



**3,772 SF AVAILABLE FOR LEASE**

**OFFICE**

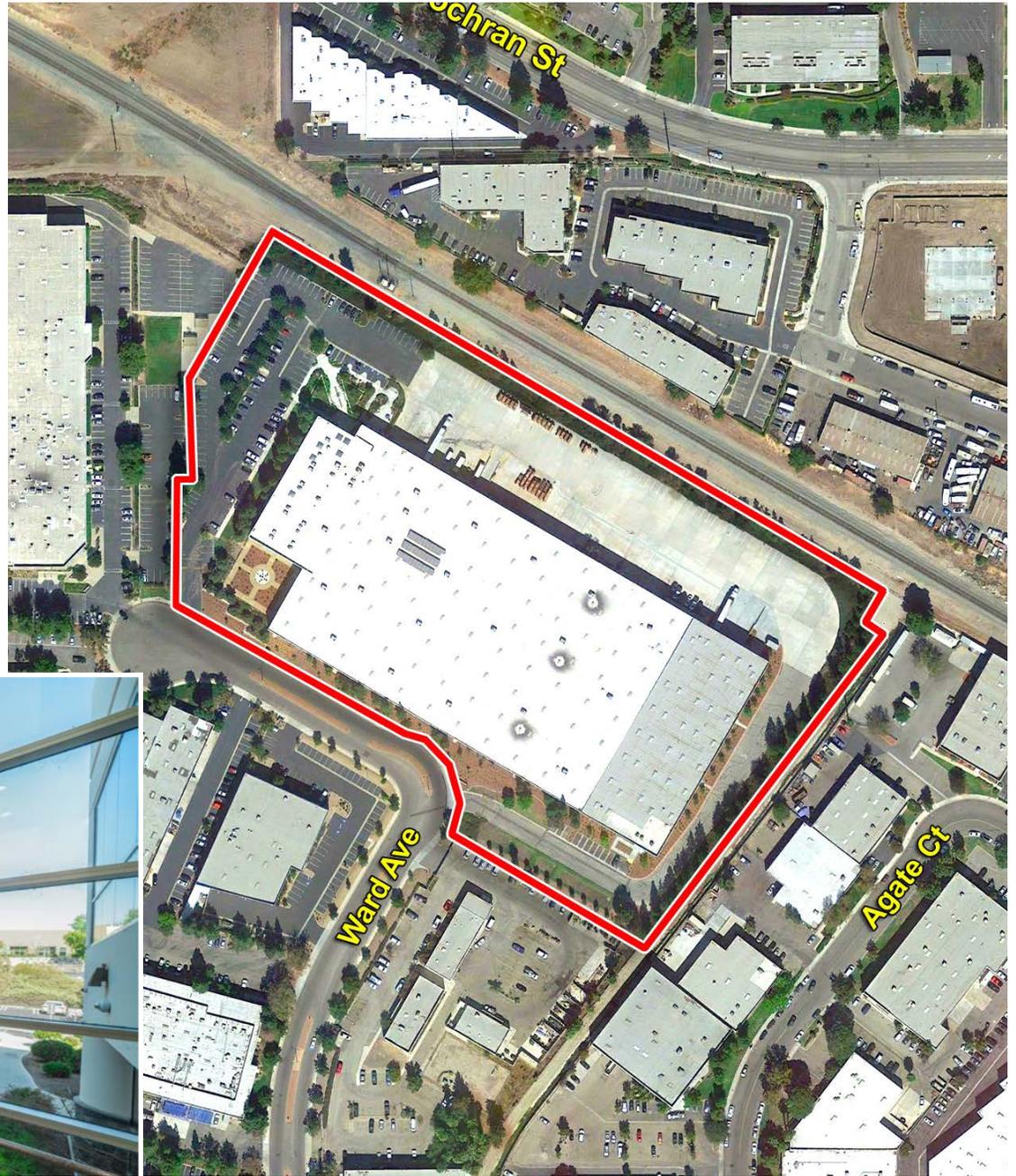
**2280 WARD AVENUE, SUITE 210**

Simi Valley, CA | Ventura County



# FEATURES

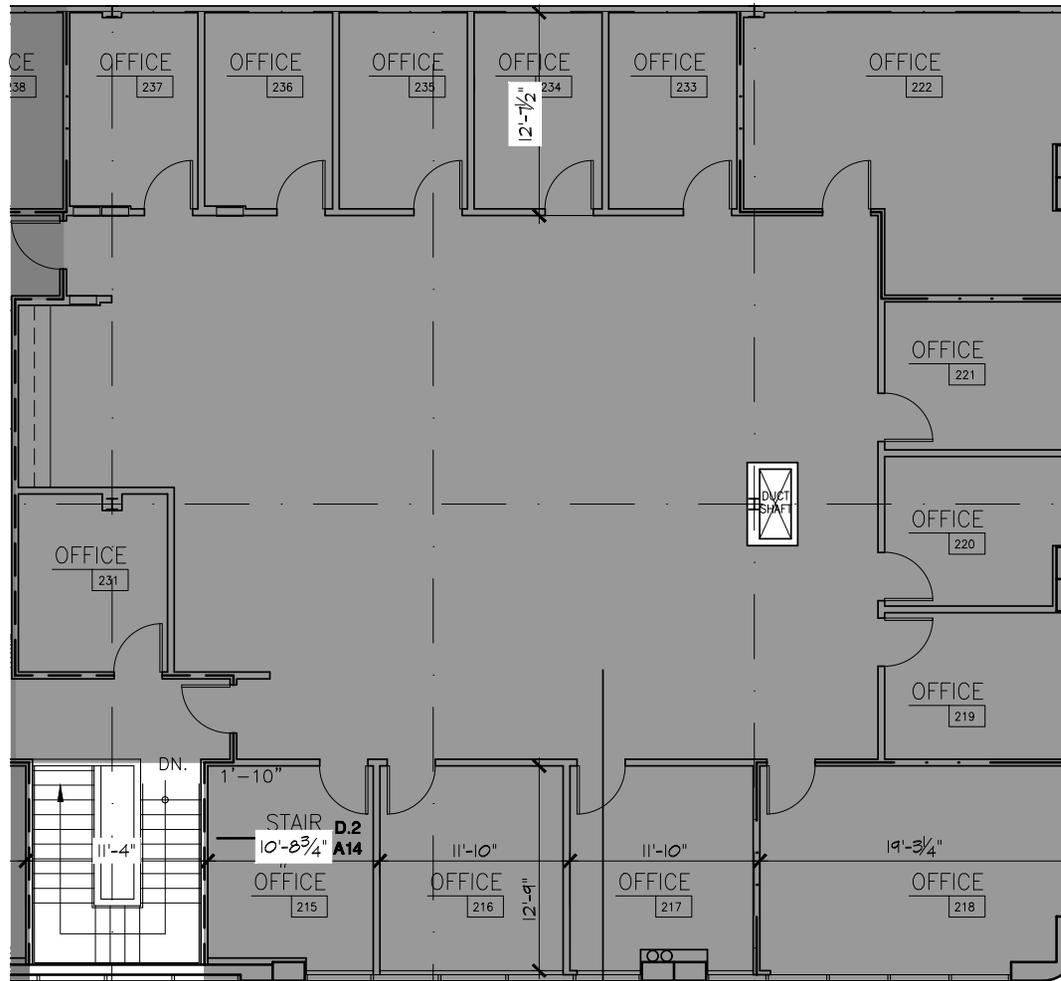
- Secure Building
- Quiet Location
- Below Market Rent
- Newly Renovated Common Areas
- \$1.45 MG + \$0.80 CAM PSF



# OFFICE FLOOR PLAN

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

**3,772 SF**  
OFFICE





2280 Ward Avenue



**SUBJECT**  
2280 Ward Avenue  
Simi Valley, CA

10 Miles 15 Miles 20 Miles 30 Miles 50 Miles

## LOCATION

**30 Min.**  
BURBANK AIRPORT

**35 Min.**  
PORT HUENEME

**49 Min.**  
DOWNTOWN L.A.

**52 Min.**  
LAX

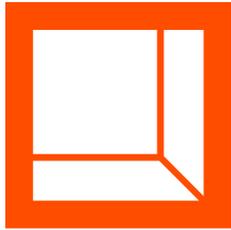
**60 Min.**  
COMMERCE/INDUSTRY

**90 Min.**  
PORTS OF L.A. & L.B.

Los Angeles  
Int'l Airport (LAX)  
± 30 Miles

Port of  
Long Beach  
± 49 Miles





**Rexford  
Industrial**

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