


VENTURA BUSINESS PARK I

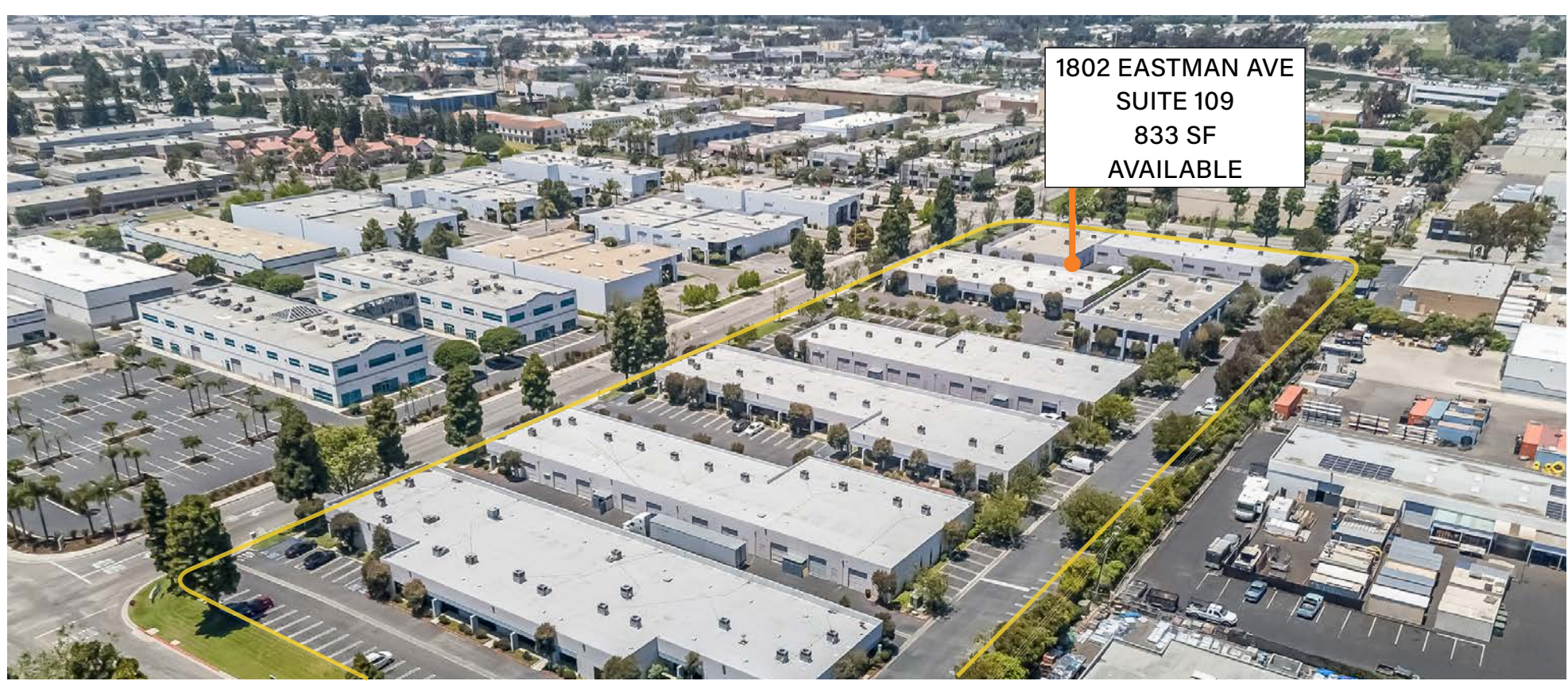
OFFICE SUITE AVAILABLE FOR LEASE



1802 EASTMAN AVE
SUITE 109 | BLDG 2

Marcus & Millichap

1802 EASTMAN AVENUE
VENTURA, CA 93003



Located in the heart of Ventura's bustling commercial district, this premier business park spans 138,472 square feet across seven buildings lining Eastman Ave. from Market Street to McGrath St. The park offers incubator-sized units starting from 800 square feet, making it ideal for growing businesses. Managed by professionals with on-site management, it boasts separately metered electricity and low common area charges. Office suites are freshly updated and available for immediate occupancy, each equipped with private restrooms and featuring high ceilings. Conveniently situated near the 101 Freeway, retail amenities, golf courses, and the harbor, the location provides easy access to both business essentials and recreational opportunities.

