



# Broker e-Alert

Contact | Call for a Tour: Jim Gloyd 653-6794 ext 207 | [jgloyd@beckergroup.com](mailto:jgloyd@beckergroup.com)

## *NEW OWNERSHIP & MAJOR PRICE REDUCTION*



### 1881 Knoll Drive Ventura • California

- Attractive Garden Setting Office Condo
- Ready for Immediate Occupancy
- Call for Appointment to Show

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its 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](http://www.beckergroup.com)



# AVAILABLE

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*BRING ALL DEALS ~ MAJOR PRICE REDUCTION*



## 1881 Knoll Drive, Ventura

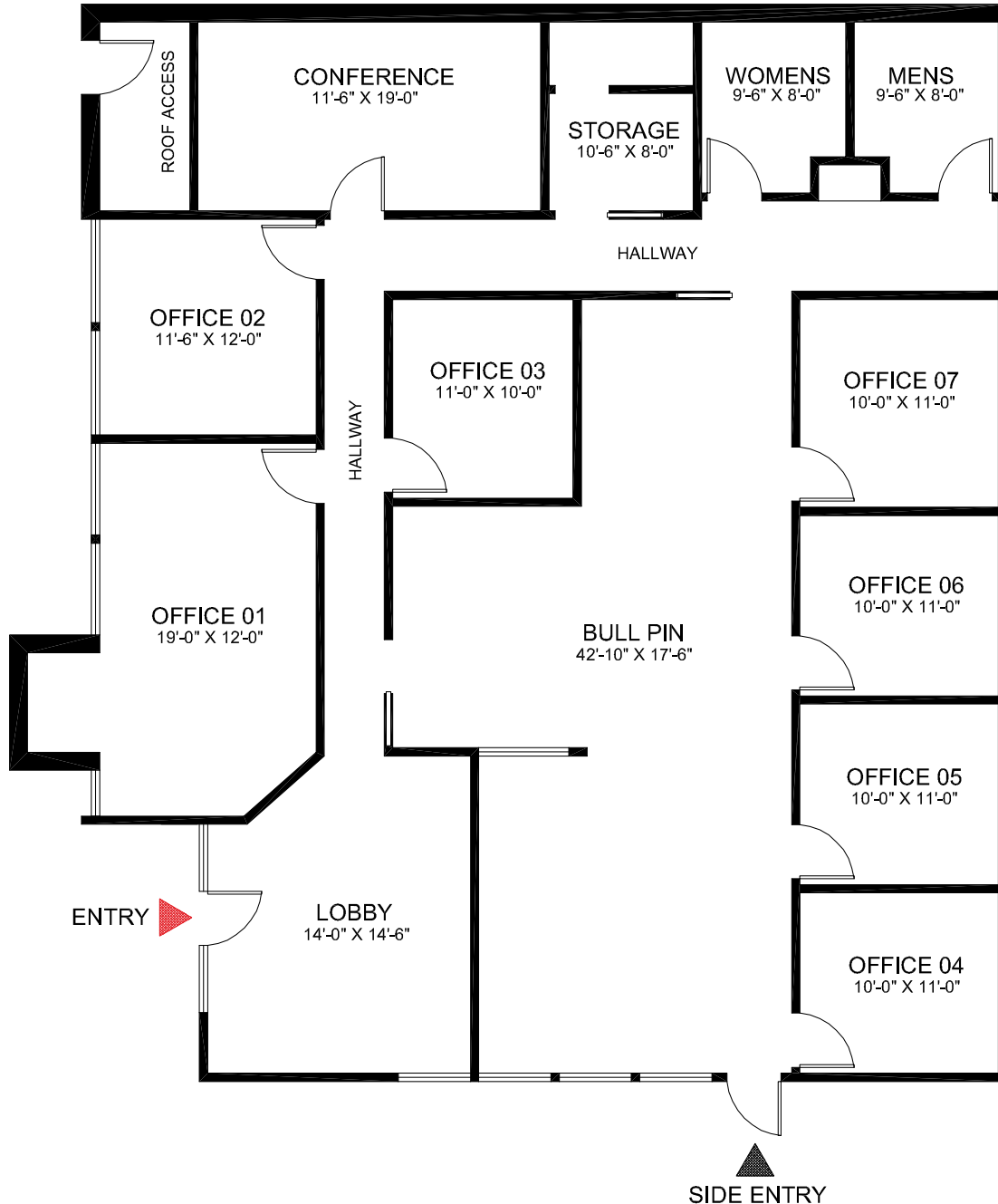
- Office Condominium situated in Beautiful Garden-like setting with ocean and sunset views, and open farmland vistas
- Easy Ingress-Egress near 101 Freeway
- Highly partitioned office layout with a number of Individual Offices, Conference Room and Bull-Pen Area
- Abundant On-Site Parking
- Approximately 2,891 Sq. Ft.
- ***Attractive Lease Rates @ \$1.25 psf Modified Gross***

