



USA BUSINESS CENTER
THOUSAND OAKS | CA



3563 Old Conejo Rd

10,249 SF

Office/Warehouse
For Lease

Chris Swatosh, SIOR

Senior Vice President
+1 818 517 8372
Chris.swatosh@cbre.com
Lic. 01803294

Tom Dwyer

Senior Vice President
+1 805 320 6204
Tom.dwyer@cbre.com
Lic. 01197938

Mason Gray

Senior Associate
+1 805 901 7500
Mason.gray@cbre.com
Lic. 02035347

CBRE





Property Overview

3563 Old Conejo Road | Thousand Oaks
Office/Warehouse Property

FOR LEASE

- 10,249 SF
- Vacant – Move in Ready
- Asking: \$1.40/SF, NNN
- Current NNNs: \$0.31/SF
(Inc. OA, Prop. Taxes, Prop. Ins.)
- Term: 3 – 5 years

Building Specifications

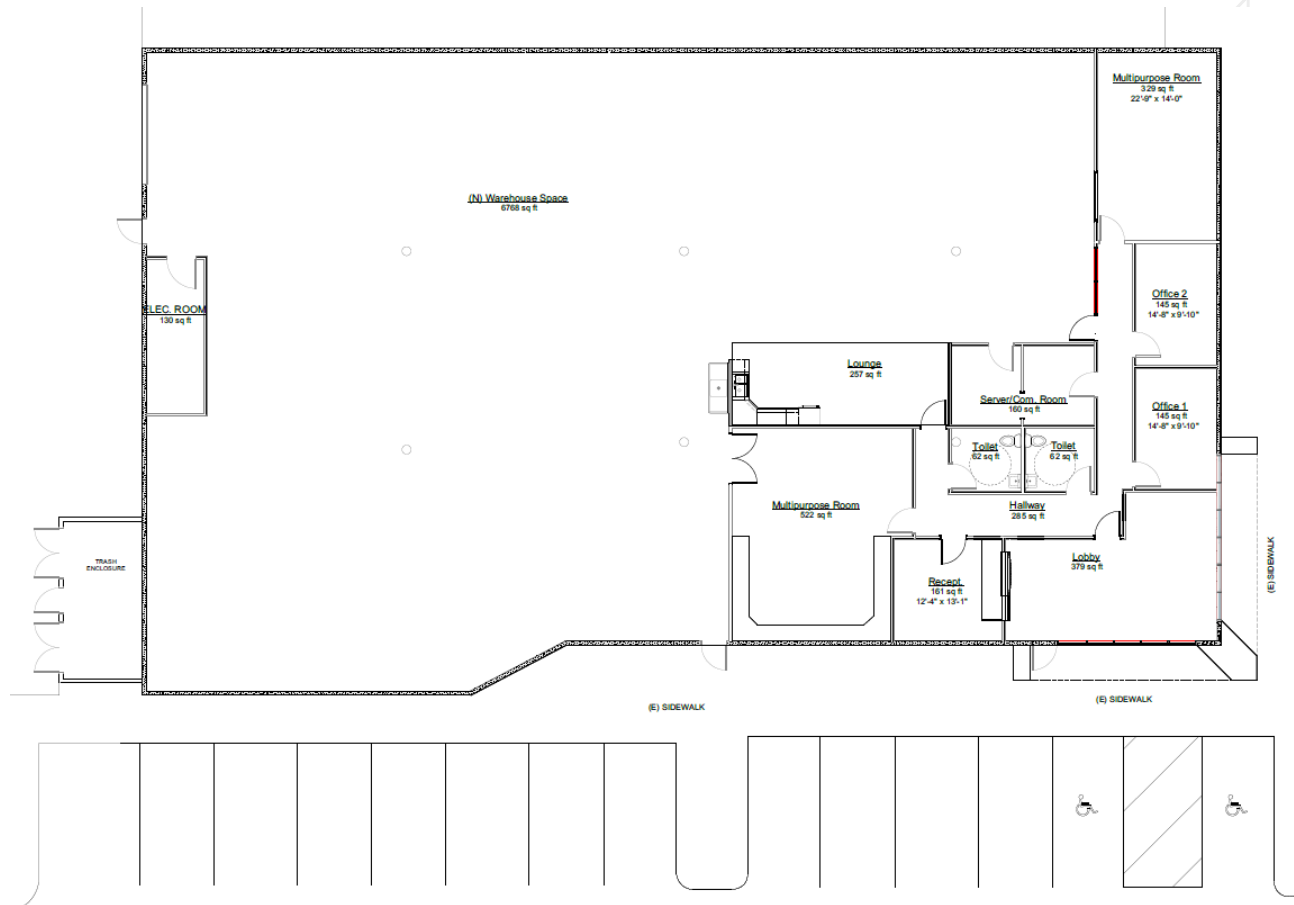
3563 Old Conejo Rd. | Thousand Oaks

Spec Type	Spec Details
Building	Office/warehouse space
Office Area	Approx. 3,481 SF built out office
Loading	One (1) 12'x14' Ground level loading doors
Clear Height	14'-16' Feet
Zoning	M1 (City of Thousand Oaks)
Power	400 Amps, 277/480 Volts, 3 Phase, 4Wire
Sprinklered	Yes
Parking	27 spaces

All information is from outside sources. Tenant to confirm.



