

# 1650 PALMA DR.

VENTURA CA 93003

## OFFICE/FLEX SPACES FOR LEASE

Well-maintained 2-Story commercial building built in 1991

Centrally located in the busy commercial business district of Ventura, close to US 101 Fwy, major shopping centers and Kaiser Hospital

Ground floor Office w/ storage area & roll-up door

### Availabilities

SUITE #	FLOOR	SIZE	USE	LEASE RATE
101	1	±2,950 RSF	Office/ Small Warehouse	\$1.50 MG
201	2	±3,300 RSF	Office	\$1.50 MG
206	2	±3,200 RSF	Office	\$1.50 MG

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PRESENTED BY

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### Ground Floor Office/Warehouse | Suite 101 (±2,950 SF)

Ground Floor Office space with storage area, roll-up door and private restroom in unit.

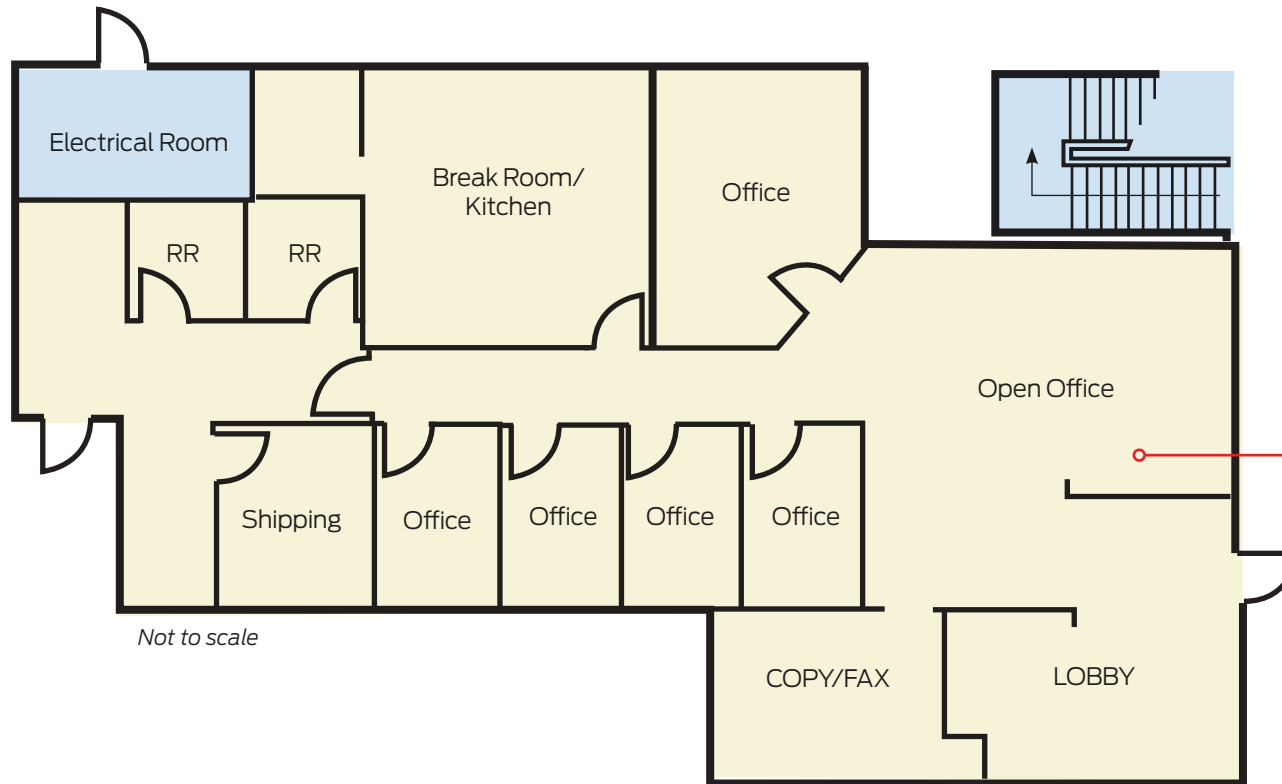
**Lease Term**  
1-5 Years

**Roll-up Door**  
Yes

**Available**  
Now

**Restrooms**  
Ground Flr:  
Exclusive

*Note: Suites 101 and 102/106 (see next page)  
are available contiguous for a total of ±6,250 SF*