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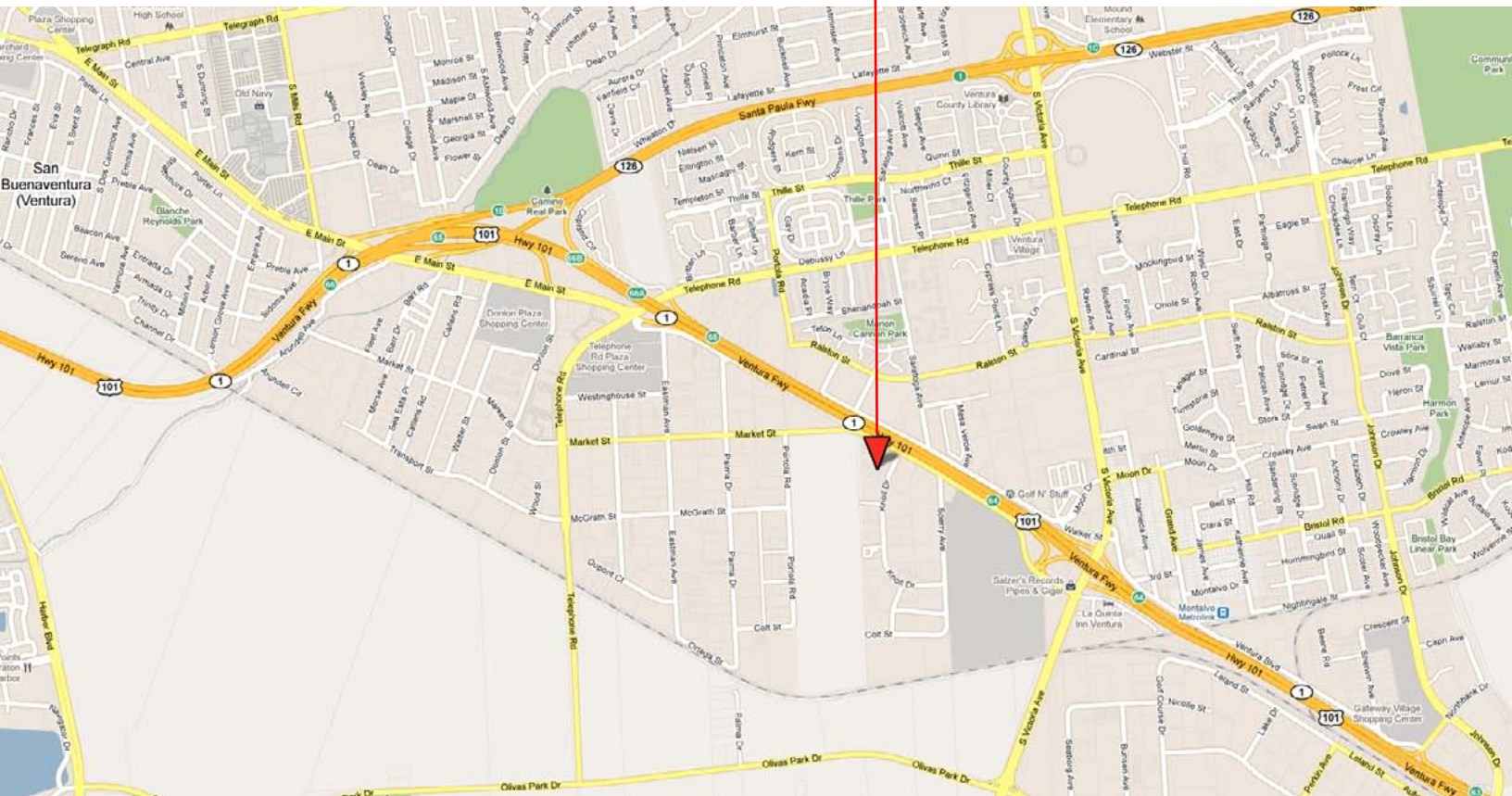
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# 1881 Knoll Drive

Aerial Map



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