

OXNARD, VENTURA COUNTY (AVAILABLE SPACE)
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MORGAN STANLEY TOWER II
300 Esplanade Drive

22 floors – 291,983 Square Feet

\$2.20 per RSF

Suite	Size (RSF)	Description
9 th Floor	Executive Suites	Individual offices. Call Tower Executive Suites at [(805) 981-3900. Laura Mann]
#1770	737	2 offices
#470	904	Two exterior offices, sink.
#455	913	Two exterior offices.
#1120	1,289	One exterior office, three interior offices, large kitchen with sink.
#810	1,478	Shell space, semi-improved.
#370	1,483	Large conference room, open area, kitchen.
#1130	1,572	Four window offices, open area, storage room
#515	1,593	Three exterior offices, kitchen, open area.
#1540	1,594	Open area, kitchen, storage room.
#1550	1,616	Four exterior offices, kitchen, window, small lobby, rectangular open area.
#1460	1,685	Four exterior offices.
#1270	1,687	Four exterior offices, kitchen.
#460	1,748	Two exterior offices, open area.
#1610	1,776	Three exterior offices, kitchen, 2 interior offices.
#1820	1,841	Four exterior offices, sink.
#1455	1,845	Two exterior offices, interior storage with sink.
#1640	1,851	Large window offices, 1 w/3 built in desks, 1 small office off lobby, open area, storage room w/cabinets
#205	2,312	Several window offices, kitchen and open area.
#105	2,333	Ground floor, lobby visibility and exposure.
#1810	2,670	Double door lobby, conference room, kitchen, 3 large window offices.
#420	2,907	Existing tenant is MTM.
#510	2,959	Open plan, kitchen.
#1540 / #1550	3,173	Combined suites.
#1800	3,194	Three exterior offices, large conference room, kitchen with sink, open area.
#260	3,381	Open plan, kitchen.
#1510	3,393	Open plan, 3 window offices, kitchen.
#1455 / #1460	3,530	Combined suites, 6 exterior offices and 5 interior offices.
#1610 / #1640	3,627	Combined suites. 5 exterior offices.
#1810 / #1820	4,511	Combined suites.
#510 / #515	4,553	Five exterior offices, kitchen, open area.
#700	4,891	Open plan.
#1860	5,208	Former law offices
#715	6,023	Open plan, facing west with island views.
#300	7,194	Highly improved.
#1800/#1810/ #1820	7,705	Combined suites.
#230	7,793	Former school use with classrooms. Not divisible.
#1450	9,565	Sublease with numerous window offices, conference room, lobby; discount possible.
#230 / #260	11,174	Former school and open plan of combined suites.
#700 / #715	11,914	Open plan, facing west with island views.
14 th Floor	13,095	Entire floor can be assembled for one user.
18 th Floor	13,095	Entire floor can be assembled for one user.

325 Esplanade Drive

2 floors – 2,124 Square Feet

\$2.15 per USF

Suite	Size (USF)	Description
200	850	Available 3/10. 2 nd floor with building signage.
100	992	Sublease 7/31/10. Signage potential. \$1.60 per USF

CALIFORNIA BANK & TRUST BUILDING

365 Esplanade Drive

2 floors – 13,823 Square Feet

\$2.00 per USF

Suite	Size (USF)	Description
206	583	Open plan.
202	1,463	Open plan with one office and work room.

Revised 1-19-10

* Sorted by Size
DRE#00806840

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UBS BUILDING
400 Esplanade Drive

3 floors-34,462 Square Feet

\$2.00 per RSF

Suite	Size (RSF)	Description
102	756	Open plan with kitchen.
100	1,304	Ground floor. Exterior entrance by building lobby. Building signage potential.
205	2,406	Windowed corner location with open area and 8 offices.

AZUSA PACIFIC UNIVERSITY
445 Esplanade Drive

3 floors - 21,733 Square Feet

\$2.00 per USF

Suite	Size (USF)	Description
100	4,863	Building signage available facing Esplanade Drive. Perimeter offices, front lobby/counter.

CITY NATIONAL BANK TOWER I
500 Esplanade Drive

14 floors - 157,680 Square Feet

\$2.00 per RSF

Suite	Size (RSF)	Description
#870	387	One exterior office and reception area.
#325	504	One exterior office and reception area.
#840	699	Lobby, one window office, storage/work room.
#745	735	Interior office. Lobby, one large exterior office.
#860	772	Two exterior offices.
#930	856	Two exterior offices. Two interior offices, wood lobby flooring.
#750	942	Three exterior offices and open bullpen.
#880	1,070	Two exterior offices and open area. Entry.
#835	1,076	Dental/Medical. Lobby, window office, exam room, open area with plumbing.
#860/#870	1,159	Three exterior offices.
#850	1,267	One window office, and open area.
#470	1,318	Available 2/1/10.
#870 / #880	1,457	Combined 3 exterior offices and open area.
#335	1,470	Two window offices, large open area. Corner location.
#350	1,800	Corner location. 5 exterior offices. Sink, large lunchroom.
#910	1,928	Corner location, 6 exterior offices.
#840#850	1,966	Divisible. Lobby, two window offices, open area.
#800	2,038	Six exterior offices, corner location, kitchen.
#860/ #870/ #880	2,230	Corner location, 5 exterior offices.
#800/#805	2,422	One exterior office and reception area.
#910 / #930	2,784	Combined 8 exterior offices.
#1250	2,826	Reception, window offices and open area.
#740	2,981	Open floor plan, corner location. Kitchen.
#950	3,692	Six window offices, kitchen.
#660	4,044	Perimeter window offices.
#800/#805/#860/ #870/#880	4,644	Six exterior offices and reception area
#1000	10,452	Entire 10 th floor. Executive office with large board room.
9 th Floor	10,452	Available 4/1/10

THE COURTYARD
2350 Vineyard Avenue

12,564 Square Feet

\$2.75 NNN

Suite	Size (RSF)	Description
A-2	931	Available with 60-day notice. Current salon use.
B-2	1,403	Available 4/1/10. Previous Starbucks Coffee, signage.

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