

### PROPERTY DESCRIPTION

Creative Office/Warehouse with ample parking available for Lease in Ventura. Multiple spaces available or option to rent the entire space.

Suite A201+A202: Lessee pays 77.19% of dues and Utilities. Upstairs office with Private Entry. High Ceilings with lots of windows and light. Two Common Area Restrooms. Plenty of Parking

### CONTACT INFO

To find out more, or setup a tour, please contact:  
Jenny Petty | [jpetty@beckergrp.com](mailto:jpetty@beckergrp.com) | 805.653.6794 ext. 203

### OFFERING SUMMARY

Lease Rate:	\$1.75 - 1.85 SF/month (MG)
Available SF:	878 - 2,741 SF
Building Size:	4,544 SF

SPACES	LEASE RATE	SPACE SIZE
2300-A201-A202	\$1.75 SF/month	2,741 SF
2300-A201	\$1.82 SF/month	878 SF
2300-A202	\$1.85 SF/month	1,863 SF

**JEFFREY R. BECKER CCIM . CPM . RPA**

805.653.6794

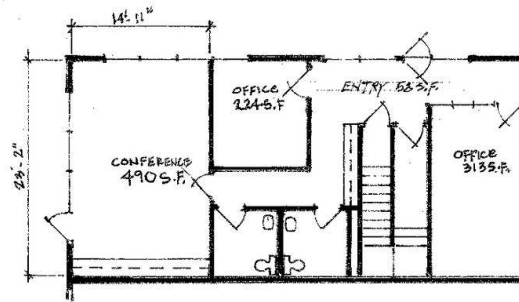
[jbecker@beckergrp.com](mailto:jbecker@beckergrp.com)

CA DRE #01213236

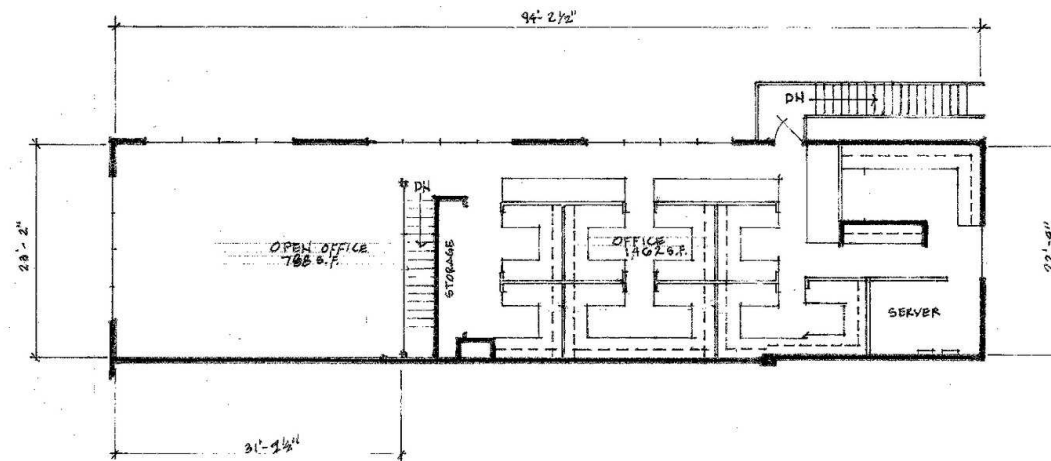


## 2300 Knoll Drive, Suite A

approximately 3,453 square feet



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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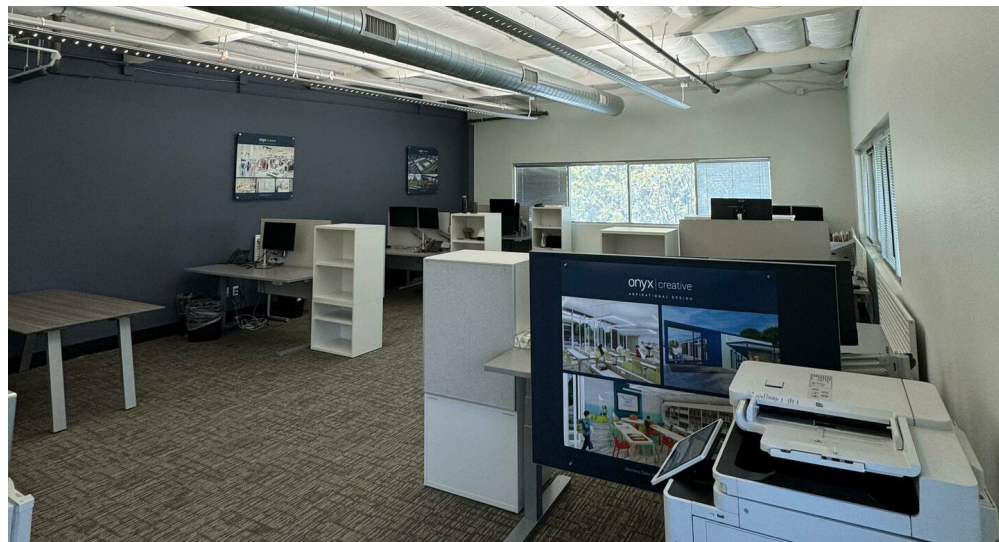


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