



THE ARBORS

THOUSAND OAKS

2535 & 2545 W. HILLCREST DRIVE



THOUSAND OAKS, CALIFORNIA



**Class A Office and R&D Development.
Highly Motivated to Make Deals.**

Views & Amenities

*A scenic campus with picturesque views
and an amenity-rich environment.*

The Arbors Video



Rate: \$2.45 FSG

- › Highly desirable “biotech valley” location with views & walkable amenities
- › Contemporary high-tech building design with efficient floorplates
- › Progressive amenity area improvements: outdoor wifi, fire pit, new seating areas, new pickleball court, and built-in Tenant BBQ
- › Major landscape refreshment utilizing drought tolerant, native flora
- › Excellent access to Ventura (101) freeway
- › Ample parking
- › No utility gross receipts tax
- › Building top & monument signage available
- › Flexible multi-zoned hvac system
- › Car Charging Stations



Site Plan

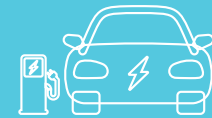
Three (3) two-story buildings set in a 16.4 acre unique, lushly landscaped campus – providing the optimal setting for work+play+create experiences.



Building C
2545 W. Hillcrest Dr.
71,837 RSF

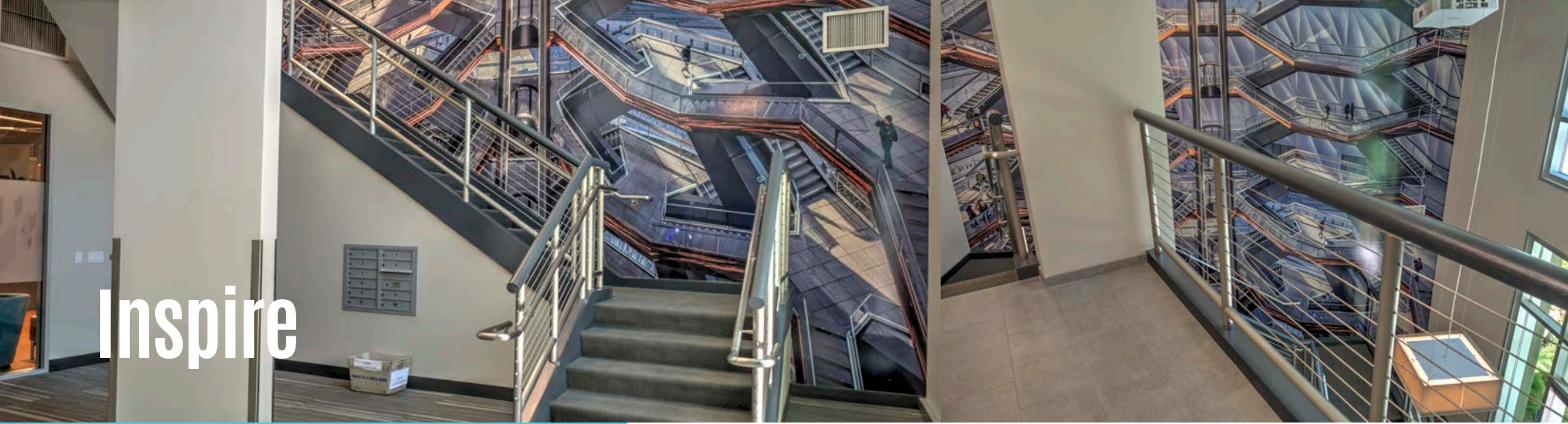
Building B
2535 W. Hillcrest Dr.
71,000 RSF

Building A
649 Lawrence Dr.
61,242 RSF



Car Charging Stations





Inspire

New on-site amenities will create a dynamic and contemporary environment for relaxation and collaboration.



WE EARNED IT!

Our building received U.S. EPA's ENERGY STAR signifying superior energy performance!

ENERGY STAR certified buildings use an average 35 percent less energy, cause an average 35 percent fewer greenhouse gas emissions, and are less expensive to operate than their peers, and they also meet strict requirements regarding occupant comfort.

