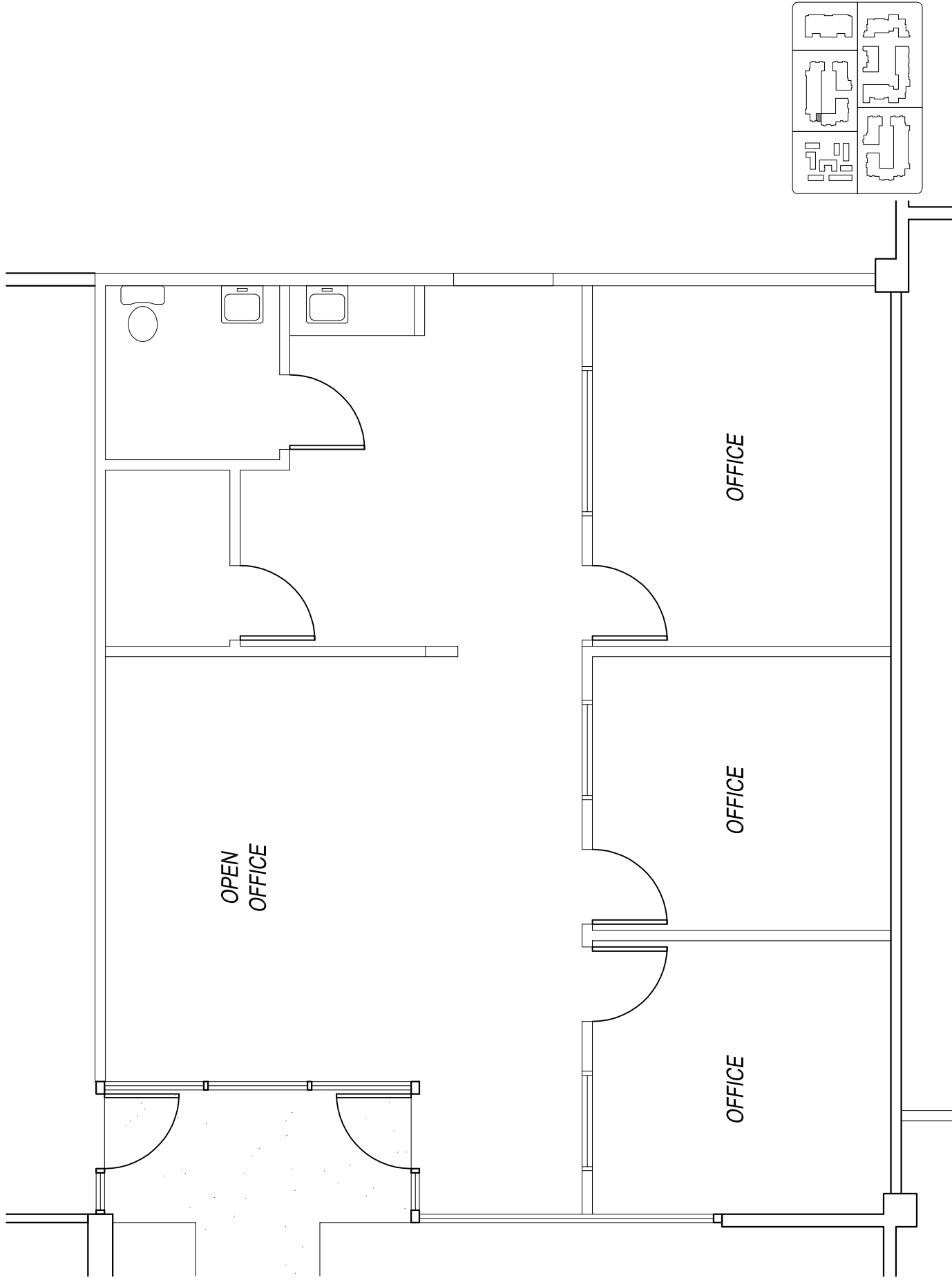


HARBOR VIEW BUSINESS PARK - SUITE 505

4474 Market Street VENTURA, CA

Scale: 1/8"=1'-0"