LEASE OFFERINGS

Address	Suite #	Suite SF	Rent \$/SF	Rent \$/Month	Base Rent + Cam Fee \$/Month	Lease Type	HVAC Maintenance	Availability
1802	109	833 SF	\$1.40	\$1,166.20	\$1,266.16	MG	\$250.00/annually	Immediately

Note: Tenant pays base rent, suite specific utilities & janitorial, plus Common Area Operating Expenses ("CAOE") currently \$0.12/SF per month.

CONTACT BROKER FOR AVAILABILITY AND TOURING DETAILS: GARY COHEN (818) 804-1227 (CELL)

PROPERTY HIGHLIGHTS

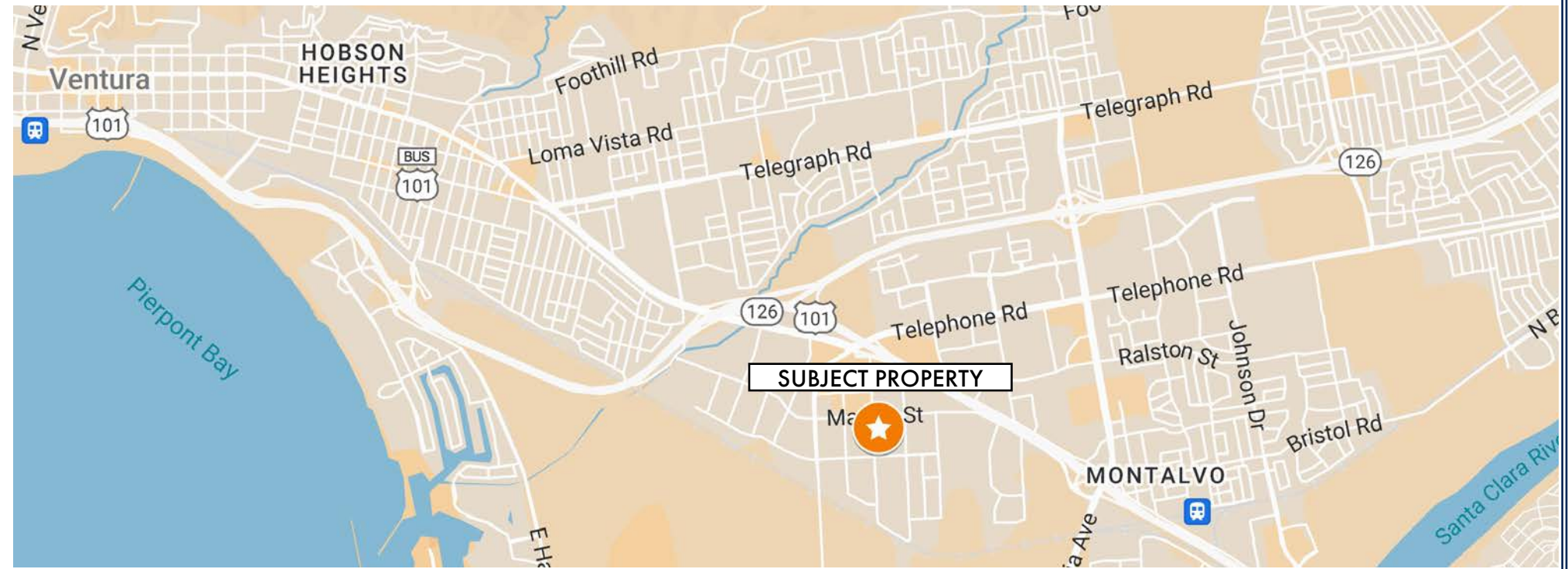
- 833 Square Foot Office Suites
- Professionally Managed Business Park
- On-Site Management
- Separately Metered Electricity
- Low Common Area Charges
- Refreshed and Ready for Occupancy
- Private Restrooms in Each Suite
- High Ceilings
- Convenient Access to 101 Freeway, Retail Amenities, Golf Courses and Harbor

