



Broker e-Alert

Contact | Call for a Tour: Jim Gloyd 653-6794 ext. 207 | jgloyd@beckergroup.com

For Lease or Sale

PRICE REDUCED!



5755 Valentine Drive

5755 Valentine Drive Ventura, California

- Attractive Third Floor Office Condo with Ocean Views
- Immediate Occupancy
- Call for Appointment to Show

The information above has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm it's accuracy and completeness. Any projections, opinions, assumption or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the stability of the property for your needs.

Real Estate Investments | Property Management

Office Address | 40 South Ash Street Ventura, California 93001 Mailing Address | Post Office Box 23277, Ventura, California 93002

Telephone | 805.653.6794 Facsimile | 805.653.6795 License | 01213236 Web | www.beckergroup.com



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5755 Valentine Drive



- Attractive 3rd Floor Office Condominium situated in Strategic Office Building
- Ocean and sunset views with open farmland vistas
- Easy 101 Freeway Ingress-Egress – one of West County's Busiest Arterials to Victoria Avenue/Government Center Corridor
- Highly partitioned office layout with a number of Individual Offices, Conference Room and Bull-Pen Area
- Abundant On-Site Parking
- Approximately 2,731 Rentable Sq. Ft. | LEASE/BUY OPTION
- **Attractive Lease Rate @ \$1.25 psf Modified Gross**
- **SALE PRICE \$410,000 [~~\$150 psf~~] \$395,000 [~~\$146 psf~~]**

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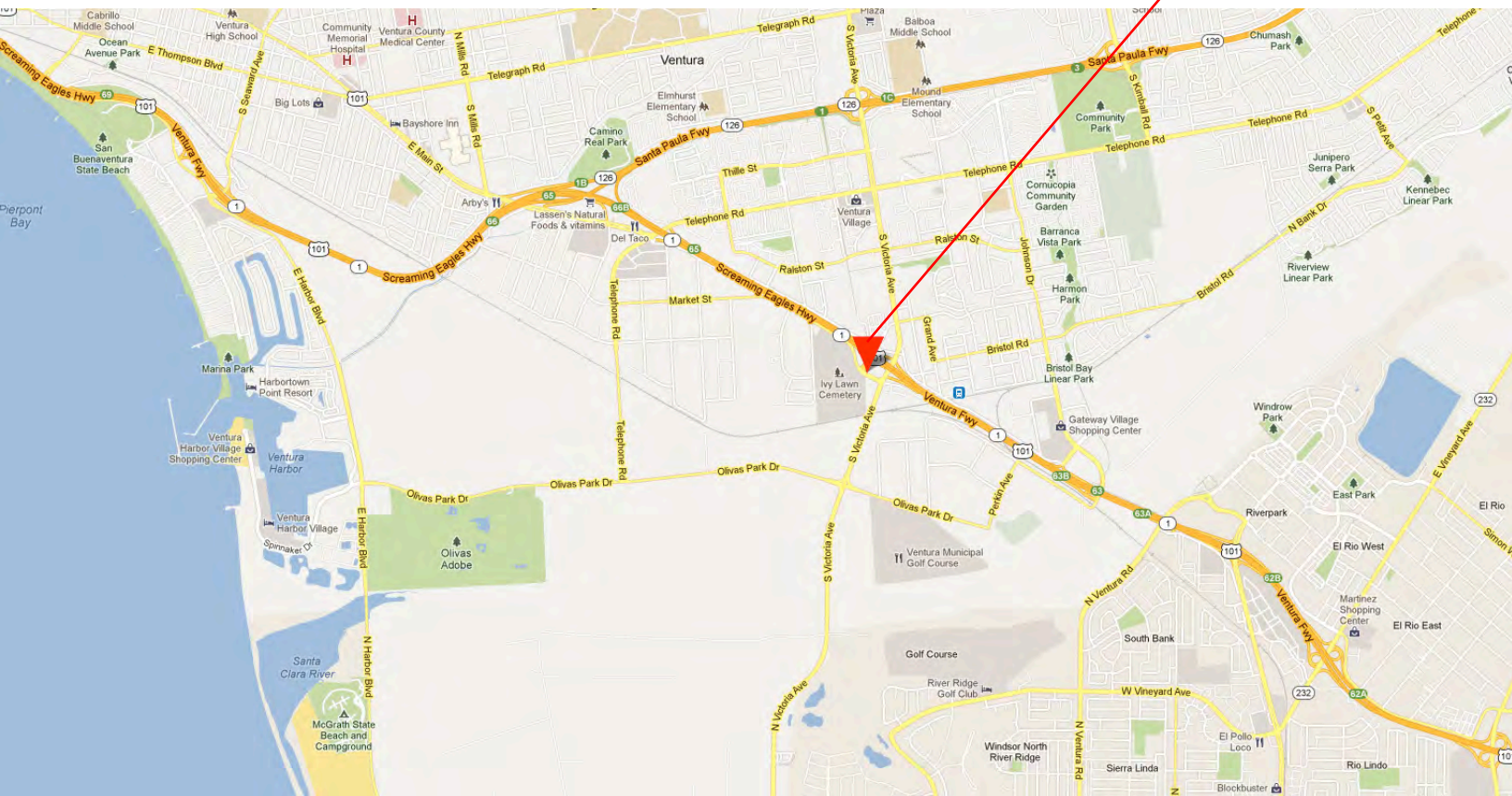
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[Aerial Map](#)



