

3205 Old Conejo Rd. Newbury Park, CA 91320

For Sale | Offered at \$2,675,000

*Newer office building located in the highly sought-after
Conejo Ridge Executive Center.*



Brian Johnson
805.879.9631
bjohnson@radiusgroup.com
CA Lic. 01361925



±8,121 SF NEWER OFFICE BUILDING FOR SALE

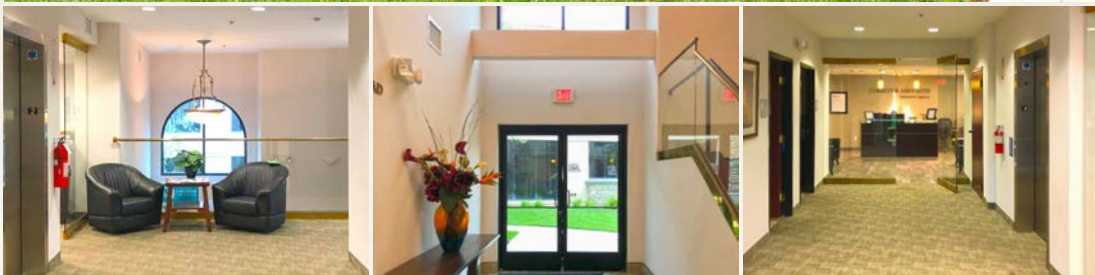
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PROPERTY BRIEF

Newer office building available for an owner/user or investor. The highly desirable professional office/medical park at the Conejo Ridge Executive Center consists of 31 freestanding buildings in a ±9.16-acre campus environment zoned Commercial Office (CO). The subject property consists of a two story ±8,121 SF office condo currently occupied by a mix of tenants. Flexible configuration allows for one tenant or multiple. An owner/user could take advantage of attractive SBA financing options.

The Conejo Ridge Executive Center is located just off the 101 freeway with easy on/off access. Nearby shopping and restaurants include Target, Home Depot, Islands Restaurant, The Habit and Starbucks.

Offered at	▣	\$2,675,000
Building Size	▣	±8,121 SF
Price/SF	▣	\$329
Land Size	▣	±4,339 SF
Zoning	▣	C-2
APN	▣	668-0-360-195
Parking	▣	4/1,000
HVAC	▣	Yes
Restrooms	▣	Yes
Floors	▣	2
Elevators	▣	Yes
Year Built	▣	2008
CSO	▣	3%



