

OFFICE BUILDINGS FOR LEASE

±81,624 SF CAMPUS | ±27.46 AC

16071 Mojave Dr, 15055 & 15168 La Paz Dr, Victorville, CA



| | Building Size | Total Size | APN |
|------------------|---------------|------------|------------------|
| Office Buildings | ±76,900 SF | ±18.91 AC | 3106-202-09-0000 |
| Retail Buildings | ±4,634 SF | ±0.87 AC | 3106-202-08-0000 |
| Surplus Land | | ±7.68 AC | 3106-202-18-0000 |



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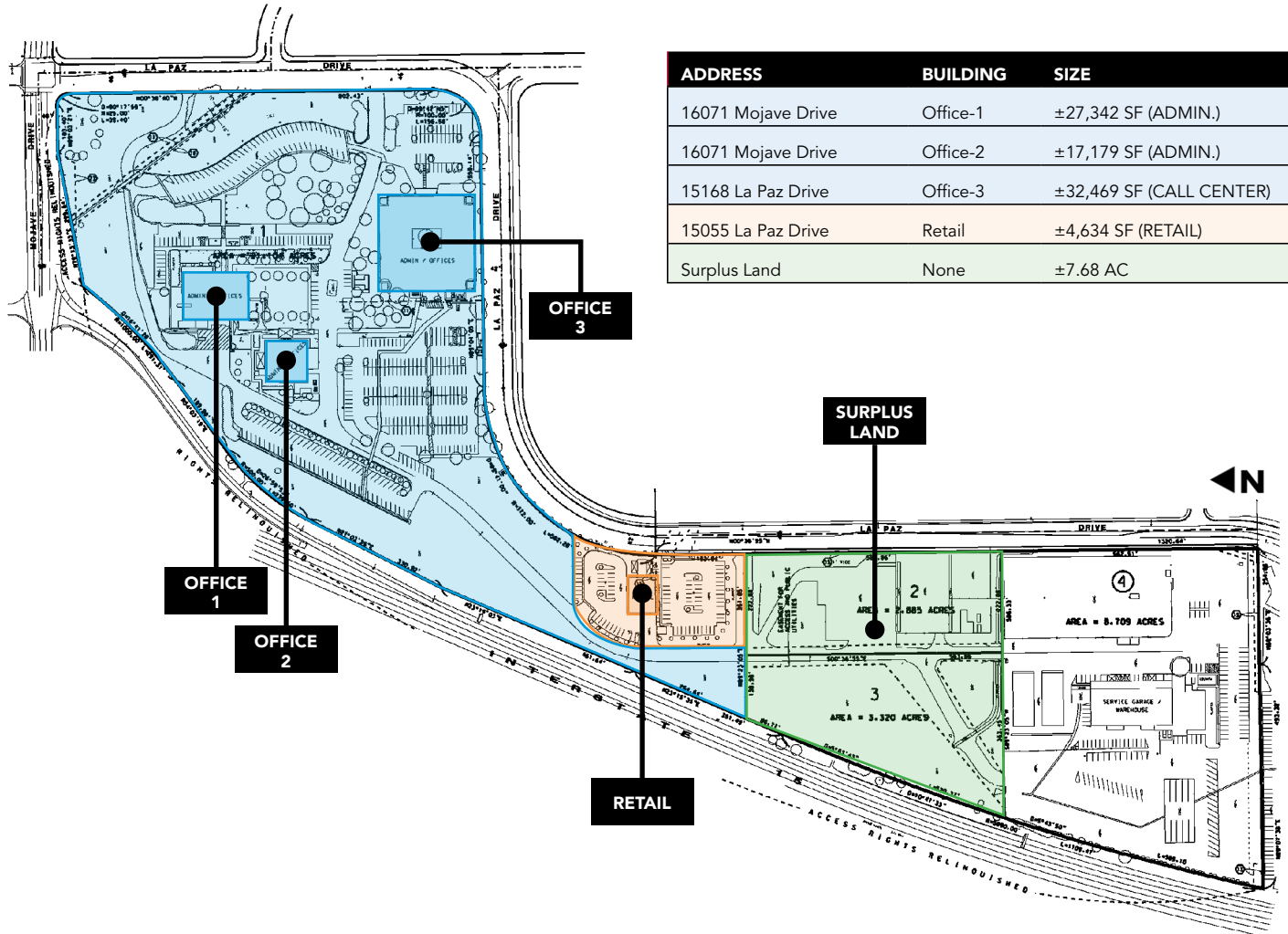
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| ADDRESS | BUILDING | SIZE |
|--------------------|----------|--------------------------|
| 16071 Mojave Drive | Office-1 | ±27,342 SF (ADMIN.) |
| 16071 Mojave Drive | Office-2 | ±17,179 SF (ADMIN.) |
| 15168 La Paz Drive | Office-3 | ±32,469 SF (CALL CENTER) |
| 15055 La Paz Drive | Retail | ±4,634 SF (RETAIL) |
| Surplus Land | None | ±7.68 AC |

| ADDRESS | BUILDING | SIZE | BASE RENT |
|--------------------|----------|--------------------------|------------|
| 16071 Mojave Drive | Office-1 | ±27,342 SF (ADMIN.) | \$0.50 PSF |
| 16071 Mojave Drive | Office-2 | ±17,179 SF (ADMIN.) | \$0.50 PSF |
| 15168 La Paz Drive | Office-3 | ±32,469 SF (CALL CENTER) | \$0.50 PSF |
| 15055 La Paz Drive | Retail | ±4,634 SF (RETAIL) | \$1.00 PSF |
| Surplus Land | None | ±7.68 AC | TBD |



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**15055 La Paz Rd
Retail**



| SF | FLOORS | ELEVATOR | IMPROVEMENTS |
|----------------------|------------------|---------------------|---|
| 4,634 | 1 | N/A | Large Room, 5 Private Offices, 2 Restrooms, IT Room |
| ROOF | APN | CONSTRUCTION TYPE | ZONING |
| Built-Up Composition | 3106-202-09-0000 | Wood Frame & Stucco | City of Victorville - C2 Retail Commercial* |

*Which allows for local retail business and commercial needs including stores, shops and office supplying commodities or performing services for the residents of the surrounding community.

**16071 Mojave Dr
Office 1**



| SF | FLOORS | ELEVATOR | RESTROOMS |
|----------------------|------------------|-------------------------------------|--|
| 27,342 (est.) | 2 | 1 | 2 Sets of Mens and Womens |
| ROOF | APN | CONSTRUCTION TYPE | ZONING |
| Built-Up Composition | 3106-202-08-0000 | Concrete, Glass & Stone Clad Facade | City of Victorville - C2 Retail Commercial |

**16071 Mojave Dr
Office 2**



| SF | FLOORS | ELEVATOR | RESTROOMS |
|----------------------|------------------|-------------------------------------|--|
| 17,179 (est.) | 2 | 1 | 2 Sets of Mens and Womens |
| ROOF | APN | CONSTRUCTION TYPE | ZONING |
| Built-Up Composition | 3106-202-08-0000 | Concrete, Glass & Stone Clad Facade | City of Victorville - C2 Retail Commercial |

**15168 La Paz Rd
Office 3**



| SF | FLOORS | ELEVATOR | IMPROVEMENTS |
|----------------------|------------------|-------------------|--|
| 32,469 (est.) | 1 | N/A | 100% Drop Ceiling Office with Central Open Air Courtyard |
| ROOF | APN | CONSTRUCTION TYPE | ZONING |
| Built-Up Composition | 3106-202-08-0000 | Concrete Block | City of Victorville - C2 Retail Commercial |



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