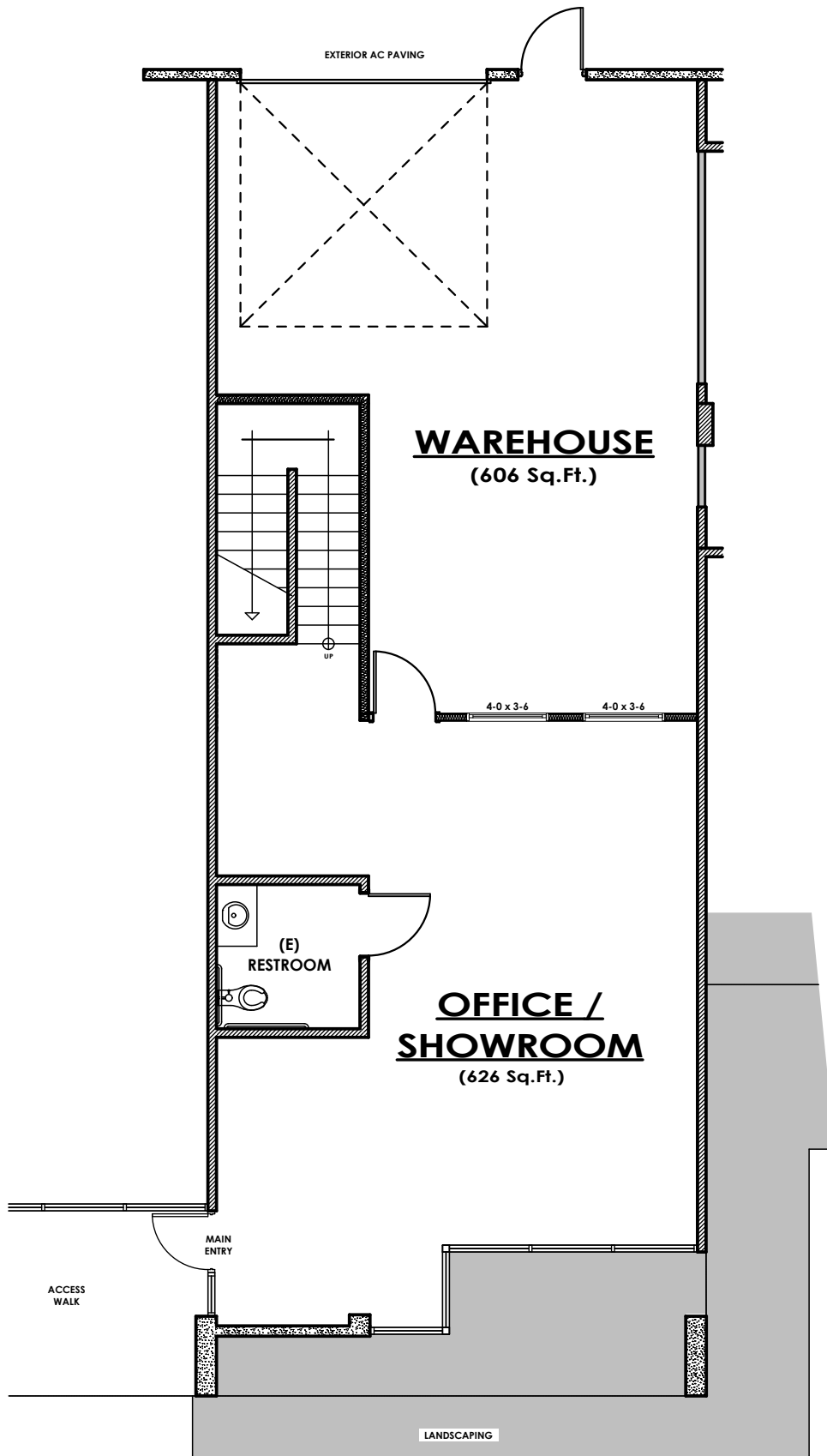


HARBOR VIEW BUSINESS PARK - BLDG 6, SUITE 614
 VENTURA, CA

Scale: 3/16"=1'-0"