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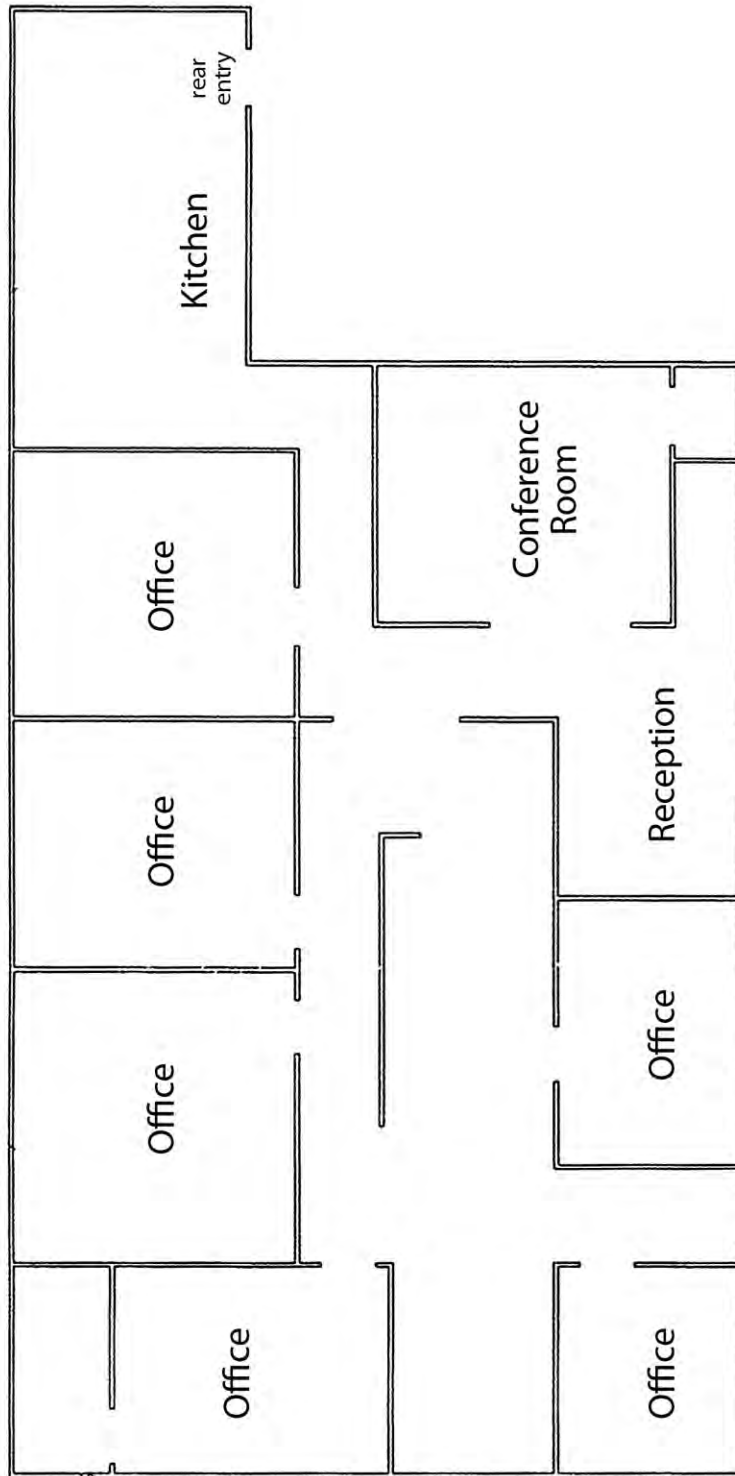
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