



### PROPERTY DESCRIPTION

Mid-Century Building in Downtown Ventura. Multi-level open central courtyard walkway connects to all of the suites. Lobby with private back office or storage, kitchenette, two private offices: front office with larger corner windows + rear office with slider to private patio, very large open work room (bullpen, conference, classroom) with built-in cabinets, storage room, and slider and large windows to private patio, common area restrooms, two parking lots.

### LOCATION DESCRIPTION

Located Downtown, with close proximity/walking distance to restaurants, shopping, beaches, Ventura Theater, Rubicon Theater, City Hall, and more!

### CONTACT INFORMATION

To find out more, or setup a tour, please contact:  
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**JEFFREY R. BECKER CCIM . CPM . RPA**

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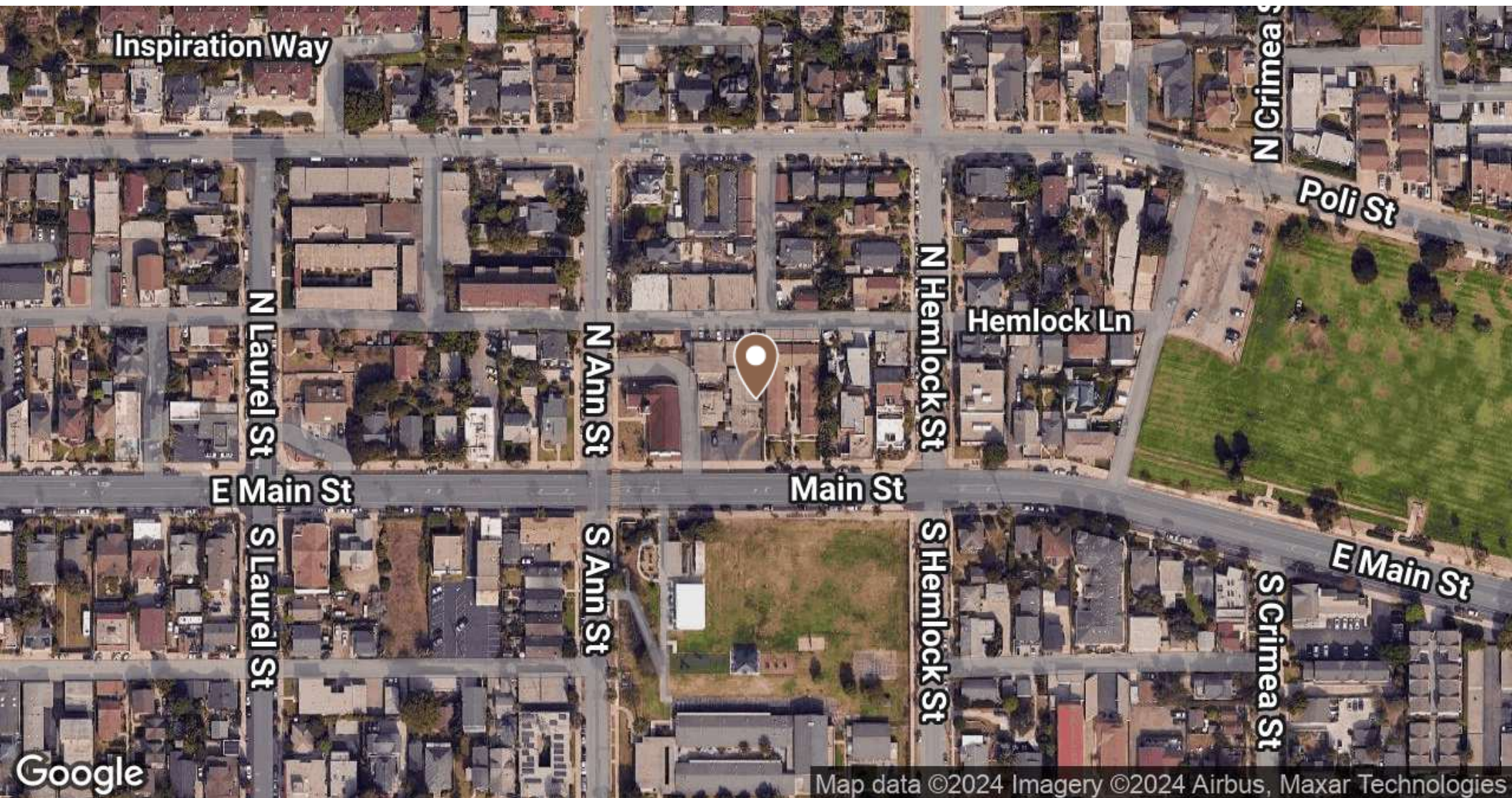
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CA DRE #01213236

### OFFERING SUMMARY

Lease Rate:	\$1.95 SF/month (MG)
Available SF:	1,782 SF
Lot Size:	17,011 SF
Building Size:	7,230 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,252	2,141	5,081
Total Population	2,356	4,127	11,143
Average HH Income	\$87,727	\$97,999	\$103,394



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