

VISTA PROFESSIONAL BUILDING

2601 E. Main Street

Ventura | CA



ANDRES URIBE
Lic. 01924163
+1 805 288 4713
Andres.uribe@cbre.com

CBRE

QUALITY ASSET

- Well located 2-story office building in Midtown Ventura
- Newly refurbished common areas planned
- Excellent identity at the corner of Loma Vista and E. Main Street
- Close proximity to multiple hospitals; great for medical admin support uses
- Elevator served
- Exclusive use of adjoining parking lot with ample parking
- Ingress and egress points on both Loma Vista and E. Main Street
- Building and monument signage available
- Short drive to Downtown Ventura retail, restaurant amenities and the Pacific View Mall
- Close access to both Hwy 101 and 126 freeways

PROPERTY DETAILS

Current Availability

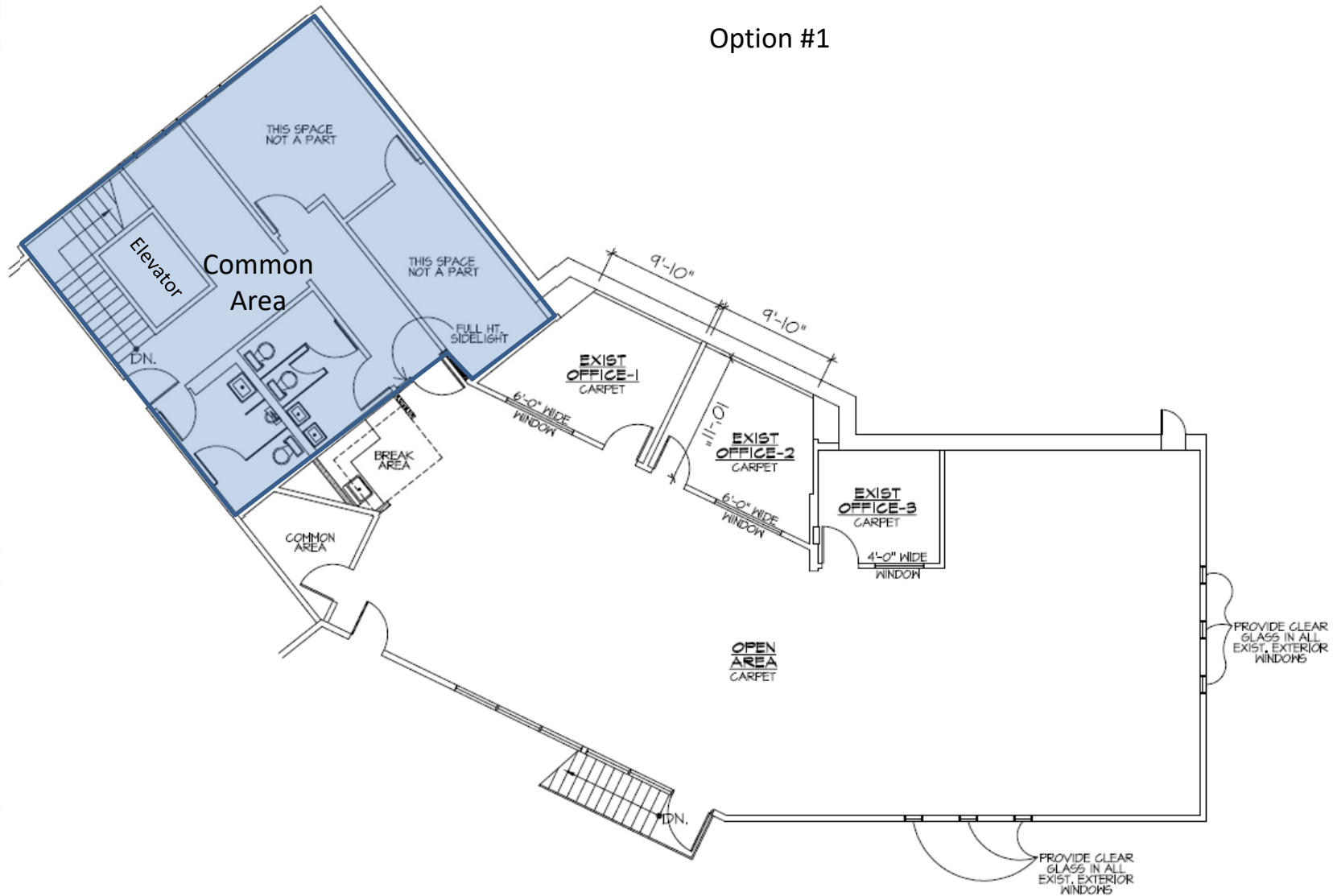
- Suite #203: 2,491 RSF
- Occupancy: Immediate
- Asking Rate: \$2.05 /RSF
- Lease Type: Modified Gross (+ electric and janitorial)
- OPEX: Base Year 2021
- Term: 3 to 10 years
- Improvements: Negotiable
- Zoning: C1



