

# EXCLUSIVE OFFICE LISTING SUMMARY

VENTURA COUNTY January 2012

## CAMARILLO

	SUITE	SIZE	PRICE	PSF	AGENT
<b>900 Avenida Acaso</b> 1,241 SF  Office Space for LEASE	G	1,241 SF	\$1,675/mo	\$1.35 MG	David Kim License ID #01483170 Margie Jones License ID #00406742
<b>Camarillo Corporate Plaza</b> <b>4000 Calle Tecate</b> 51,043 SF  Office / Medical Condos for SALE	Varies	838-1,462 SF	\$305,000-\$567,000	Varies	David Kim John Ochoa License ID #00986604
<b>811-A Camarillo Springs Road</b> 2,000 – 5,200 SF  Office Space for SALE or LEASE		2,000 – 5,200 SF	Sale - \$1,222,000	Sale - \$235.00 Lease - \$1.85 MG	David Kim
<b>130 Camino Ruiz</b> Office/R&D Space for LEASE		7,776 SF	\$5,832/mo	\$0.75 NNN	Grant Harris License ID #01029619 John Ochoa
<b>188 Camino Ruiz</b> 7,956 SF  Office Space for Lease <b>LEASED</b>		7,956 RSF	<b>LEASED</b>	<b>LEASED</b>	David Kim Grant Harris John Ochoa
<b>5151 Camino Ruiz, Bldg. G</b> 14,382 SF / 5,573 SF  Office Space for LEASE	Suite 150 Subterranean	14,382 RSF 5,573 RSF	\$20,135/mo \$5,294/mo	\$1.40 MG \$0.95 MG	John Ochoa Grant Harris George Thomson License ID #00947200
<b>5155 Camino Ruiz, Bldg. C</b> 19,968 SF  Office Space for LEASE	Suite 200	19,968 RSF	\$32,947/mo	\$1.65 FSG	John Ochoa Grant Harris George Thomson License ID #00947200
<b>578 S. Dawson Drive</b> 1,152 SF  Office Space for LEASE		1,152 RSF	\$1,094/mo	\$0.95 MG	David Kim John Ochoa

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<b>3901 Las Posas Road</b> 50,250 SF Office Space for LEASE	520 – 3,435 RSF	Varies	\$2.15 - \$2.25 MG	David Kim
<b>Creekside Executive Center</b> <b>4001 Mission Oaks Blvd</b> Office Building for LEASE <b>4005 – 4087 Mission Oaks Blvd</b> Office Condos for SALE or LEASE	5,000 – 55,322 SF	Varies	\$2.05 FSG	David Kim John Ochoa Mike Tingus <i>License ID #01013724</i>
<b>SALE PRICE REDUCTION:</b> <b>4021, 4055, 4043, 4059 - \$189/SF</b>	4,531 – 7,521 SF		\$185 - \$220 \$1.95 - \$2.05 MG	

## MOORPARK

<b>Moorpark Campus Plaza</b> <b>6591 – 6597 Collins Drive</b> Office/Medical/Retail Space for LEASE <b>LEASED – Suites E-4, E-5, E-6 &amp; D-1A</b>	500 – 2,000 RSF	Varies	\$1.50 MG	David Kim
<b>145 Park Lane</b> 15,463 SF Building 1,375 – 2,483 SF Suites  Office Building for SALE Office Space for LEASE	15,463 SF 1,375 – 2,483 SF	\$5,050,000 Varies	\$325 \$1.95 - \$2.45 MG	David Kim Cory Richmond <i>License ID #01225466</i> Mike Tingus

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## OXNARD

	SUITE	SIZE	PRICE	PSF	AGENT
<b>600 N. A Street</b> 840 – 2,524 SF  Office Space for LEASE		840 – 2,524 SF	Varies	\$1.50 MG	David Kim
<b>1701 Pacific Avenue</b> 1,085 – 1,947 SF		1,085 – 1,947 SF	\$1,627/mo - \$2,920/mo	\$1.50 FSG	Gary Cohen <i>License ID #00988655</i>
<b>1721 Pacific Avenue</b> 1,383 – 7,117 SF  Office Space for LEASE		1,383 – 7,117 SF	\$2,074/mo - \$10,675/mo	\$1.50 FSG	
<b>RiverPark Gateway</b> 2775 – 2861 Ventura Road 73,189 SF  Office Buildings and Condominiums for LEASE \$40 PSF Tenant Improvement Allowance	Building A Building C Building E Building G Building H	859 – 2,329 SF 1,274 – 1,717 SF 1,409 – 1,717 SF 3,622 SF 3,622 SF	\$1,675 - \$4,542/mo \$2,484 - \$3,348/mo \$2,748 - \$3,358/mo \$7,063/mo \$7,063/mo	\$1.95 MG \$1.95 MG \$1.95 MG \$1.95 MG \$1.95 MG	David Kim Grant Harris
<b>1111 S. Rose Avenue</b> 7,361 SF  Office Space for SUBLEASE	Suite 200	7,361SF	\$6,992/mo	\$0.95 MG	Gary Cohen John Ochoa
<b>917 W. Seventh Street</b> 912 SF  Office Space for SALE or LEASE		912 SF	\$195,000 \$1,368/mo	\$214 \$1.50 MG	David Kim

