

Center Promenade

Ventura, CA

NOW FIBER/CABLE READY

Center Promenade is a seven-building office campus totaling **180,576 square feet.** The campus offers a unique park like setting with efficient floor plates that can accommodate office users of all sizes. In addition, the property is conveniently located to a number of amenities including the Victoria Plaza, **Ventura Gateway Center** and **Pacific View Mall.** Center Promenade is located just east of the Ventura County Government Center with immediate access to the Ventura (101) and Santa Paula (126) Freeways.

6401 Telephone Rd :: 6633 Telephone Rd :: 6477 Telephone Rd :: 6555 Telephone Rd
1001 Partridge Drive :: 1000 South Hill Rd :: 1050 South Hill Rd

CBRE

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- Financially secure ownership
- Responsive on-site property management
- Superior customer collaboration
- Brokerage friendly approach
- Dedicated to providing the highest level of service

Highlights:

- Fiber/Cable ready Business Park
- Responsive on-site property management
- Adjacent to the Ventura County Government Center.
- 12 acres of business activity
- Close proximity to amenities and retail establishments
- Centrally located on Telephone Road, with easy access to the Ventura (Hwy 101) and Santa Paula (126) Freeways



Availabilities:

6633 Telephone Rd	SF	Contiguous To	Rate	Available	Notes
Suite 110	5,144 SF		$2.95 FSG	Now	

1000 South Hill Rd	SF	Contiguous To	Rate	Available	Notes
Suite 111	819 SF		$2.95 FSG	Now	
Suite 112	1,202 SF		$2.95 FSG	Now	
Suite 116	3,365 SF		$2.95 FSG	Now	
Suite 300/340	8,412 SF		$2.95 FSG	Now	

1001 Partridge Drive	SF	Contiguous To	Rate	Available	Notes
Suite 200	3,201 SF		$2.95 FSG	Now	Shell Condition
Suite 205	1,700 SF		$2.95 FSG	Now	
Suite 230	1,842 SF		$2.95 FSG	Now	Shell Condition

6477 Telephone Rd	SF	Contiguous To	Rate	Available	Notes
			Fully Leased		

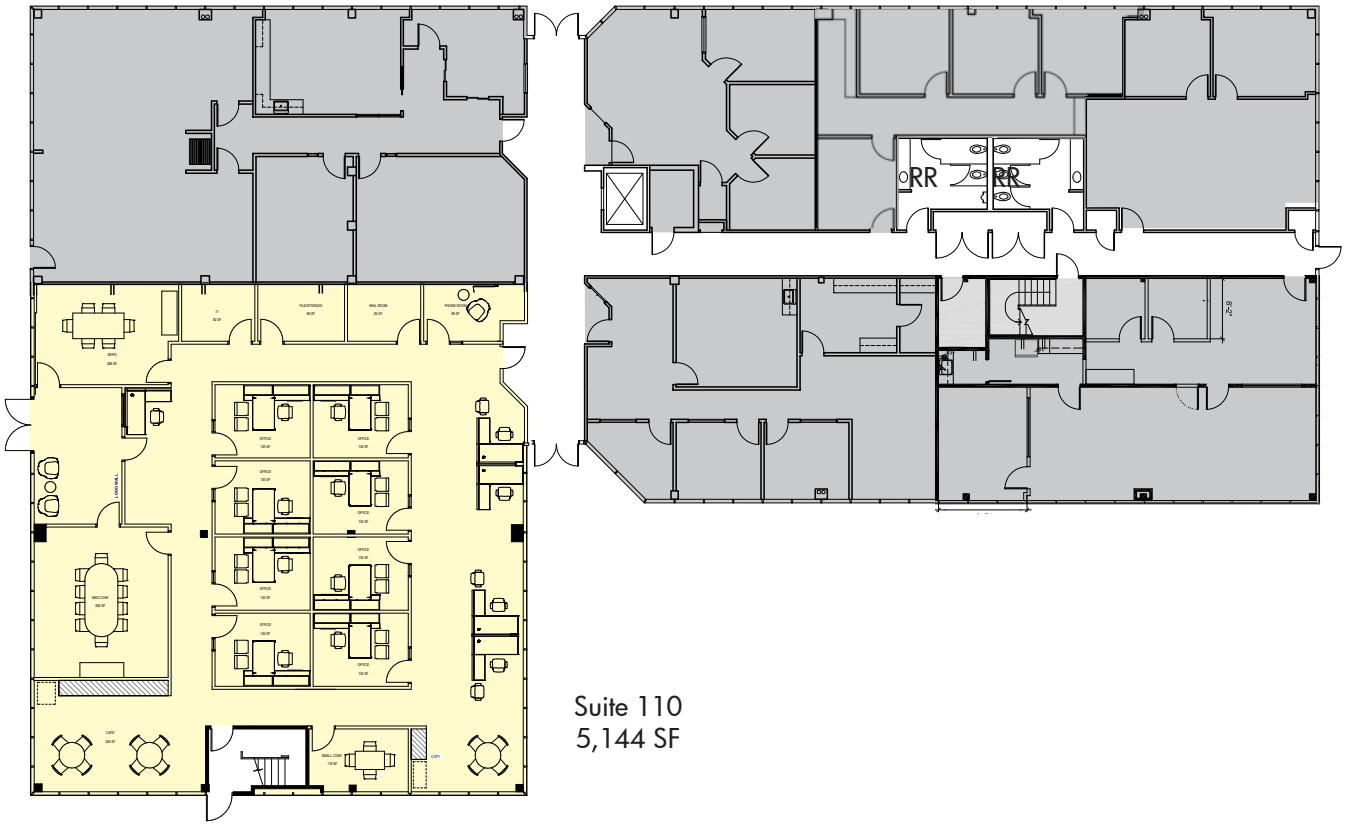
6555 Telephone Rd	SF	Contiguous To	Rate	Available	Notes
Suite 3	1,114 SF		$2.95 FSG	Now	
Suite 5	1,738 SF		$2.95 FSG	Now	
Suite 6	1,162 SF		$2.95 FSG	Now	3 Private Offices

