

# Office For Lease

Presented By: IPA COMMERCIAL

MIKE WAX, SIOR - (805) 844-1000

Available SF: 4,304



Total Building SF: 32,000



**Address:** 2001 Williams Dr, Unit 400, Oxnard, CA 93036  
**Cross Streets:** Holser Walk / Williams Dr  
**Park Name:** McGrath Business Park

**Creative Office Space For Lease**  
**High Ceilings with Open Floor Plan**  
**Excellent North Oxnard Location**  
**Adjacent to Restaurants & Retail Amenities**  
**2 Blocks from 101 Freeway**

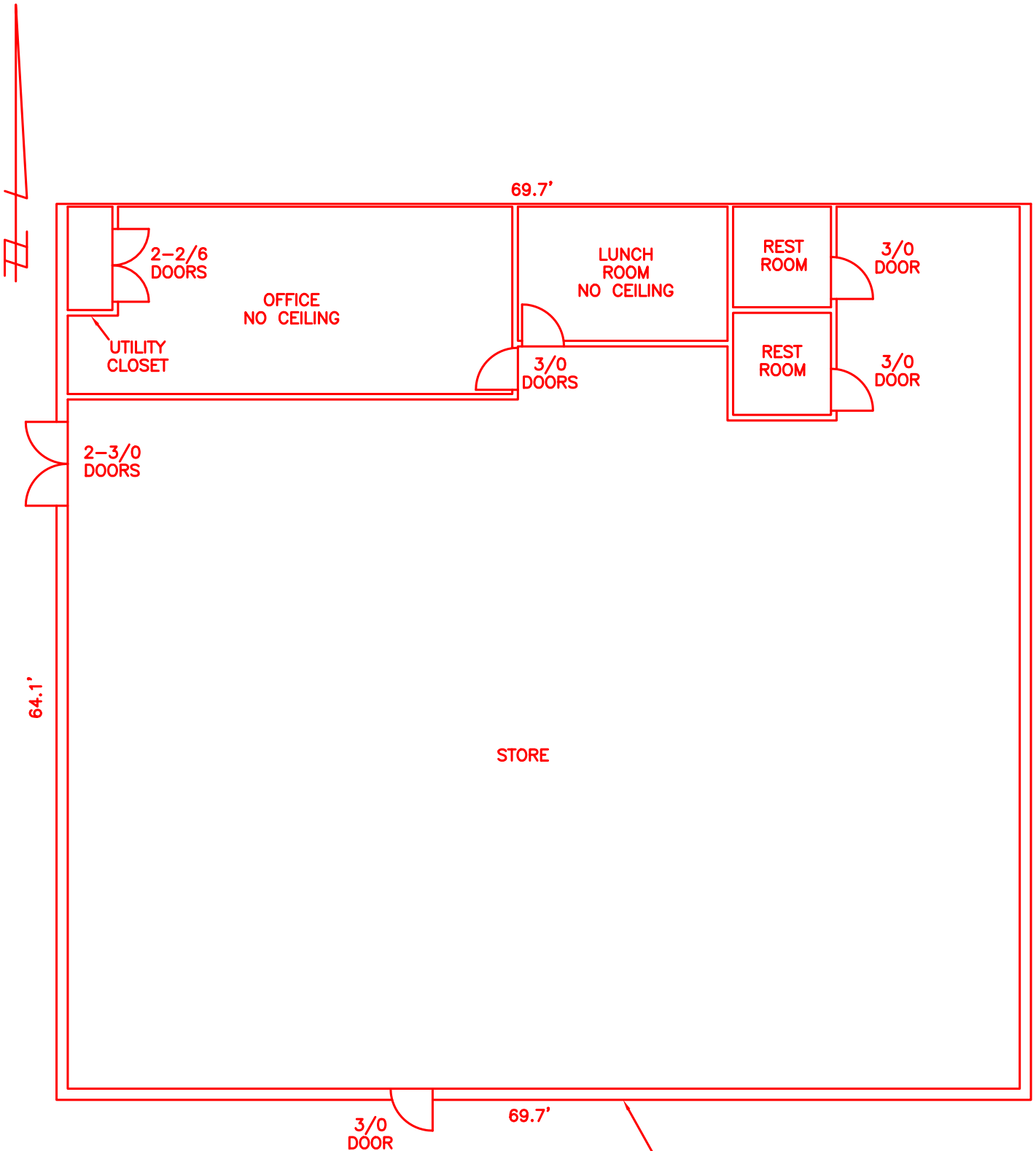
**Lease Rate/Mo:** \$5,164.80  
**Lease Rate/SF:** \$1.20  
**Lease Type:** Gross  
**Terms:** Acceptable to Owner  
**Price/SF:** --  
**Sale Price:** --  
**Taxes:** \$4,408, 2013  
**Available SF:** 4,304  
**Minimum SF:** 4,304  
**Prop Lot Size:** 360,677 SF / 8.28 AC  
**Yard:** No **Zoning:** BRP

**Construction Type:** Tilt-up  
**Const Status/Year Blt:** EXIST / 1990  
**Sprinklered:** Yes  
**Ground Lvl Drs/Dim:** 0 / --  
**Dock High/Dim:** 0 / --  
**Clear Height:** 18  
**Heat/Cool:** HVAC  
**Roof Type:** Lam Glu WB  
**A: 100 V: 120-240 Ø: 3 W: 4**  
**Parking Spaces:** 18 /Bldg Ratio: 4:1  
**Rail Service:** No  
**Specific Use:** Office/Office Showroom

**Office SF / #:** 4,304 / 3  
**Restrooms:** 2  
**Office Air:** Yes **Office Heat:** Yes  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**To Show:** Lock Box  
**Region:** Ventura County/Oxnard/Port Hueneme  
**Thomas Guide:** 523-A2  
**APN#:** 213-0-031-175

**Listing Company:** IPA Commercial - Camarillo (805) 844-1000  
**Agents:** Michael Wax (805) 844-7445  
**Property/Listing/Ste #:** 701840/1176202/1917813  
**Notes:** Tenant to verify all information.

**FTCF:** CB250N000S000/AOAA



ONE STORY  
COMMERCIAL UNIT  
4,304 s.f. RENTABLE

<b>PROJECT:</b> 2001 WILLIAMS DRIVE, #400				<b>APPRAISER</b> HOFFMAN, VANCE & WORTHINGTON		<b>APPRAISAL SUPPORT SERVICES, Inc.</b> North Hills, CA (818) 891-0244	
<b>DRAWN BY:</b> KMB	<b>VERIFIED BY:</b> THK	<b>FILE NAME</b> 10HVW04	<b>PAGE</b> 1 OF 1	<b>DATE</b> OCTOBER, 2010	<b>SCALE</b> 1"=10'		