

300 E. Esplanade Drive | Oxnard

**OXNARD
TOWER**

www.oxnardtower.com

 **Anderson Real Estate**

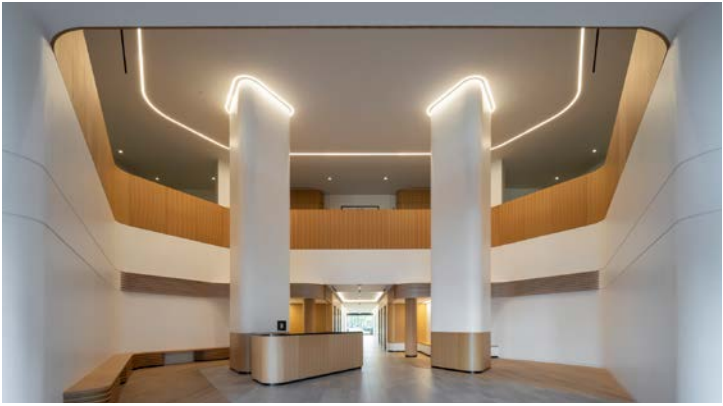


PHOTO GALLERY



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



CONFERENCE CENTER

Located on the first floor, the Tenant Conference Facility is reserved on a first-come, first-served basis and can seat up to thirty-two people. The conference center is Wi-Fi enabled with a projector and projector screen. A food counter and private restrooms are also available here.



ON-SITE FOOD COURT & RETAIL SHOPS

The on-site food court features Makenna Koffee, Vineyard Cafe, Marco's Pizza, U-Ramen and The Habit. A FedEx Office Print and Shipping Center, along with US and Wells Fargo banks are just steps away.

COVERED PARKING GARAGE

Over 2,300 parking spaces including surface parking throughout the project and 650 spaces in a 3-story covered parking structure that is elevator served.



HOTEL

A modern Courtyard Marriott with 160 spacious guest rooms, a state-of-the-art fitness center, outdoor pool and jacuzzi. Rooms feature complimentary Wi-Fi, 32" flat-screen HD TV, refrigerators and microwaves. There are 10,000 square feet of meeting space for seminars, training and company retreats.

CHILDCARE

Comprehensive child care services available at Childtime. Open Monday-Friday from 6:30 a.m. to 6:00 p.m., Childtime offers infant care, preschool, pre-kindergarten and after school programs along with programs for summer and school breaks.



PROPERTY AMENITIES



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PARKING RATIO

4 stalls for every thousand square feet leased.

EV CHARGING

4 EV charging stations available.

HEATING, VENTILATION & AIR-CONDITIONING

Available Monday - Friday, 8:00 a.m. - 6:00 p.m.; Saturday 9:00 a.m. - 1:00 p.m. 300 E. Esplanade Dr: Tenants can go online for on-call, after-hours air and lighting. The building can also accommodate pre-programmed after hours air and lighting for added convenience.

