

# OFFICE SPACE FOR LEASE

# 5153

Camino Ruiz, Camarillo

5153



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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.





- 39,936 SF 2-Story Office Building for Lease
- Master Planned Business Park
- Excellent Freeway Visibility and Identity
- Easy Access to Ventura 101 Freeway
- Walking Distance to Numerous Restaurant & Retail Amenities
- Ample Surface Parking
- Currently Improved for General Office Uses
- Medical Uses Permitted
- R&D Conversion Possible



## 5153 CAMINO RUIZ

**Office Lease Rate:** \$2.25 PSF Modified Gross + E & J



## 5153 CAMINO RUIZ

**Year Built:** 1983

**Building Size:** 39,936 SF

**Lot Size:** 2.98 AC

**Structure:** Concrete exterior

**Stories:** 2

**Elevator:** Yes

**Parking:** 158 surface spaces

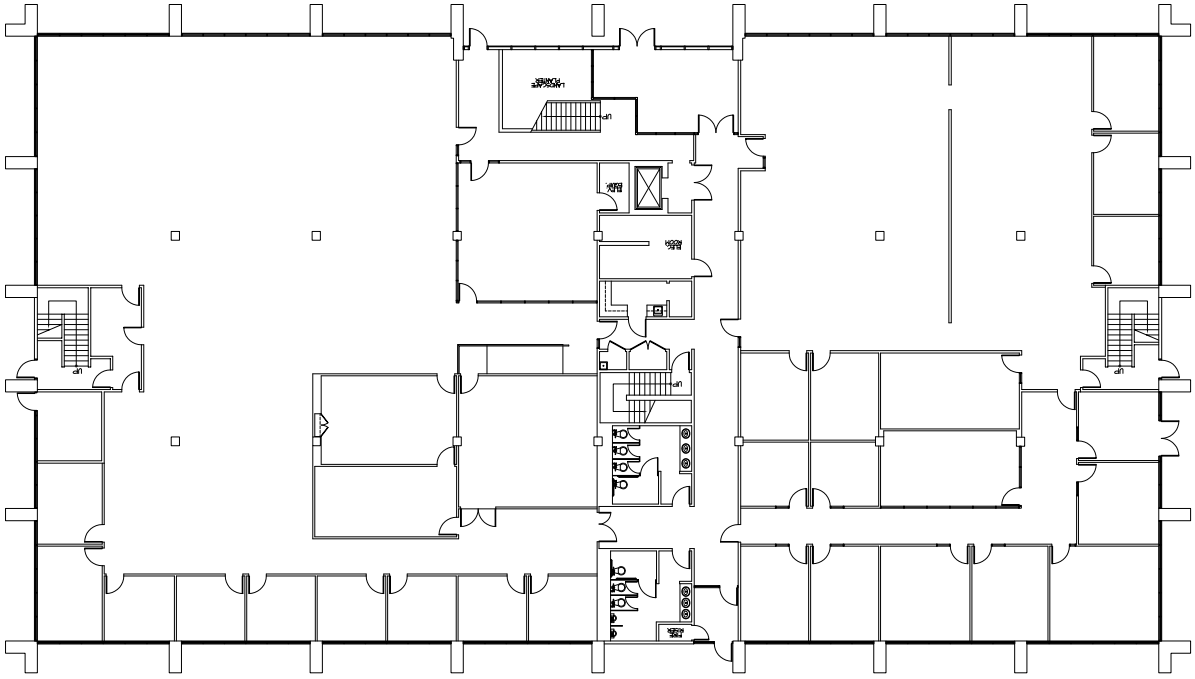
**Zoning:** L-M

**HVAC:** (2) 50-ton units

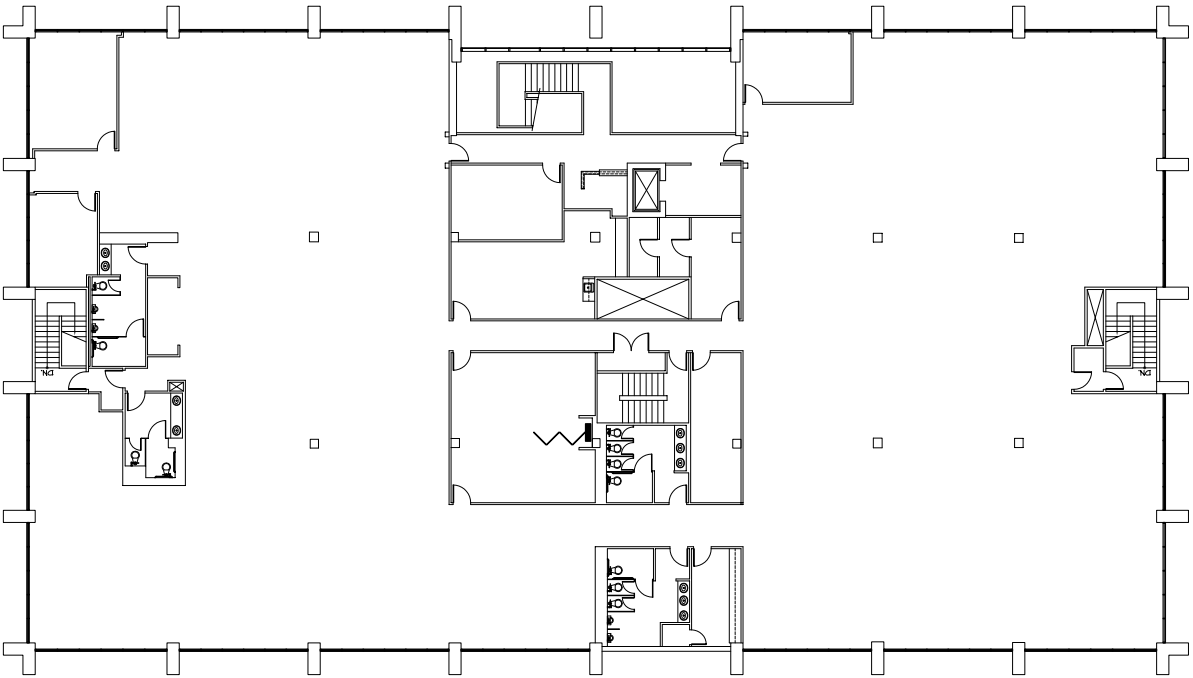
**Power:** 1000 amp capacity; 480 volt

**Ceiling Height:** 12' slab to slab





**FIRST FLOOR**  
19,721 SF



**SECOND FLOOR**  
20,184 SF

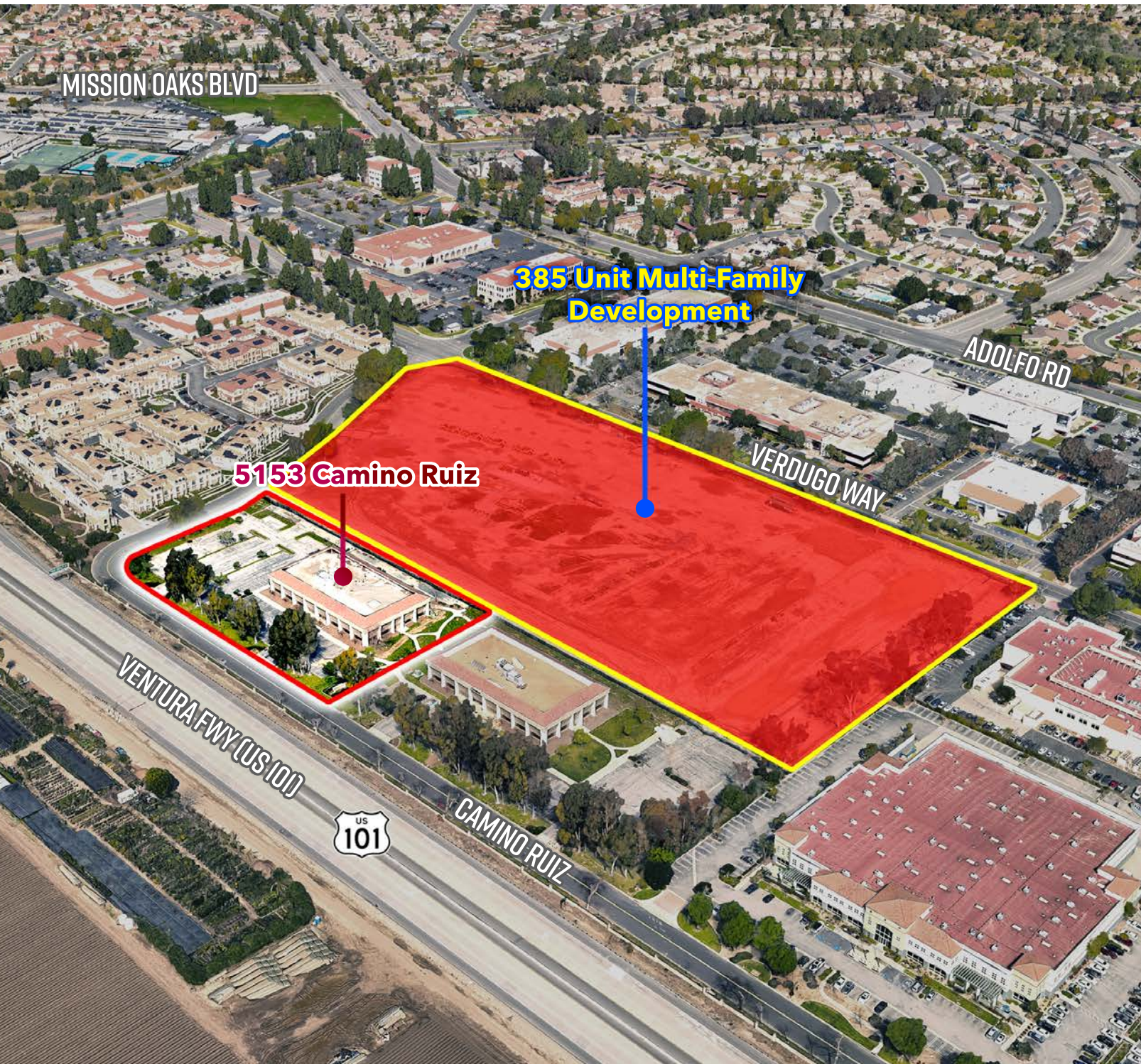










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