CONCEPTUAL SPACE PLAN

#203 = 2,491 RSF

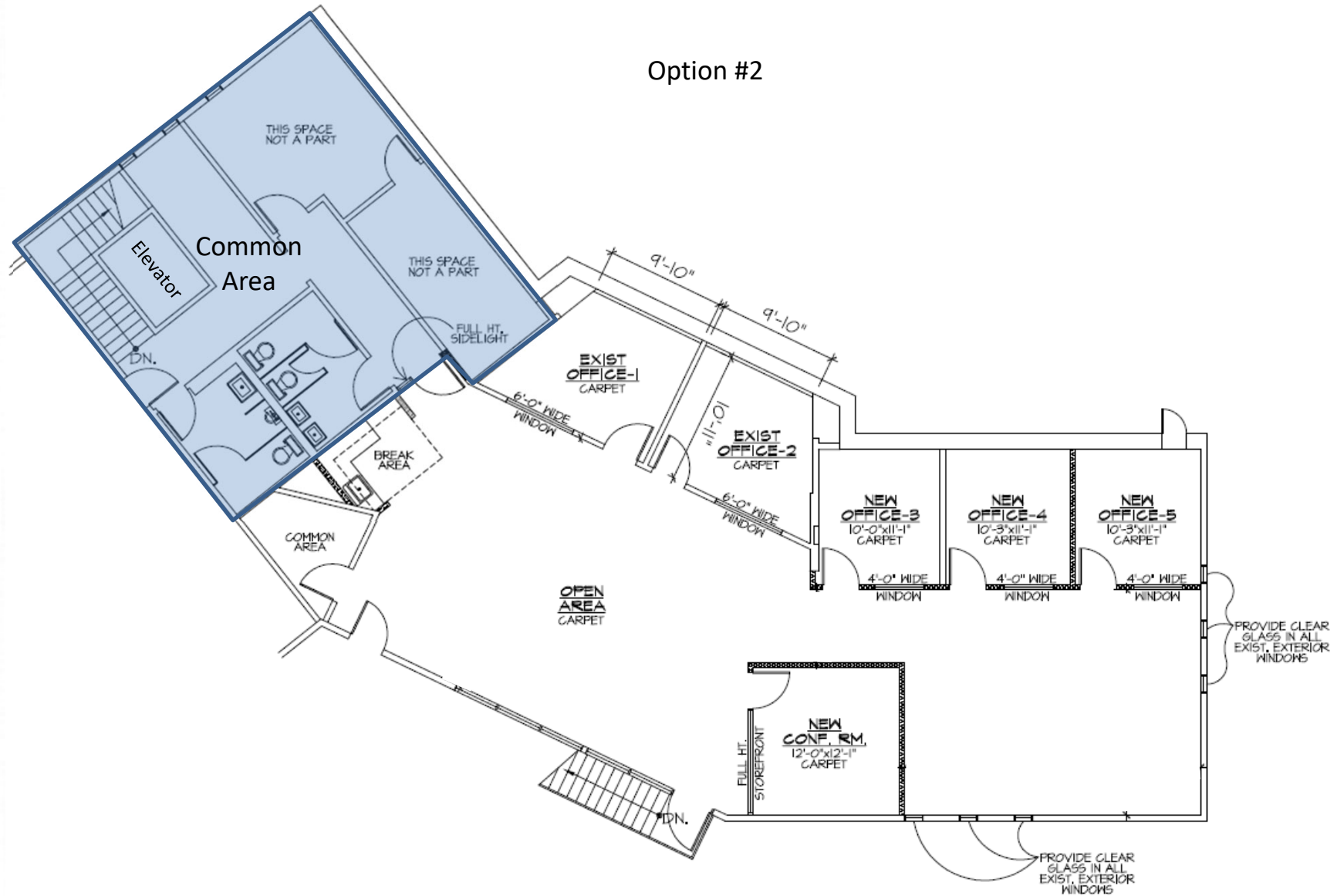
Option #1

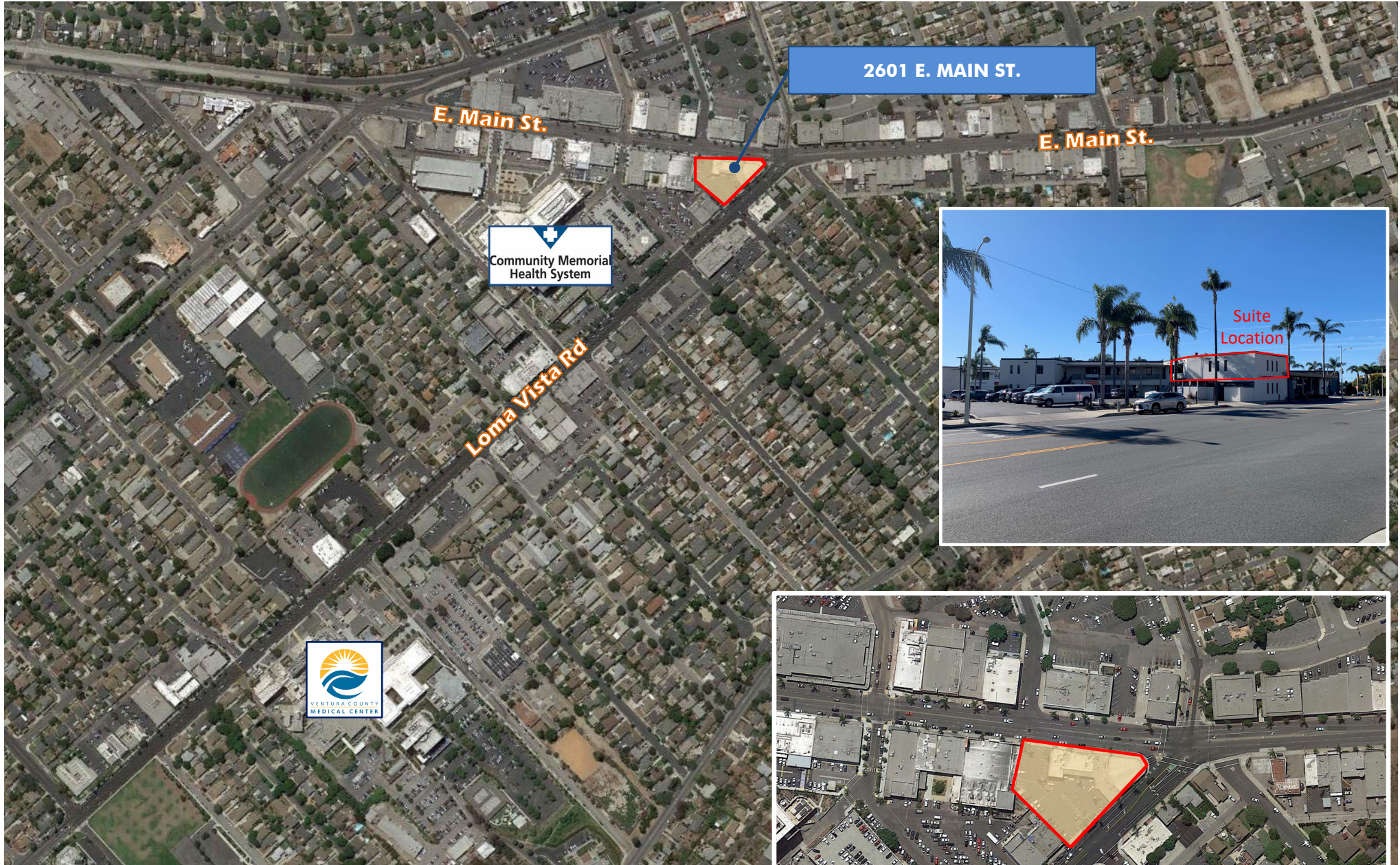