6401 Telephone Rd	SF	Contiguous To	Rate	Available	Notes
			Fully Leased		

1050 South Hill Rd	SF	Contiguous To	Rate	Available	Notes
			Fully Leased		

6633 TELEPHONE RD

FIRST FLOOR



Suite 110
5,144 SF

AVAILABLE LEASED

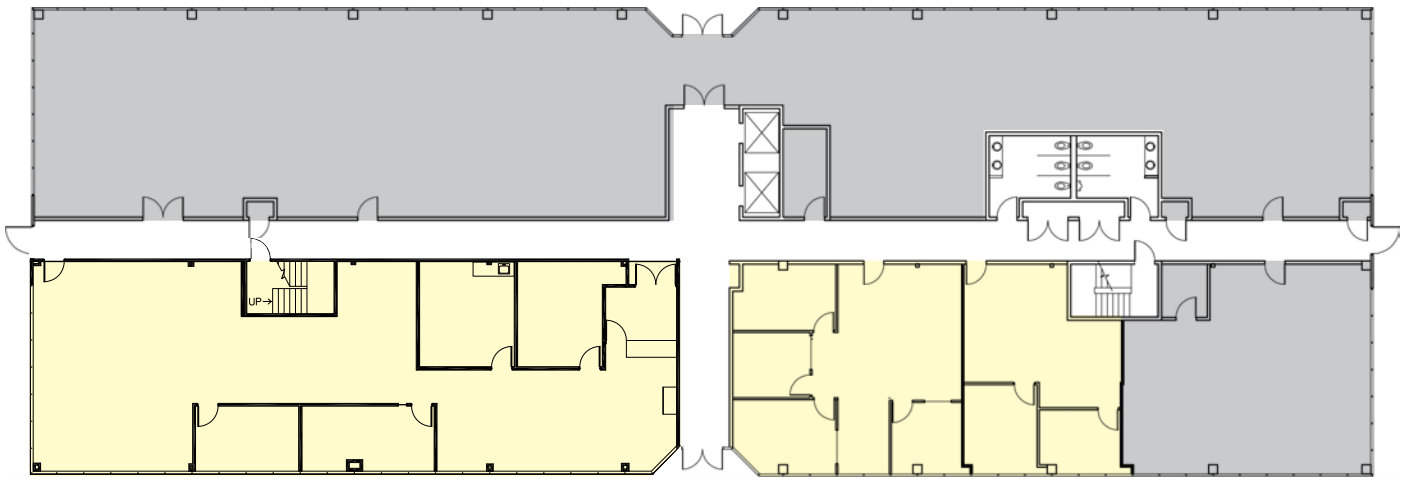
Bill Clark
Lic. 01315127
+1 805 288 4677
bill.clark@cbre.com

