

USA BUSINESS PARK  
THOUSAND OAKS / CA



**3575 Old  
Conejo Rd.**

**8,468 SF  
Office/Warehouse  
For Lease**

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**CBRE**



# Property Overview

3575 Old Conejo Road | Thousand Oaks  
Office/Warehouse Property

Located in a clean and professional business park.

Efficient office layout.

Easy access to Ventura 101 Freeway at Wendy Drive.

Excellent ingress and egress with 2 driveways leading to the property.

## FOR LEASE

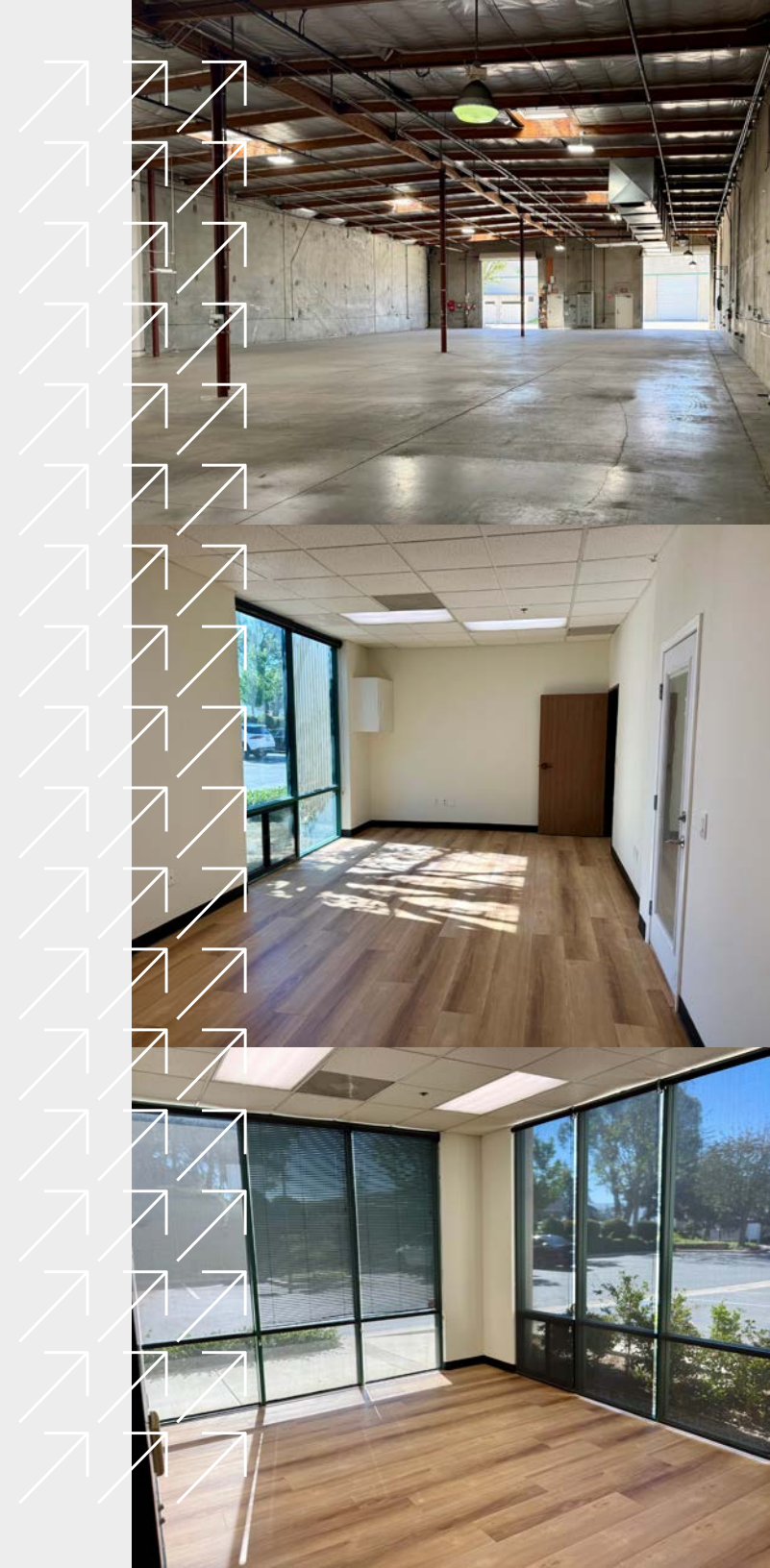
- 8,468 SF
- Available August 1, 2026
- Asking: \$1.35/SF, NNN
- Current NNNs: \$0.26/SF  
(Inc. OA, Prop. Taxes, Prop. Ins.)
- Term: 3 – 5 years

