

## Harbor View Business Park

4474 Market Street #508

Ventura, CA 93003

(818) 519-0592



**THE PREMIER BUSINESS PARK IN THE VENTURA / OXNARD AREA LOCATED ON THE CORNER OF TELEPHONE RD AND MARKET ST. FEATURING PICTURESQUE WATERSCAPE OFFICES, SHOWROOM, OFFICE AND LIGHT INDUSTRIAL UNITS. THE AWARD WINNING DESIGN OFFERS A QUALITY WORK ENVIRONMENT ENHANCED BY BEAUTIFUL LANDSCAPING, WELL MAINTAINED FACILITIES AND CONVENIENT ACCESS TO HIGHWAYS 101 AND 126.**

- WATERSCAPE OFFICES WITH OPERABLE WINDOWS
- THREE PHASE POWER
- SPRINKLERS THROUGH-OUT
- 12 X 14 LOADING DOORS
- INDIVIDUAL SIGNAGE ON ALL SUITES
- RESTAURANTS AND OTHER SERVICES ON SITE
- ENERGY EFFICIENT LIGHTING AND COOLING SYSTEMS

### **Office Space Available**

Building/Suite	Rentable SF	Rate/SF*	Date Available	Description
1767 Goodyear Ave, Suite 101-102	1,834	\$1.50	Now	Nice waterscape unit with reception, 4 private offices, conference room and 2 private bathrooms. Cathedral ceilings and operable windows.
4564 Telephone Road, Suite 806	986	\$1.75	Now	Corner office unit with 3 private offices, reception, bullpen, and private restroom. Plenty of natural light.

### **Warehouse Space Available**

4532 Telephone Road, Suite 118	3,182 SF	\$1.50	Now	Nice end cap unit with reception/bullpen, 3 private offices, bathroom, kitchen, and warehouse. 12 X 14 loading door.
4435 McGrath Street, Suite 307	1,652	\$1.60	March 1, 2023	Nice office/warehouse unit with reception, two private offices, kitchen and warehouse. Skylights and 12 X 14 loading door. Fronts McGrath Street. Vinyl tile plank flooring
4572 Telephone Road, Suite 905	2,044	\$1.60	April 1, 2023	Remodeled office/warehouse unit with reception, two private offices, kitchen and warehouse. Telephone road frontage. Polished concrete floors in office area.

\*plus monthly CAM - \$0.16 per Square Foot

For more information, call:

Ned Geoghegan, Director of Leasing **(818) 519-0592**