

ANTICIPATED COMPLETION
3rd QUARTER 2025

PATRIOT PROFESSIONAL PLAZA

FOR SALE OR LEASE

MOORPARK, CA 93021

**FREE-STANDING
OFFICE/MEDICAL BUILDINGS
2,873 - 4,965 SF**



LEE & ASSOCIATES

MICHAEL TINGUS

President

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A Joint Venture of



**MARTIN TEITELBAUM
CONSTRUCTION**

In collaboration with the Cassar Family

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. CID #01191898



Walking distance to numerous retail amenities



Immediate Access to 118 & 23 freeways



No common restrooms, lobbies, & corridors



Energy efficient project meeting current code requirements



Neighbors Include:

- Los Robles Hospital Imaging Center
- DaVita Dialysis
- Moorpark Comprehensive Medical Center

Building	Size	Sale Price (PSF)	Sale Price (Total)	Lease Rate (PSF NNN)	Leasing Improvement Allowance
A	3,629 SF	\$725.00	\$2,631,025.00	\$2.95	\$75.00 PSF
B	4,668 SF	\$705.00	\$3,290,940.00	\$2.85	\$75.00 PSF
C	4,497 SF	\$705.00	\$3,170,385.00	\$2.85	\$75.00 PSF
D	3,460 SF	\$715.00	\$2,473,900.00	\$2.85	\$75.00 PSF
E	2,873 SF	\$725.00	\$2,082,925.00	\$2.95	\$75.00 PSF
F	4,965 SF	\$715.00	\$3,549,975.00	\$2.85	\$75.00 PSF
G	4,863 SF	\$715.00	\$3,477,045.00	\$2.85	\$75.00 PSF



Patriot Dr

...or Pkwy



AMENITIES



PATRIOT PROFESSIONAL PLAZA

MOORPARK, CALIFORNIA





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