# Building Specifications

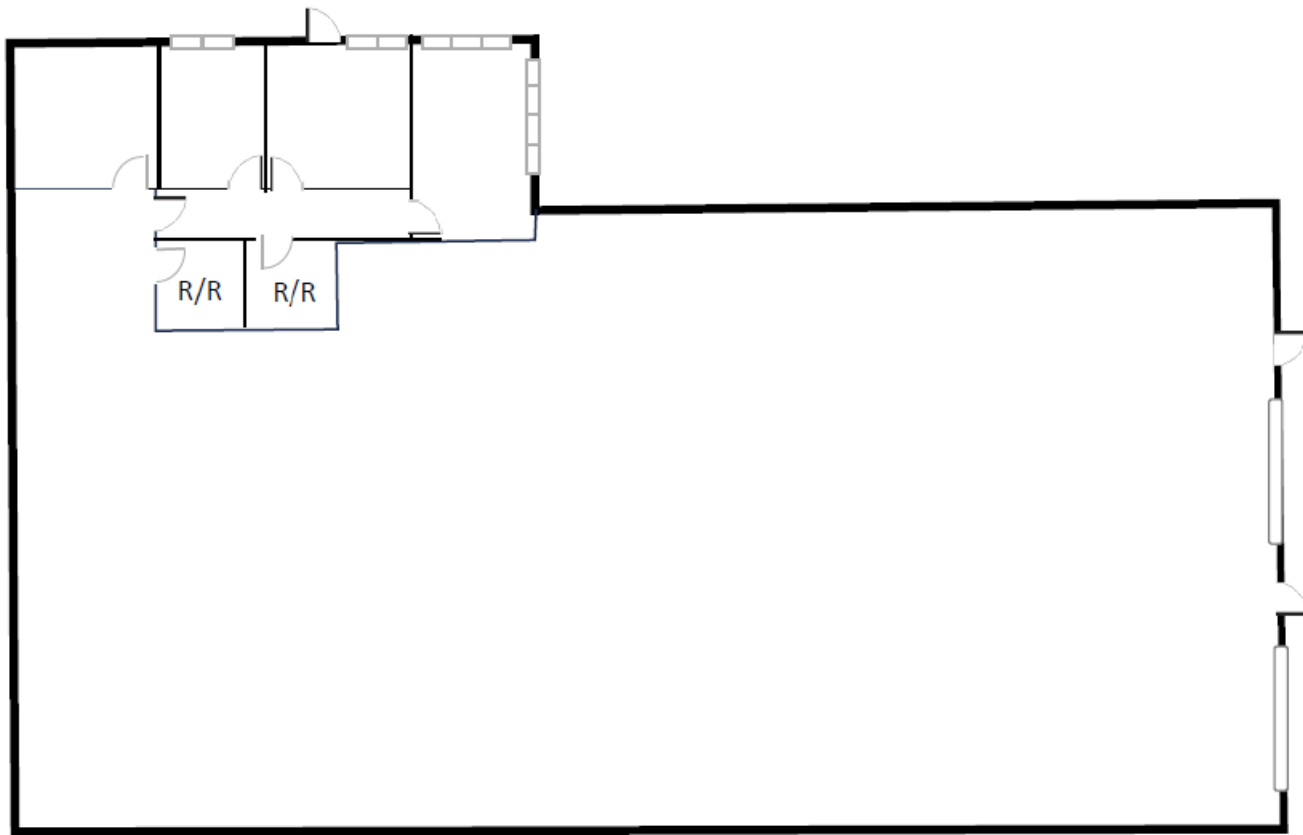
3575 Old Conejo Rd. | Thousand Oaks

| Spec Type     | Spec Details                       |
|---------------|------------------------------------|
| Building      | Office/warehouse space             |
| Office Area   | Approx. 850 SF built out office    |
| Office Layout | 3 Private offices and 2 restrooms  |
| Loading       | Two (2) Ground level loading doors |
| Clear Height  | Approx. 17' Feet                   |
| Zoning        | M1 (City of Thousand Oaks)         |
| Power         | 400 Amps, 277/480 Volts, 3 Phase   |
| Sprinklered   | Yes                                |
| Parking       | 2/1000 ratio                       |

All information is from outside sources. Tenant to confirm.