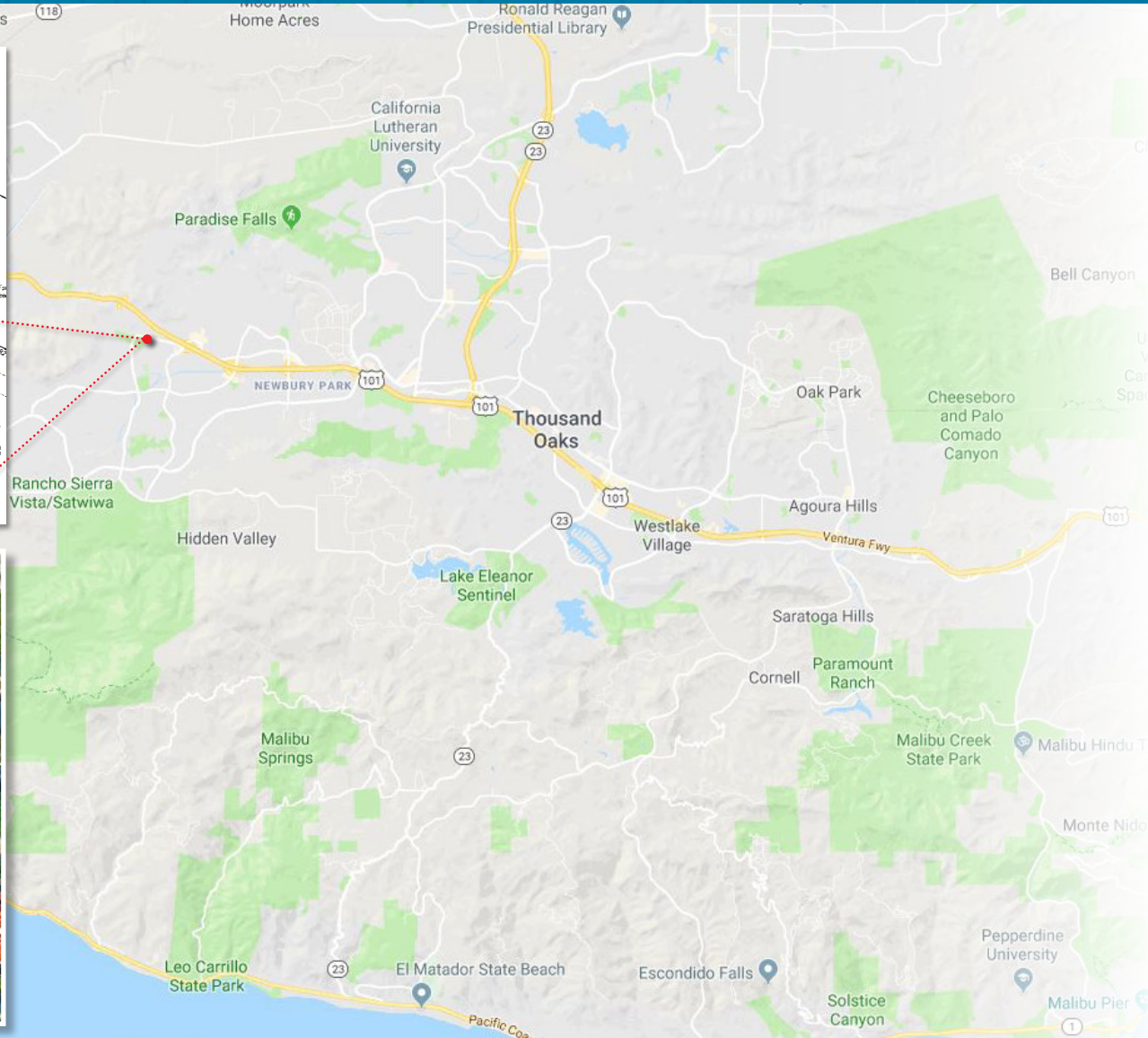
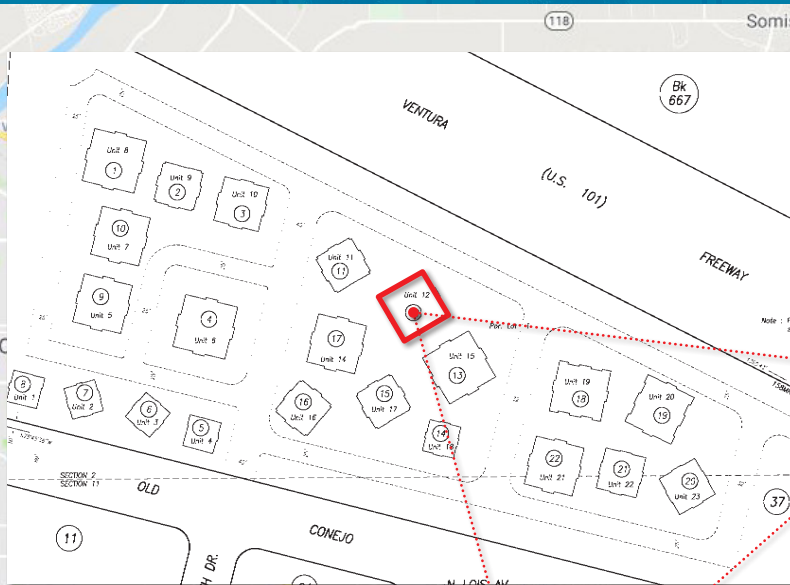
The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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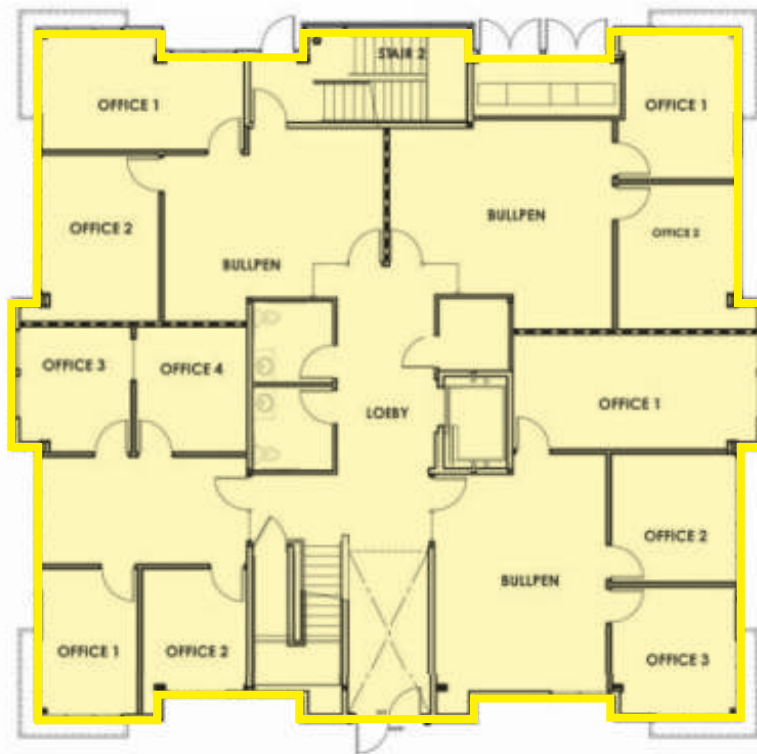


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FLOORPLAN

First Floor



Second Floor



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