**AVAILABLE**  
SUITE 101  
±2,950 SF  
\$1.50/SF  
Modified Gross

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### 2nd Floor Office Space | Suite 201 (±3,300 SF)

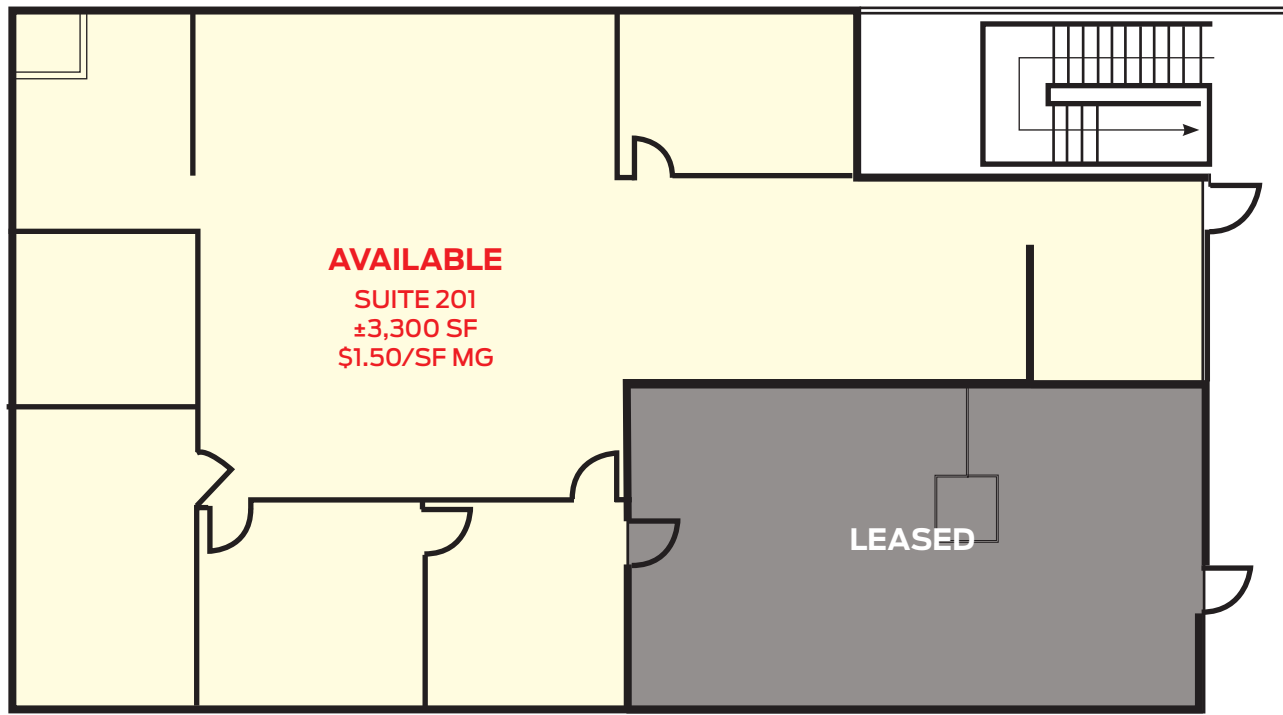
2nd floor office with large open area in the center and individual private offices along the outside walls. Walk-in supply room and break room included.

**Lease Term**  
1-5 Years

**HVAC**  
Yes

**Available**  
Now

**Restrooms**  
In Common



*Not to scale*

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