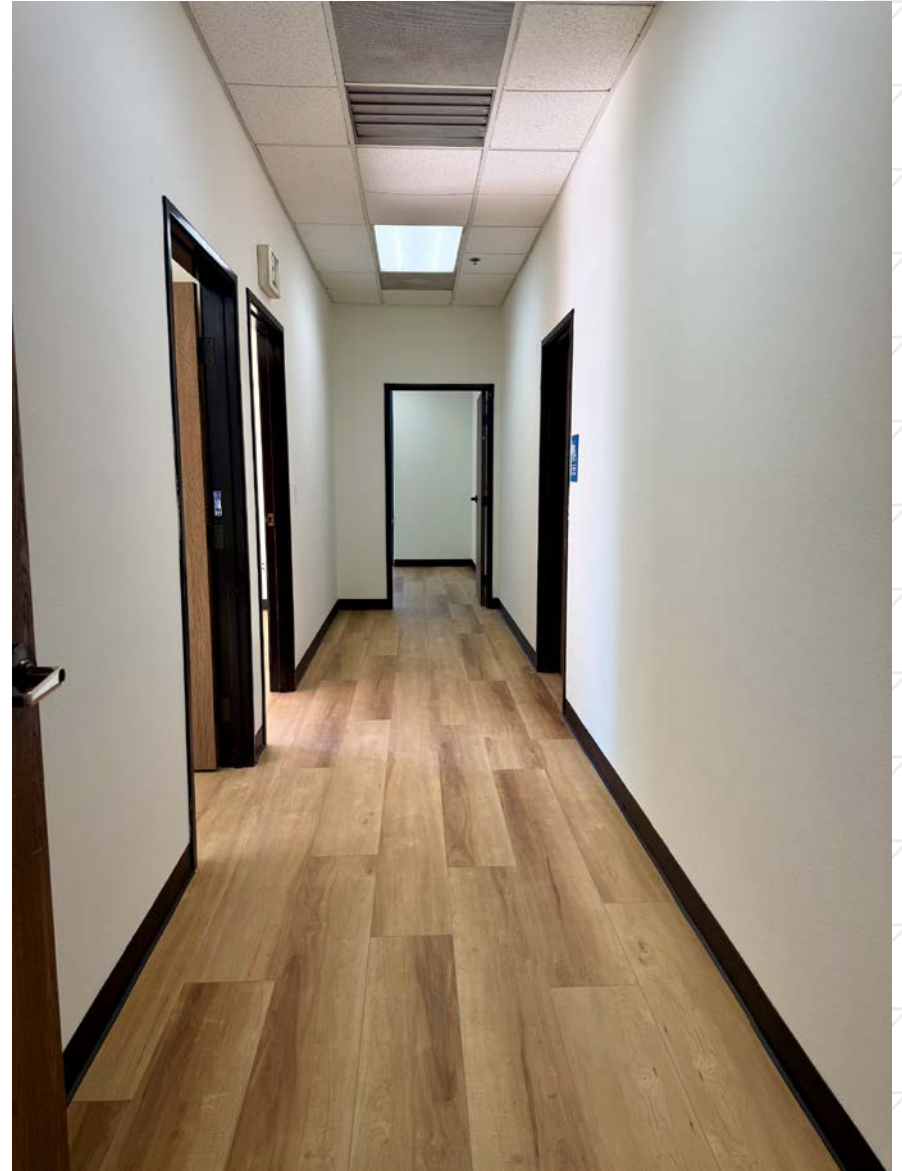


# Floor Plan