KEY DISTANCES

- 0.8 Miles to 101 Freeway
- 2.6 Miles to Ventura County Government Center
- 3 Miles to Ventura Harbor
- 3 Golf Courses within 3-Miles
- 3.6 Miles to The Collection at River Park

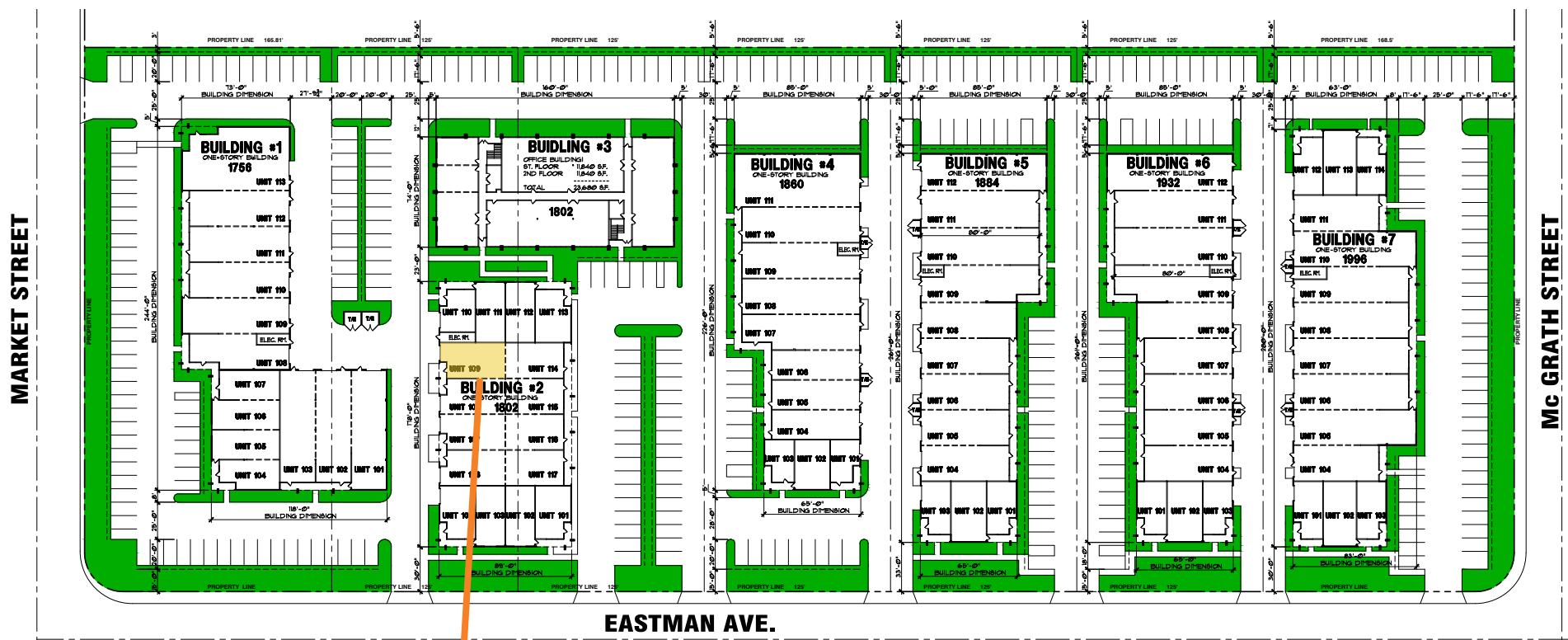
DEMOGRAPHICS | within 3-miles

- Total Population 72,005
- Total Households 28,425
- Average Household Income \$123,890





SITE PLAN



1802 EASTMAN AVE
 Suite 109 | 833 SF
 \$1.40/SF | \$1,166.20/Mo
 Modified Gross
 Available Immediately



Marcus & Millichap

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