Mason Gray
Lic. 02035347
+1 805 901 7500
mason.gray@cbre.com

CBRE, Inc.
2761 Park View Court
Oxnard, CA 93036

1000 SOUTH HILL RD

FIRST FLOOR



AVAILABLE LEASED

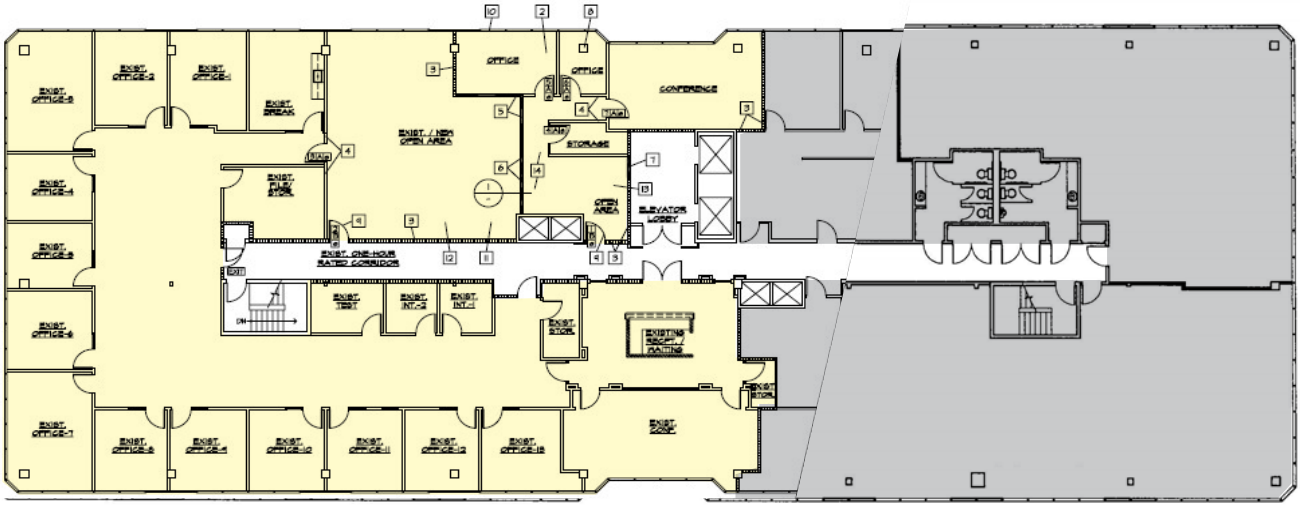
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1000 SOUTH HILL RD

THIRD FLOOR



Suite 300/340
8,412 SF

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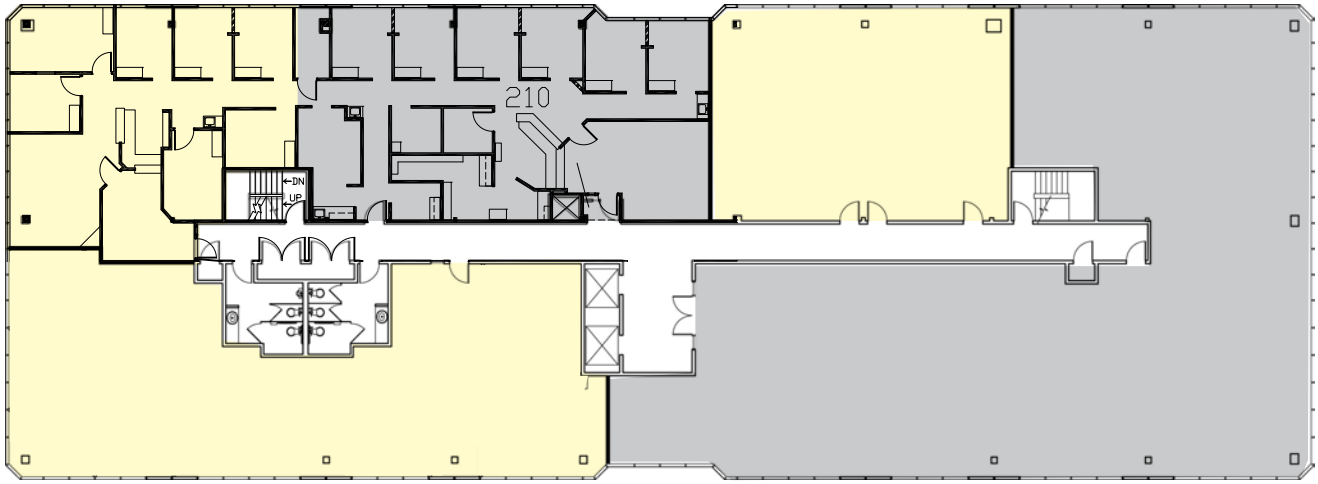
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1001 PARTRIDGE DR