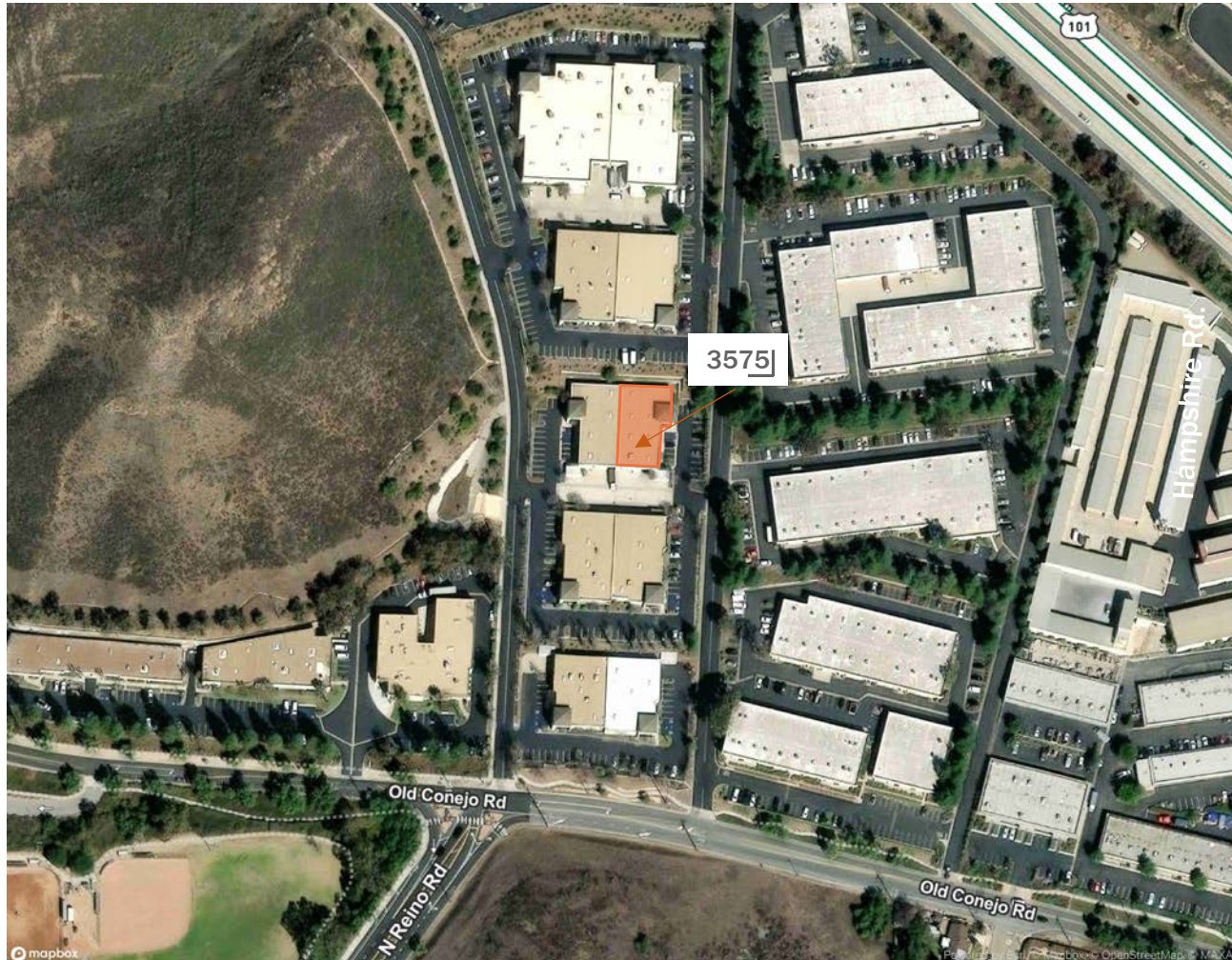
\*Conceptual space plan and not to scale.