SECURITY

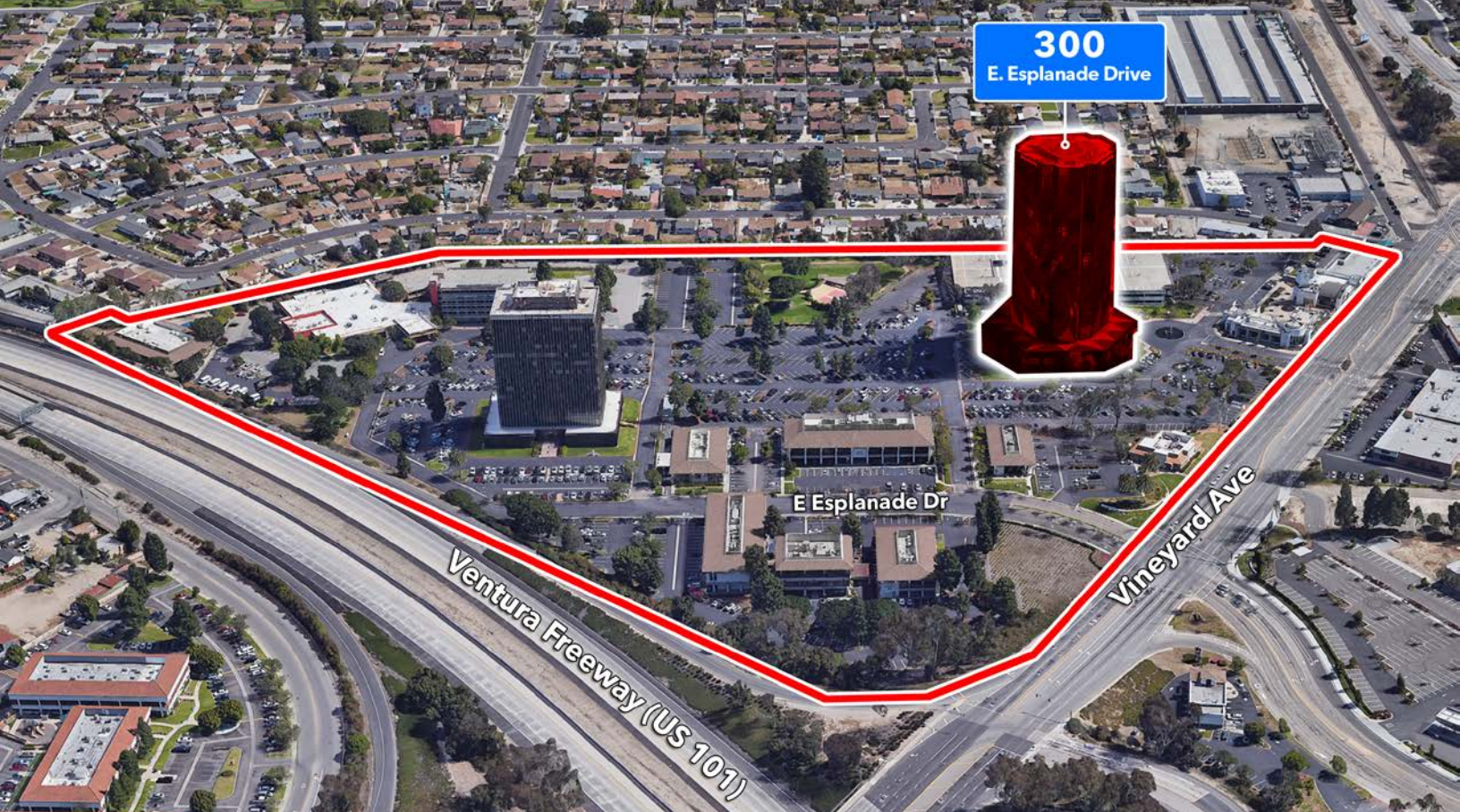
300 E Esplanade Dr: 24-Hour Security, 7 days a week and card key access system at the front and back doors and 6 elevators - 5 passengers and 1 freight.

ZONING

C2PD

PROPERTY MANAGEMENT

Property Management is located on-site at 300 E. Esplanade Drive, Suite 110.



PROPERTY OVERVIEW



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300 E. ESPLANADE DRIVE | 301,447 RSF | 22-STORY

SUITE	SIZE	RATE (FSG)
105	3,665 RSF	\$3.50
200*	2,413 RSF	\$2.75
205*	3,592 RSF	\$2.75
260*	3,687 RSF	\$2.75
280*	5,062 RSF	\$2.75
290*	3,190 RSF	\$2.75
300	7,441 RSF	\$2.75
380	1,593 RSF	\$2.75
410	2,526 RSF	\$2.75
510	2,945 RSF	\$2.75
520	2,235 RSF	\$2.75
570	936 RSF	\$2.75
590	974 RSF	\$2.75
600	13,419 RSF	\$2.75
710	4,566 RSF	\$2.75
1110*	1,578 RSF	\$2.85
1120*	1,346 RSF	\$2.85
1170	4,118 RSF	\$2.85
1200**	3,574 RSF	\$3.00
1270	1,717 RSF	\$2.85
1450	7,966 RSF	\$2.85
1530	2,793 RSF	\$2.85
1670	1,209 RSF	\$2.85
1700	4,128 RSF	\$2.85
1810	1,618 RSF	\$2.85
1950	2,683 RSF	\$2.85
1980	3,206 RSF	\$2.85
2050	2,079 RSF	\$2.85
2120	3,305 RSF	\$2.85
2200	13,105 RSF	\$3.00

* Denotes Contiguous Space

** Denotes Spec Suite

AVAILABILITIES





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FOR FURTHER INFORMATION PLEASE CONTACT:

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 **LEE &
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