Amenity & Landscaping Upgrades



2535 W. Hillcrest Drive

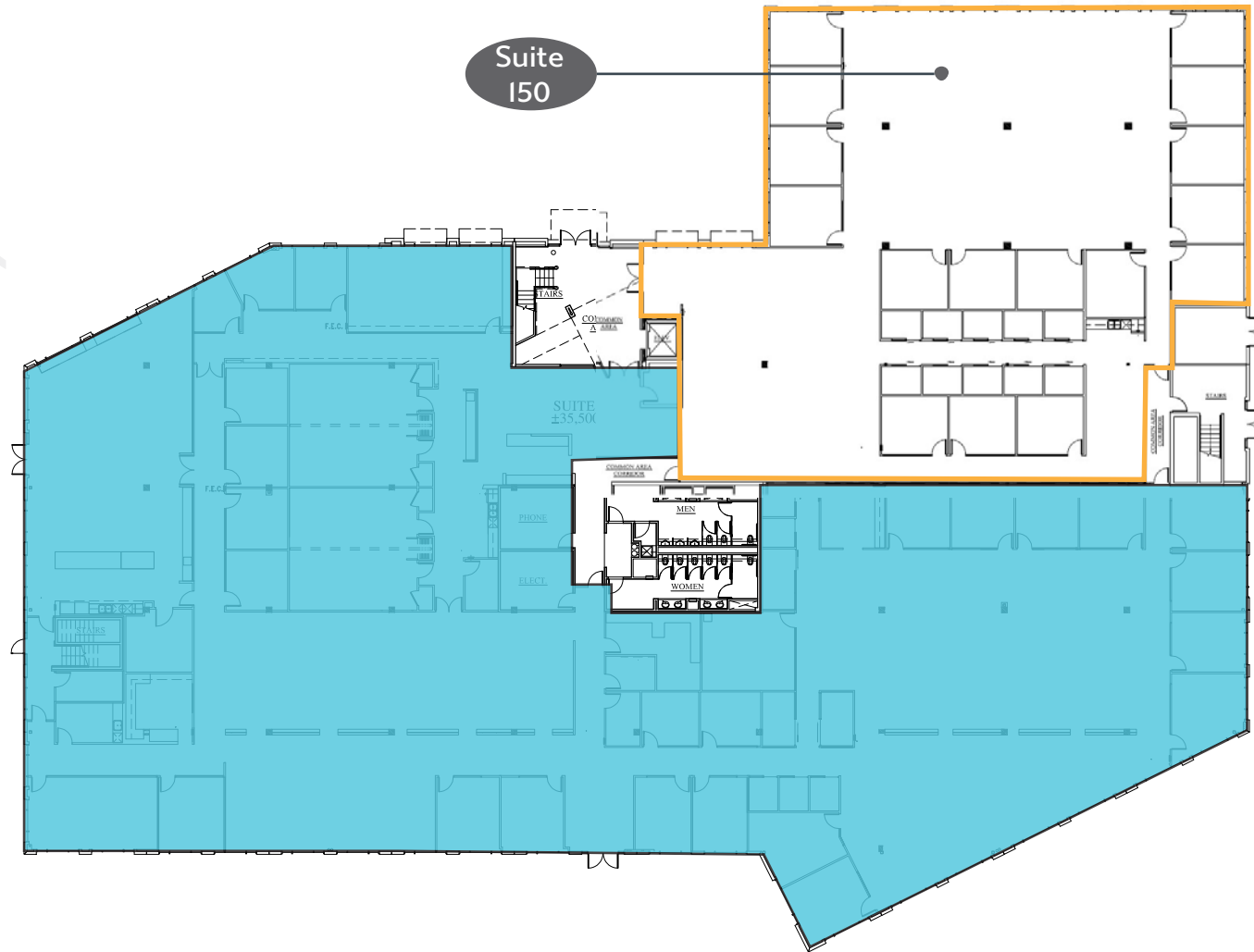
Suite 150

11,554 RSF

Available Now



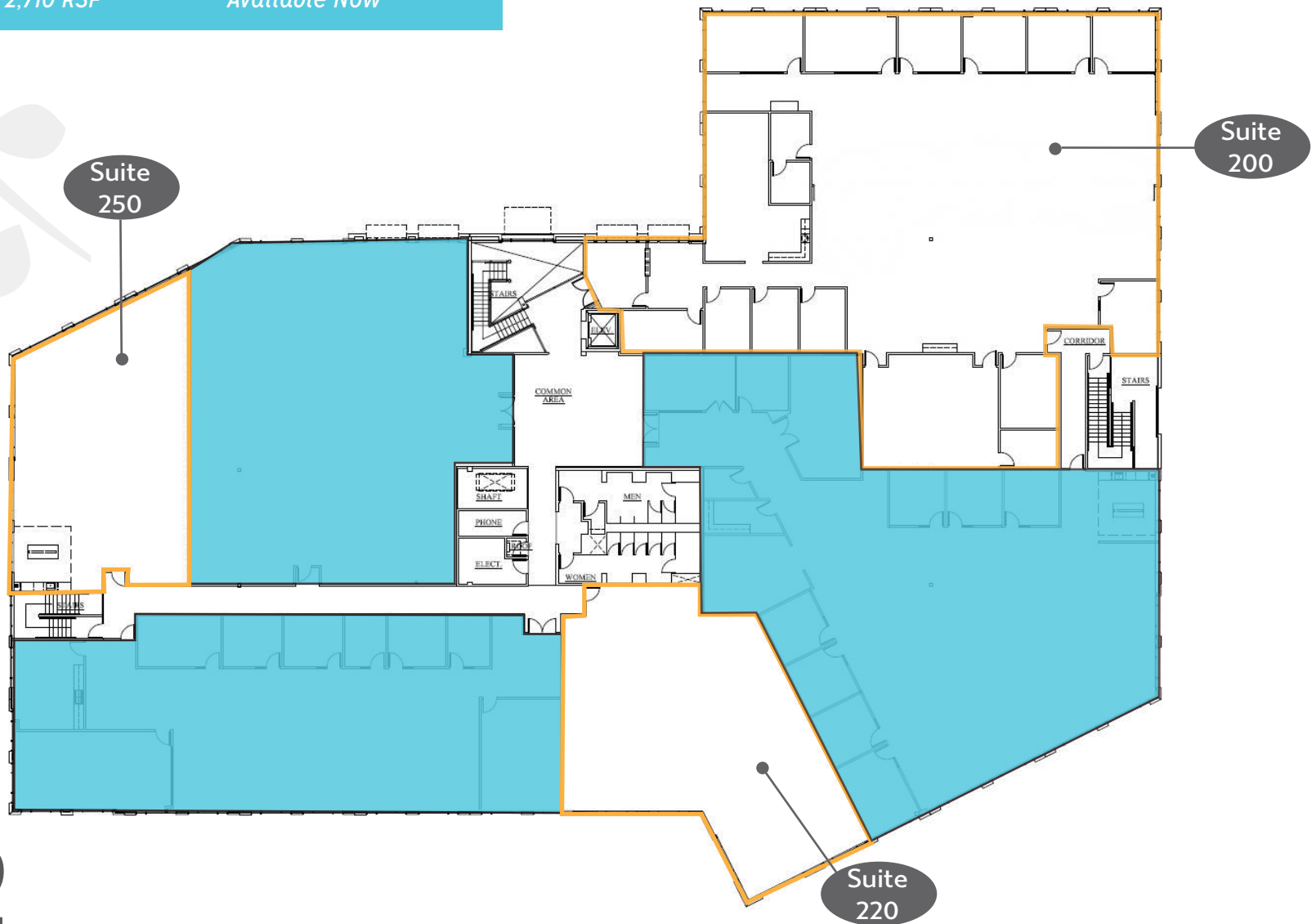
Ability to install ground level roll-up door



Floor 1

2535 W. Hillcrest Drive

Suite 200	10,256 RSF	Available Now
Suite 220	3,356 RSF	Available Now
Suite 250	2,710 RSF	Available Now