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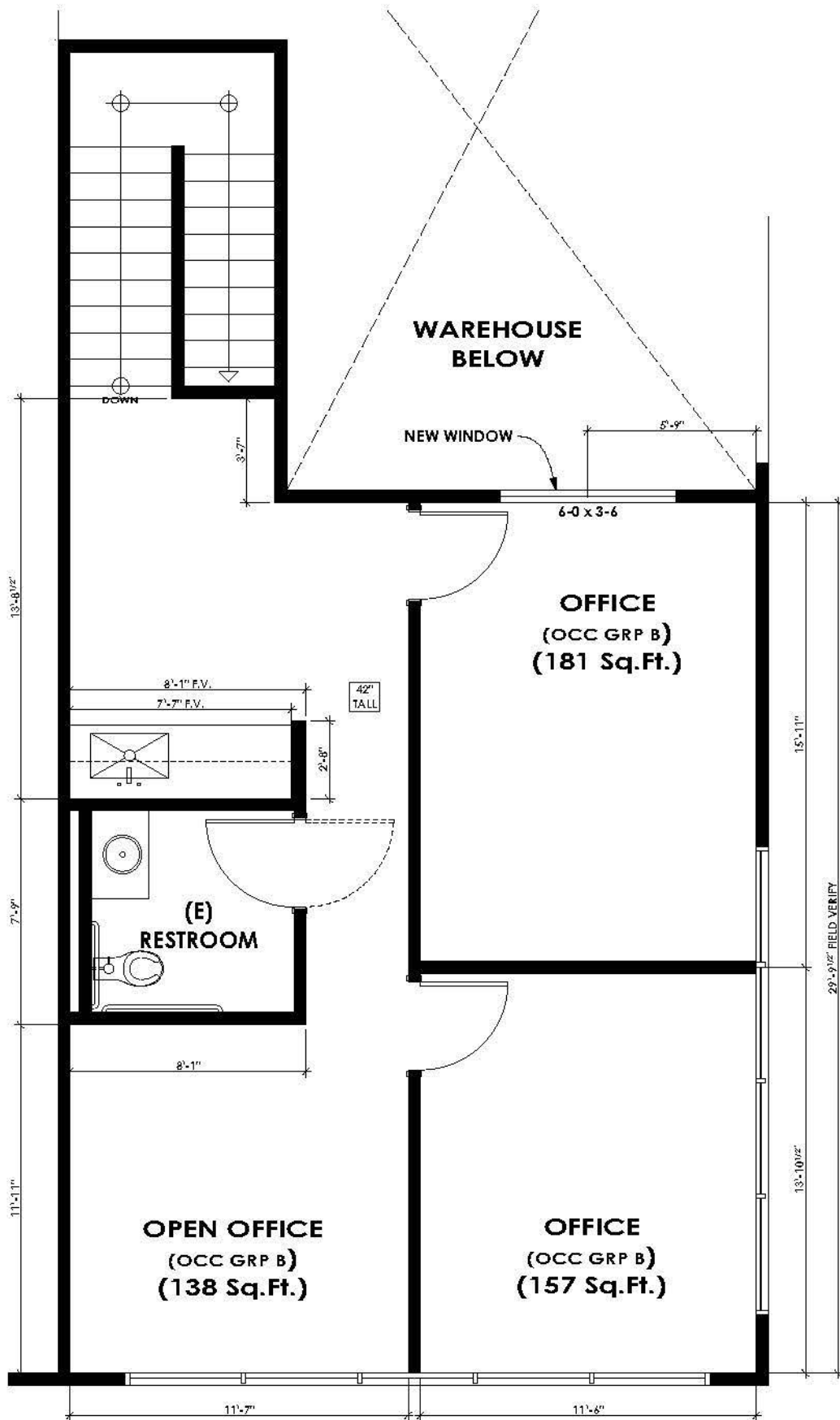


SUITE 915 - FIRST FLOOR

4572 TELEPHONE ROAD - HARBOR VIEW BUSINESS PARK

SCALE: 1/8" = 1'-0"