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## OXNARD

	SUITE	SIZE	PRICE	PSF	AGENT
<b>Whitesails Village</b>	<b>4310</b>				
4300 – 4310 Tradewinds Drive	Suite 100	1,738 USF	\$599,000	\$345 PSF	David Kim
22,000 SF	Suite 200	1,852 USF	\$649,000	\$350 PSF	
8 Office/Retail Condos: 767 – 2,123 SF	Suite 400	995 USF	\$329,000	\$331 PSF	
7 Office Suites: 567 – 955 SF	Suite 500	1,024 USF	\$349,000	\$341 PSF	
Commercial Pad: 2,921 SF	Suite 600	999 USF	\$349,000	\$349 PSF	
	Suite 700	982 USF	\$349,000		
4300 – Office Condos for LEASE Only					
<b>PRICE REDUCTION</b>	Suite 100	1,738 RSF	\$3,910/mo	\$2.25 MG	
	Suite 200	1,852 RSF	\$4,167/mo	\$2.25 MG	
4310 – Office Condos for SALE or LEASE	Suite 400	995 RSF	\$2,239/mo	\$2.25 MG	
	Suite 500	1,024 RSF	\$2,304/mo	\$2.25 MG	
\$40 PSF Tenant Improvement Allowance	Suite 600	999 RSF	\$2,248/mo	\$2.25 MG	
	Suite 700	982 RSF	\$2,210/mo	\$2.25 MG	
Office Building for LEASE					
\$25 PSF Tenant Improvement Allowance	<b>4300</b>				
	Suite 120	1,039 RSF	\$2,337/mo	\$2.25 MG	
4308 – Commercial Pad for SALE or LEASE	Suite 130	1,045 RSF	\$2,351/mo	\$2.25 MG	
\$40 PSF Tenant Improvement Allowance	Suite 140	970 RSF	\$2,182/mo	\$2.25 MG	
	Suite 150	1,220 RSF	\$2,745/mo	\$2.25 MG	
	<b>4308</b>				
	C2	2,921 USF	\$1,099,000	\$376 PSF	
			\$6,572/mo	\$2.25 MG	

## SIMI VALLEY

<b>1716 – 1775 Erringer Road</b>	1,805 – 3,300 SF	Office - \$1.25 PSF NNN Medical & Dental - \$1.75 PSF NNN	Gary Cohen Cory Richmond
1,805 – 3,300 SF			
Office Space for LEASE			

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## THOUSAND OAKS

	SUITE	SIZE	PRICE	PSF	AGENT
<b>351 Rolling Oaks Drive</b>	200	8,497 SF	Office - \$1.95 PSF FSG		Gary Cohen
	201	6,911 SF	Medical - \$2.75 PSF FSG + J		Cory Richmond
Office Space for LEASE	200/201	15,408 SF			

## VENTURA

<b>2151 Alessandro</b>		932 – 4,324 RSF	Call Broker	Call Broker	David Kim
932 – 4,324 RSF					
Office Space for LEASE					
<b>2889 Bunsen Avenue</b>	A & B	1,504 SF	\$1,353/mo	\$0.90 MG	Steve Nishi John Ochoa
Office Space for LEASE					
<b>21 S. California Street</b>	Mezzanine 100	683 RSF 4,940 RSF	Varies	\$2.75 MG	David Kim Paul Capra <i>License ID # 01316036</i>
Office Space for LEASE <b>LEASED – Suite 205, Suite 315</b>					
<b>60 S. California Street</b>	3 <sup>rd</sup> Floor	4,738 RSF	\$14,927/mo	\$3.15 MG	David Kim
Office Space for LEASE					
<b>5528 Everglades Street</b>	A B	3,383 RSF 3,572 RSF	\$2,537/mo \$2,679/mo	\$0.75 MG \$0.75 MG	Gary Cohen
Office Space for Lease					
<b>1623 Goodyear Avenue</b>	A	1,372 RSF	\$1,715/mo	\$1.25 MG	David Kim John Ochoa
1,372 SF					
Office Space for LEASE					

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<b>375 Main Street</b> 1,763 SF  Office Space for LEASE		1,763 RSF	\$3,261/mo	\$1.85 MG	David Kim
<b>2350 E. Main Street</b>  Office Space for LEASE	201 202	800 RSF 800 RSF	\$1,000/mo \$1,000/mo	\$1.25 MG \$1.25 MG	David Kim John Ochoa
<b>374 Poli Street</b>  Office Space for LEASE	102 203	1,751 RSF 900 RSF	\$3,329/mo \$1,890/mo	\$1.90 FSG \$2.10 FSG	David Kim
<b>5470 Ralston Street</b> 6,875 SF  Office Space for SUBLEASE	200	6,875 RSF		\$1.30 FSG	David Kim
<b>2225 Sperry Avenue</b>  Office Space for SALE or LEASE		834-2,680 SF	Varies	\$270-\$285 \$1.30 - \$1.50 MG + E&J	Gary Cohen