Floor Plan



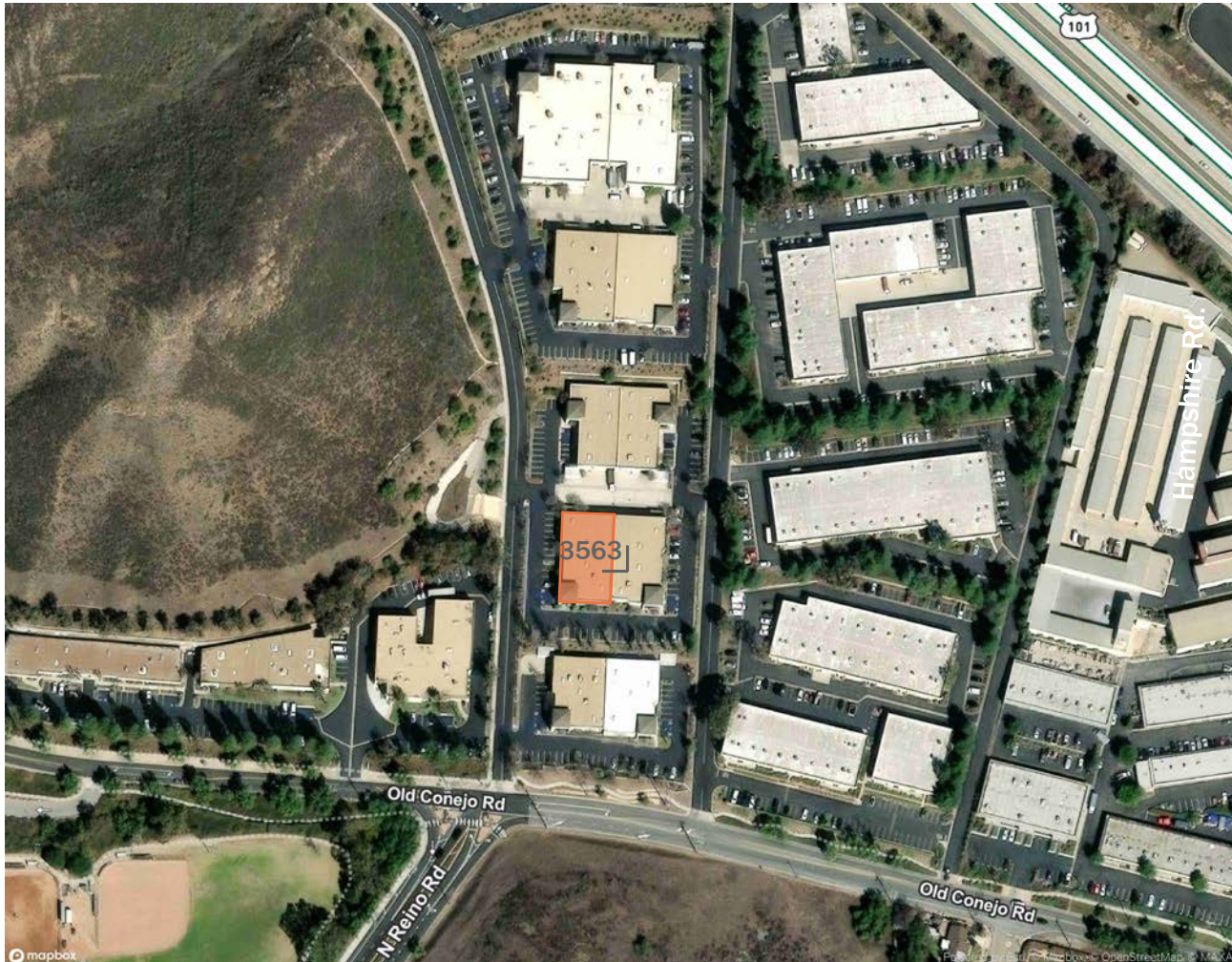
10,249 SF

Interior Photos



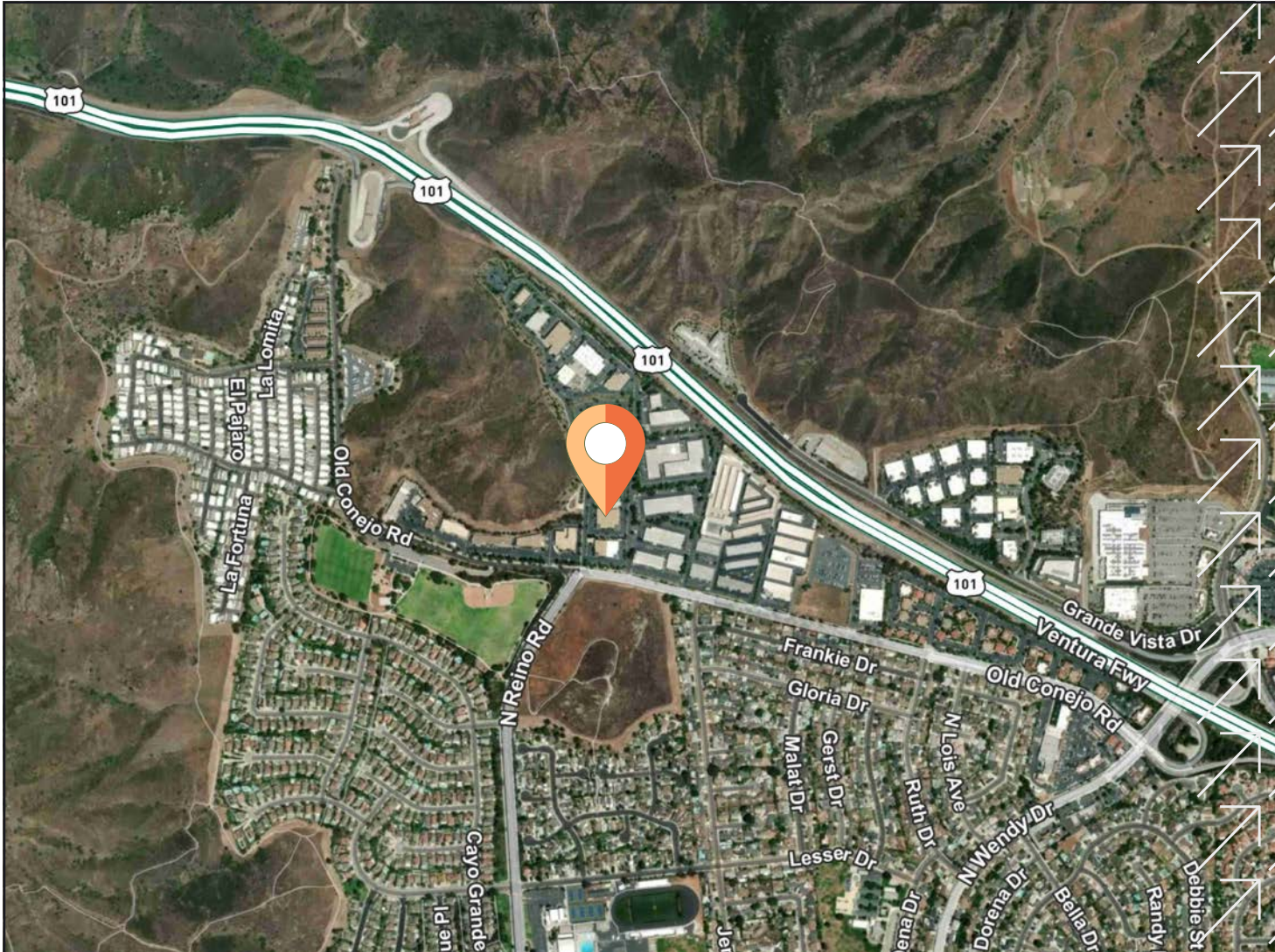
Site Plan

3563 Old Conejo Rd.



Aerial View

3563 Old Conejo Road



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