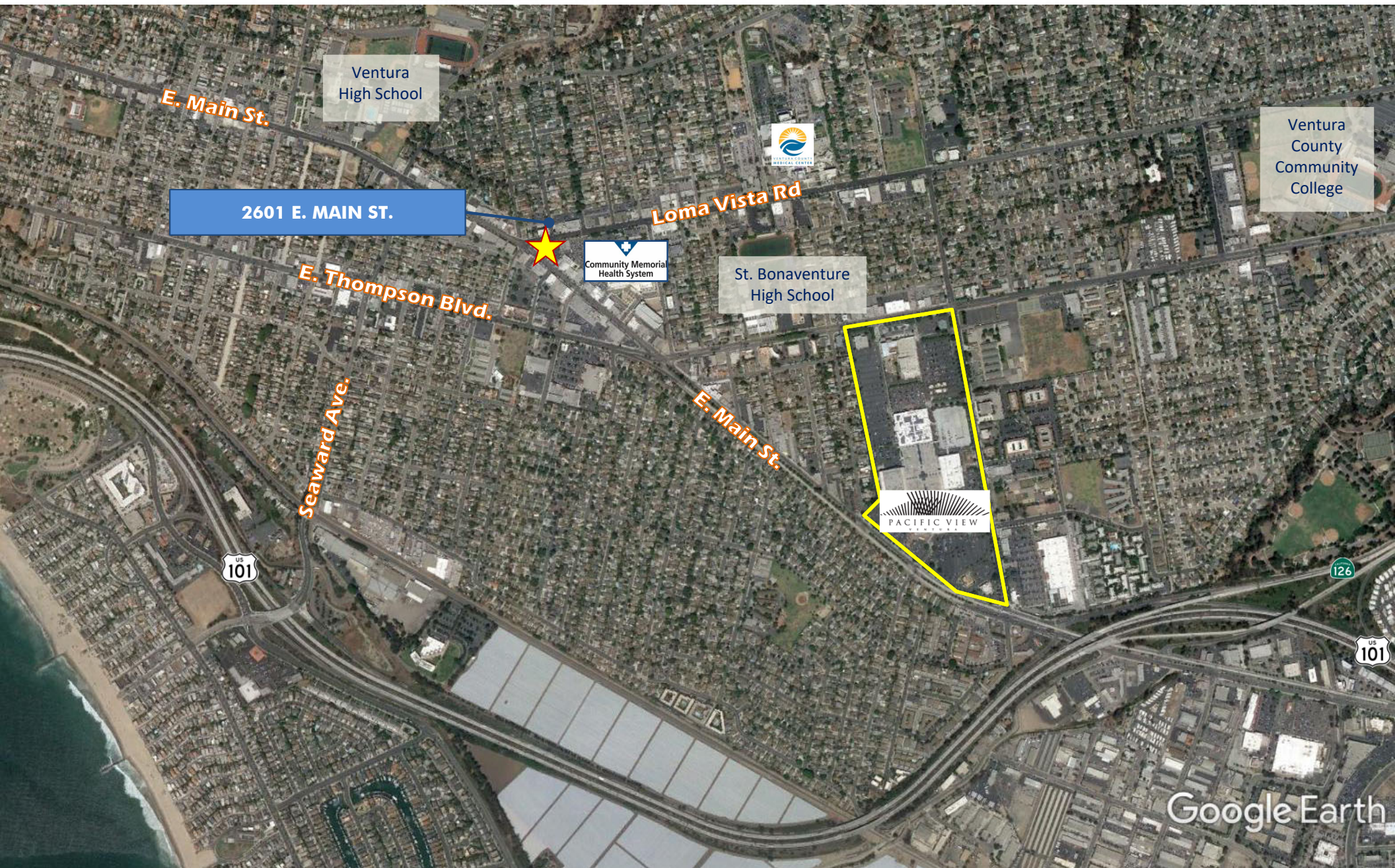
CONCEPTUAL SPACE PLAN

#203 = 2,491 RSF

Option #2







2601 E. MAIN ST.

Ventura High School

Community Memorial Health System

VENTURA COUNTY MEDICAL CENTER

Ventura County Community College

St. Bonaventure High School

PACIFIC VIEW