# Interior Photos



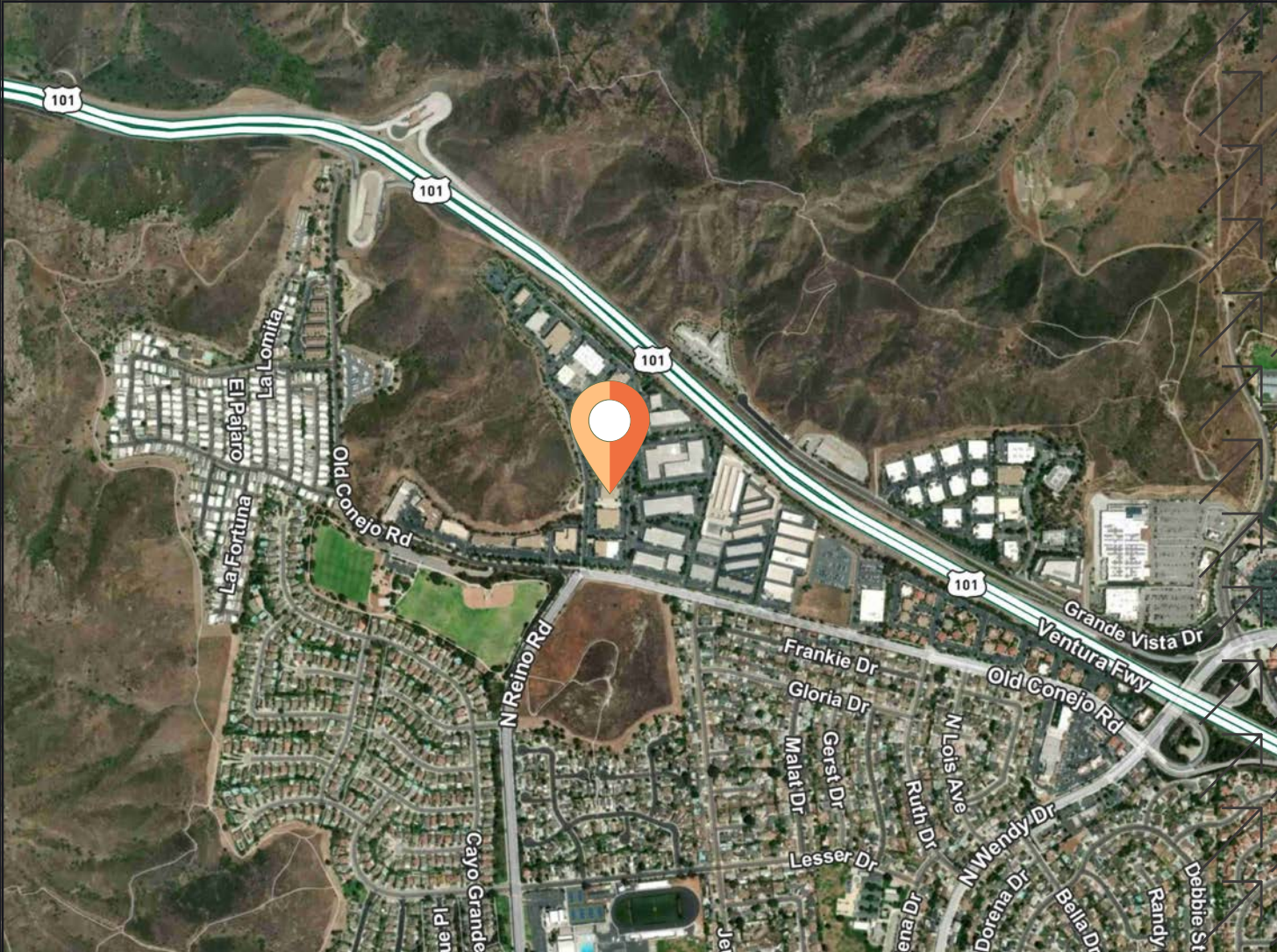
# Site Plan

3575 Old Conejo Rd.



# Aerial View

3575 Old Conejo Road



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