DATE: 4/16/2013

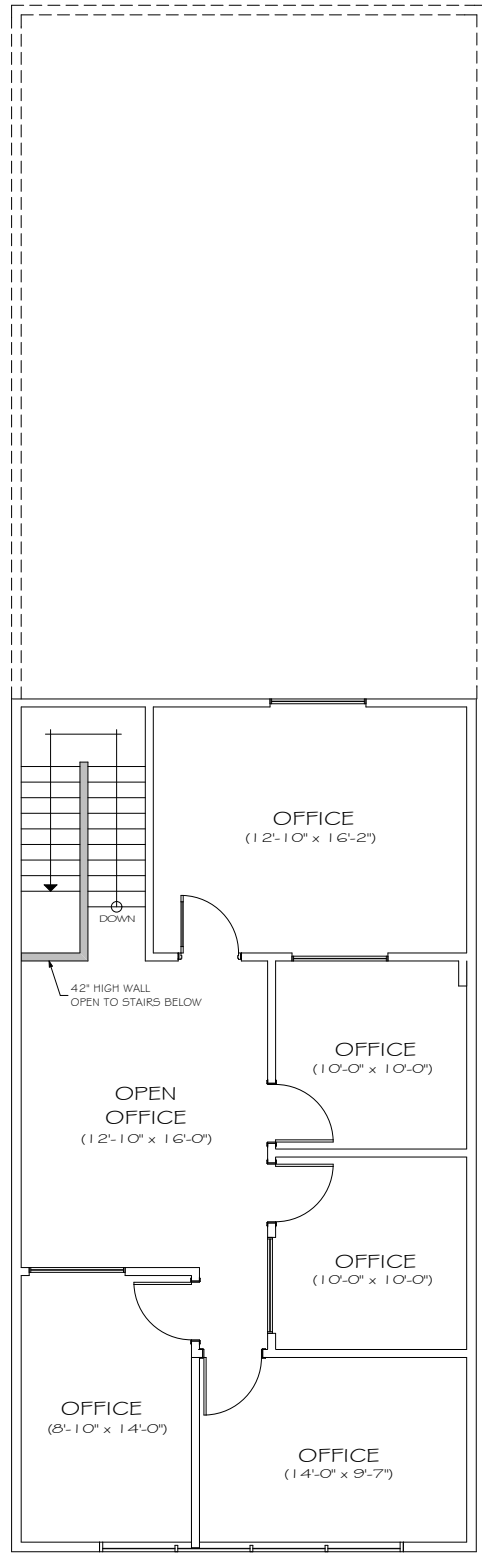
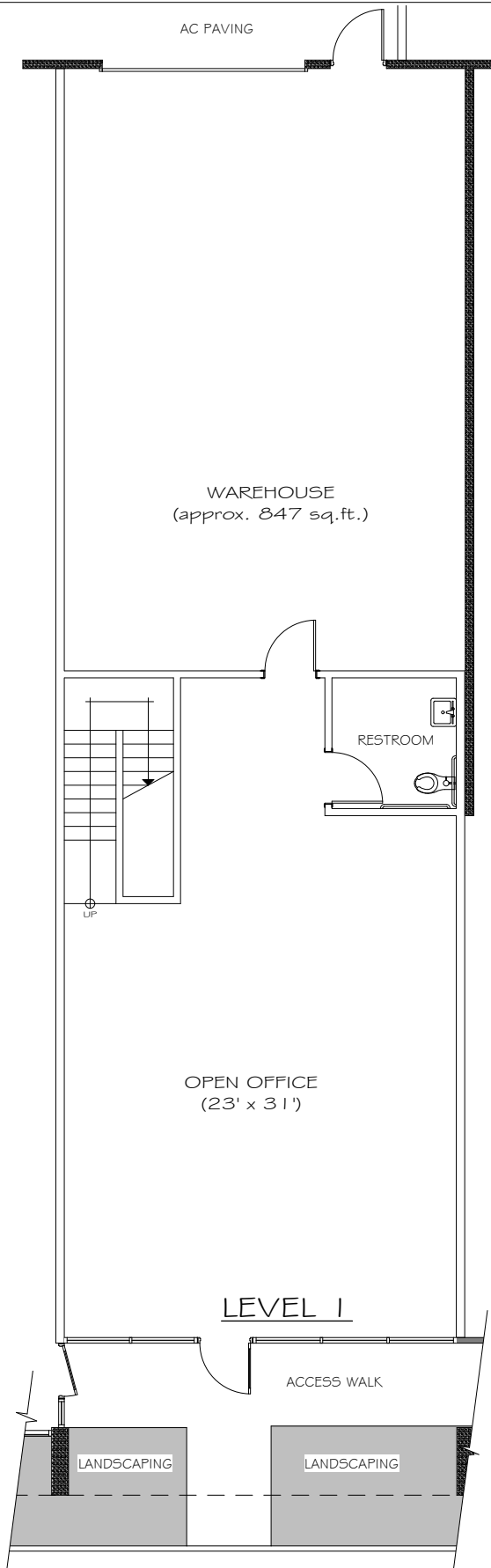


SUITE 915 - SECOND FLOOR

4572 TELEPHONE ROAD - HARBOR VIEW BUSINESS PARK

SCALE: 3/16" = 1'-0"

DATE: 9/29/2014



LEVEL 2

4572 TELEPHONE ROAD UNIT #911 SCALE: 1" = 10'-0"
 UNIT FLOOR PLAN - HARBOR VIEW BUSINESS PARK - VENTURA, CA