SECOND FLOOR

Suite 205
1,700 SF

Suite 230
1,842 SF



Suite 200
3,201 SF

AVAILABLE LEASED

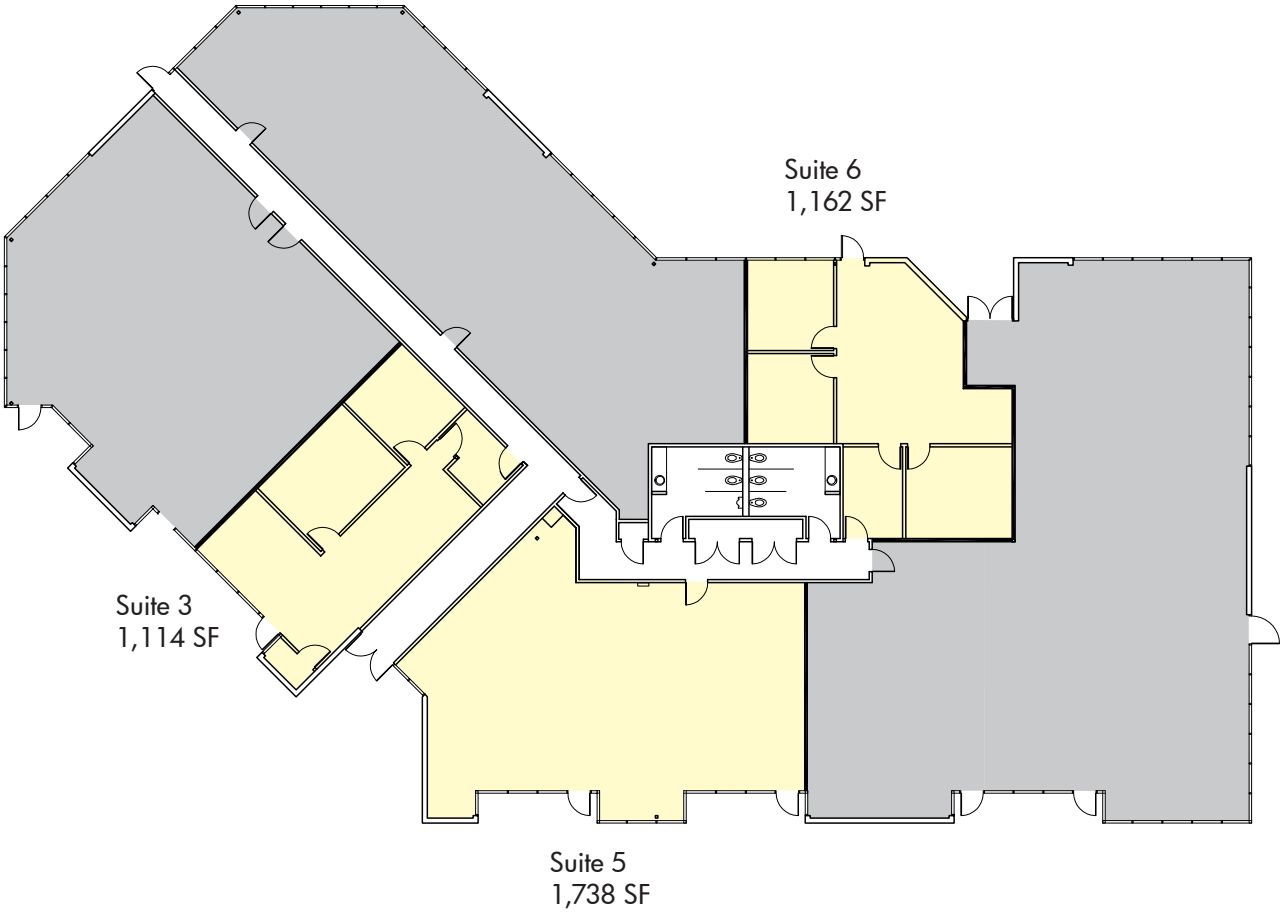
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6555 TELEPHONE RD

FIRST FLOOR



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Bill Clark
Lic. 01315127
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CENTER PROMENADE

Ventura, CA



CONTACT US

Bill Clark
Lic. 01315127
+1 805 288 4677
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Mason Gray
Lic. 02035347
+1 805 901 7500
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