

FLYNN ROAD BUSINESS PARK

1297 FLYNN ROAD, CAMARILLO, CA 93012

OFFICE SPACE FOR LEASE



For further information, contact:

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www.cbre.com/ventura

PROPERTY DESCRIPTION

LEASE ASKING RATE:	\$2.20/RSF, per month
SALE PRICE:	Please inquire with agents
LEASE TYPE:	Modified Gross + Electricity & Janitorial
TOTAL RSF:	18,900 RSF #100 - 9,511 RSF (Div. to 5,073 RSF) #200 - 9,389 RSF (Div. to 750 RSF)
AVAILABLE:	July 2008
LEASE TERM:	5 - 10 years
PARKING:	4.2/1,000 USF, Surface Free

PROPERTY FEATURES

- Exterior signage for qualified tenants
- Excellent access to Ventura (101) Fwy
- Exterior first floor terrace
- Class "A" office space
- Walk to amenities

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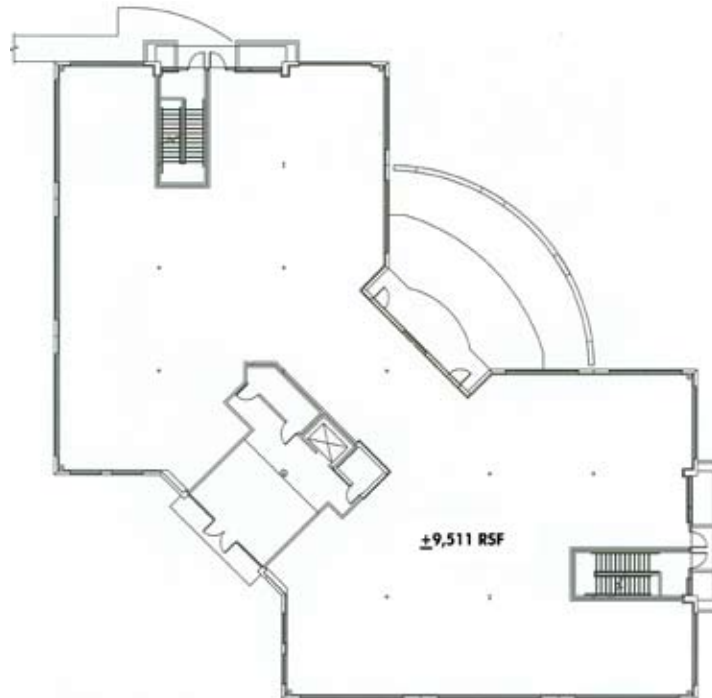
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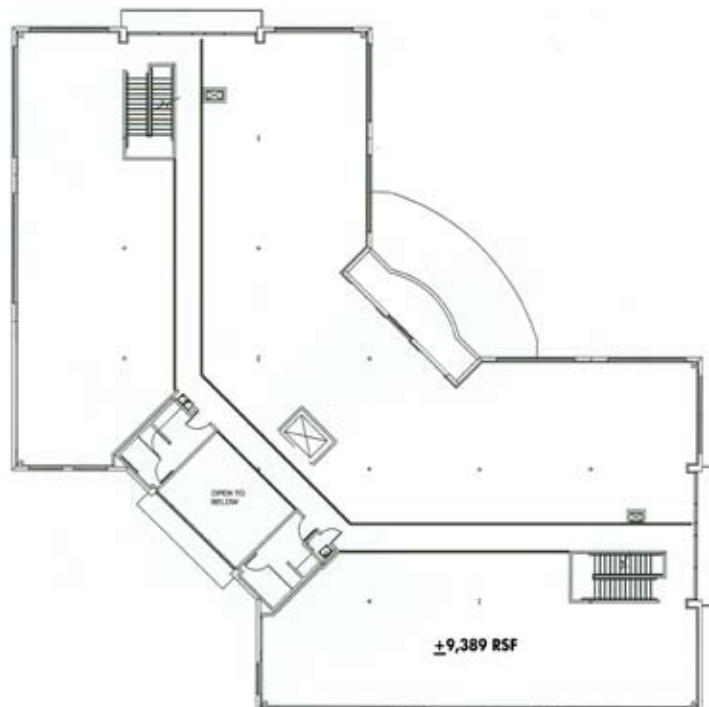
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FLOOR PLAN - FIRST FLOOR



FLOOR PLAN - SECOND FLOOR



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AERIAL MAP



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STREET MAP



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