Floor 2

2545 W. Hillcrest Drive

Suite 100

19,648 RSF

Available Now

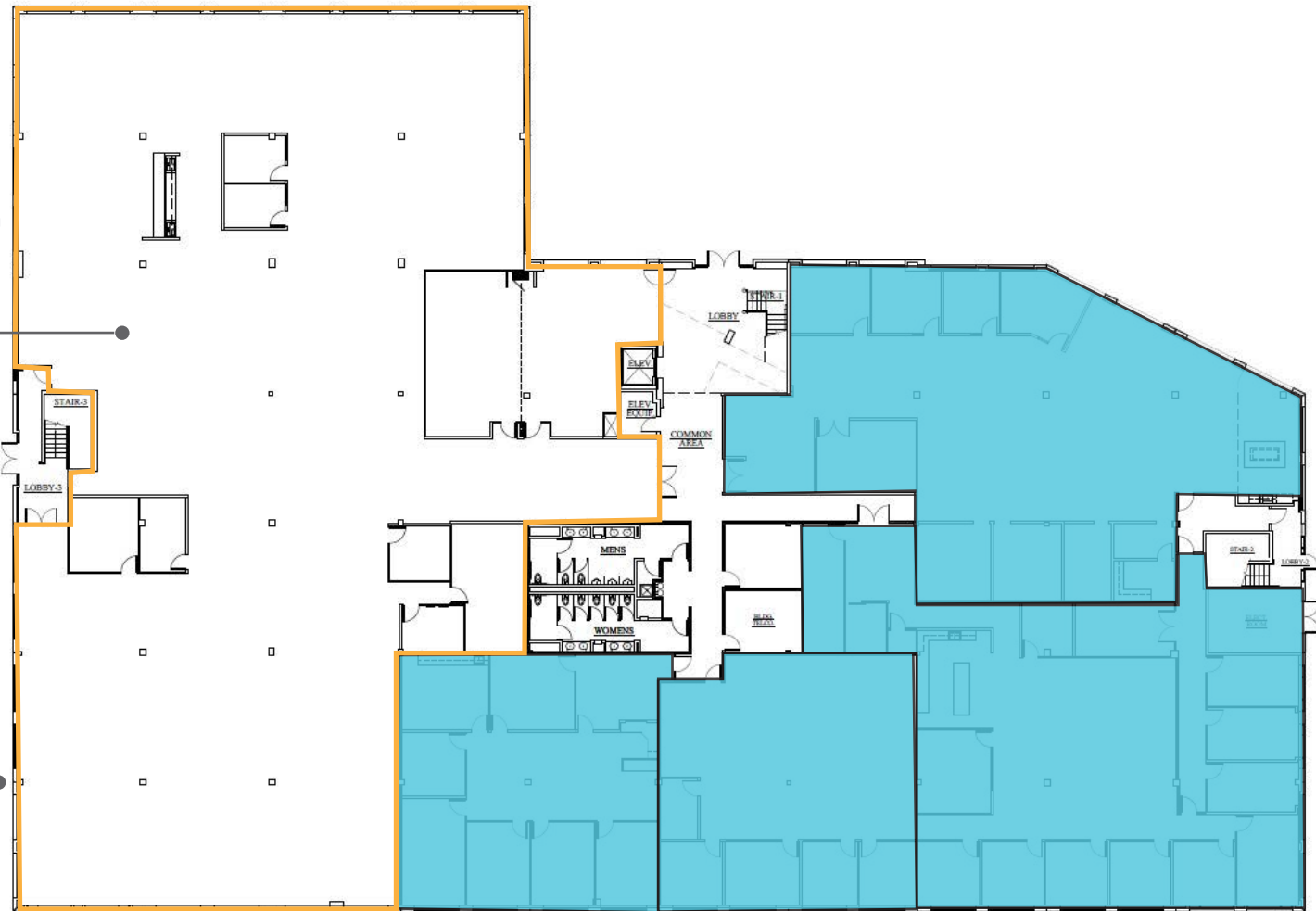
Suite
100



8' 9" x 9' 4" Ground Level Loading Door

Ability to install ground
level roll-up door

Floor 1



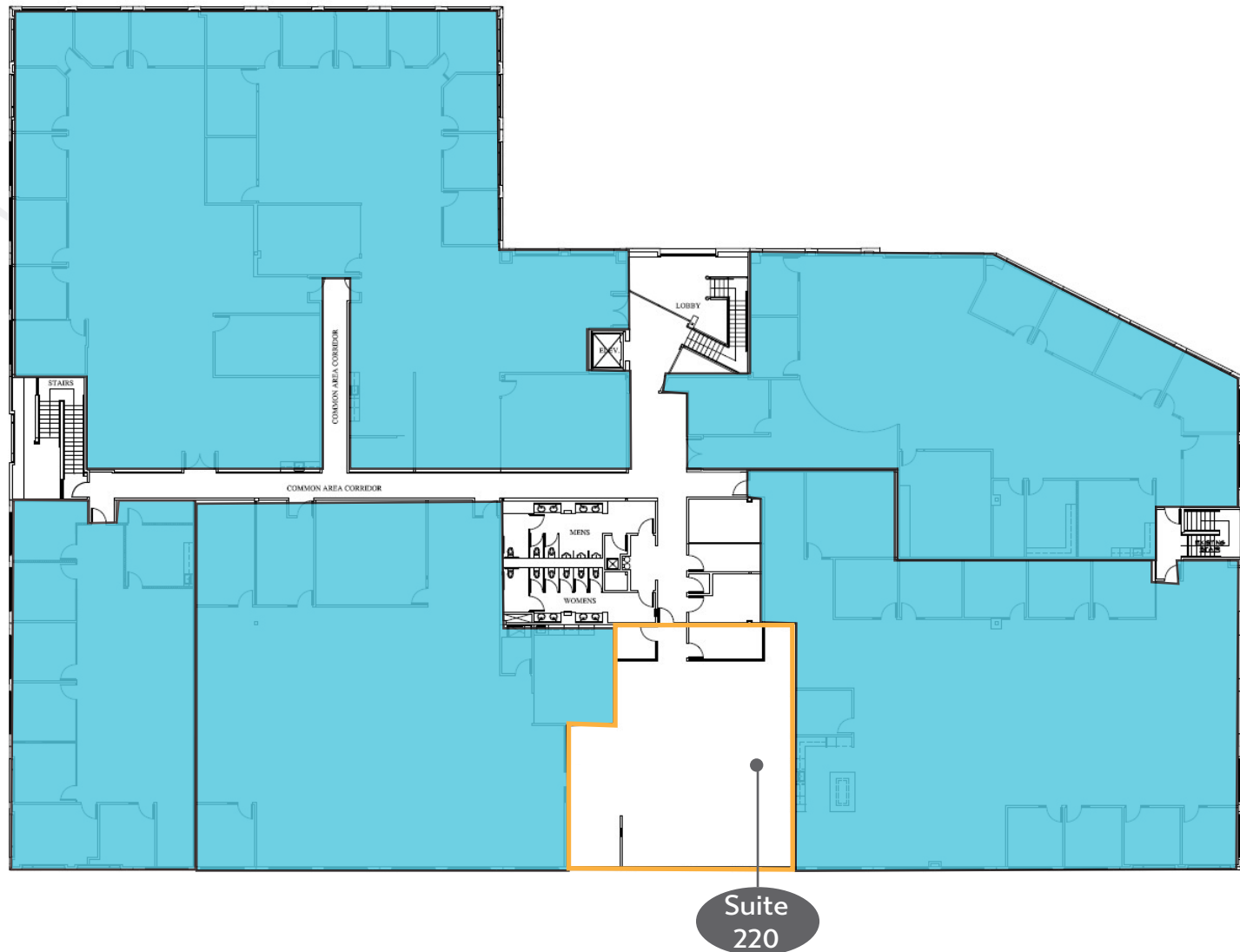
2545 W. Hillcrest Drive

Suite 220

2,464 RSF

Available Now

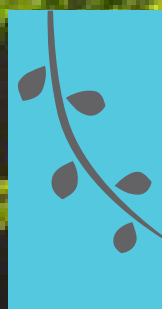
Floor 2



Accessibility

Easy freeway access and conveniently situated near walkable retail and services.





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