

PATRIOT PROFESSIONAL PLAZA

MOORPARK, CALIFORNIA 93021

PREMIER FREESTANDING OFFICE & MEDICAL CAMPUS



NEW CONSTRUCTION



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A Joint Venture of

MTE

**MARTIN TEITELBAUM
CONSTRUCTION INC.**

In collaboration with the Cassar Family

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

SITE PLAN & AVAILABILITY



BUILDING	SIZE (SF)	SALES PRICE (PSF)	LEASE RATE (PSF)*	TI ALLOWANCE
800	3,629 SF	NFS	\$2.25 NNN*	N/A (Built-Out)
810	2,873 SF	NFS	\$2.25 NNN*	\$75.00 PSF
820	4,668 SF	NFS	\$2.25 NNN*	\$75.00 PSF
830	4,965 SF	\$585	\$2.25 NNN*	\$75.00 PSF
840	4,497 SF	NFS	\$2.25 NNN*	\$75.00 PSF
850	4,863 SF	\$585	\$2.25 NNN*	\$75.00 PSF
860	3,460 SF	NFS	\$2.25 NNN*	\$75.00 PSF

*LEASE RATE DURING FIRST 6-MONTHS ON MINIMUM 5-YEAR TERM
TI ALLOWANCE FOR LEASE TRANSACTION ONLY

NO LOAD FACTOR SIGNIFICANT COST SAVINGS

Traditional multi-tenant office buildings apply a 15–20% load factor, meaning tenants pay for shared lobbies and corridors they don't solely use. These freestanding buildings deliver 100% usable square footage resulting in cost savings of 15–20%! Additional advantages include dedicated parking, direct access, exclusivity to your employees and clientele, and a highly efficient layout ideal for both medical and professional office users.

The Patriot Professional Plaza is a rare Planned Unit Development (PUD), not a condominium project.



100%
USABLE
SQUARE
FOOTAGE



NO COMMON
LOBBIES,
RESTROOMS
OR
CORRIDORS



DEDICATED
PARKING
FOR EACH
BUILDING

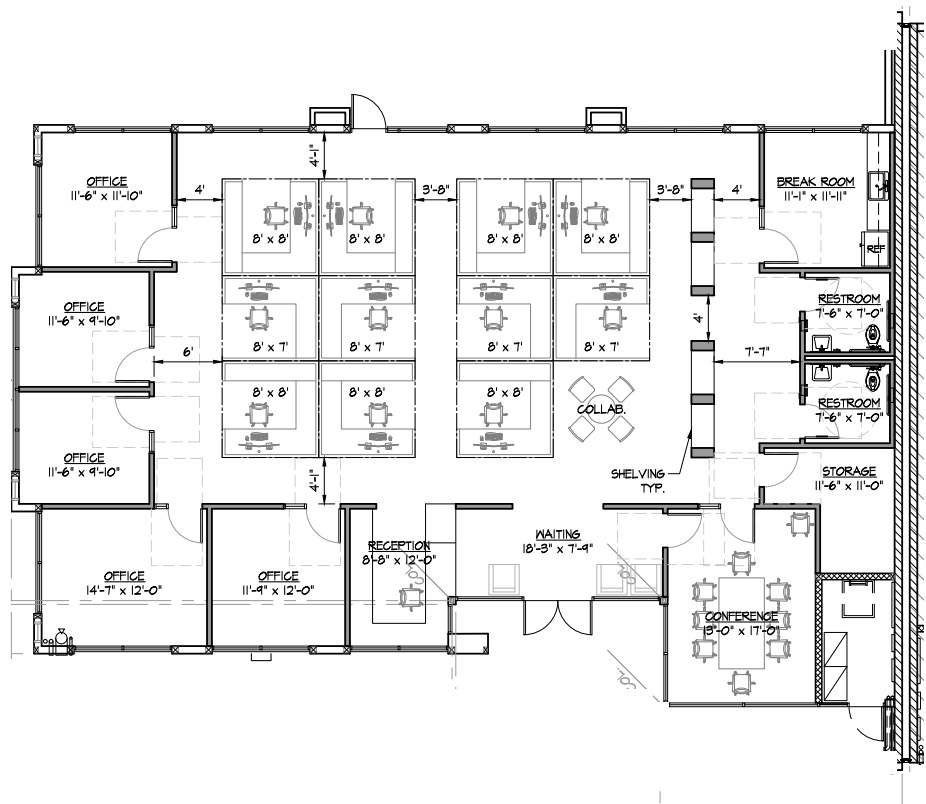


NEW
CONSTRUCTION
ENERGY
EFFICIENT



TI ALLOWANCE
AVAILABLE
FOR LEASE

800 PATRIOT DRIVE | 3,629 SF



IDEAL PROFESSIONAL & MEDICAL USES



PROFESSIONAL SERVICE



LAW FIRM



ACCOUNTING



THERAPY / WELLNESS



RESEARCH & DEVELOPMENT



DENTAL



FAMILY PRACTITIONER



DERMATOLOGY



OPTOMETRIST



CARDIOLOGIST

PROPERTY FEATURES



**FREESTANDING
BUILDINGS**



**NO COMMON
AREAS**



DIRECT ACCESS



**ENERGY
EFFICIENT**



**PROFESSIONAL
IMAGE**



**EXPEDITED PERMIT
PROCESS**

WALK TO EVERYTHING



DINE



SHOP



COFFEE



GROCERIES



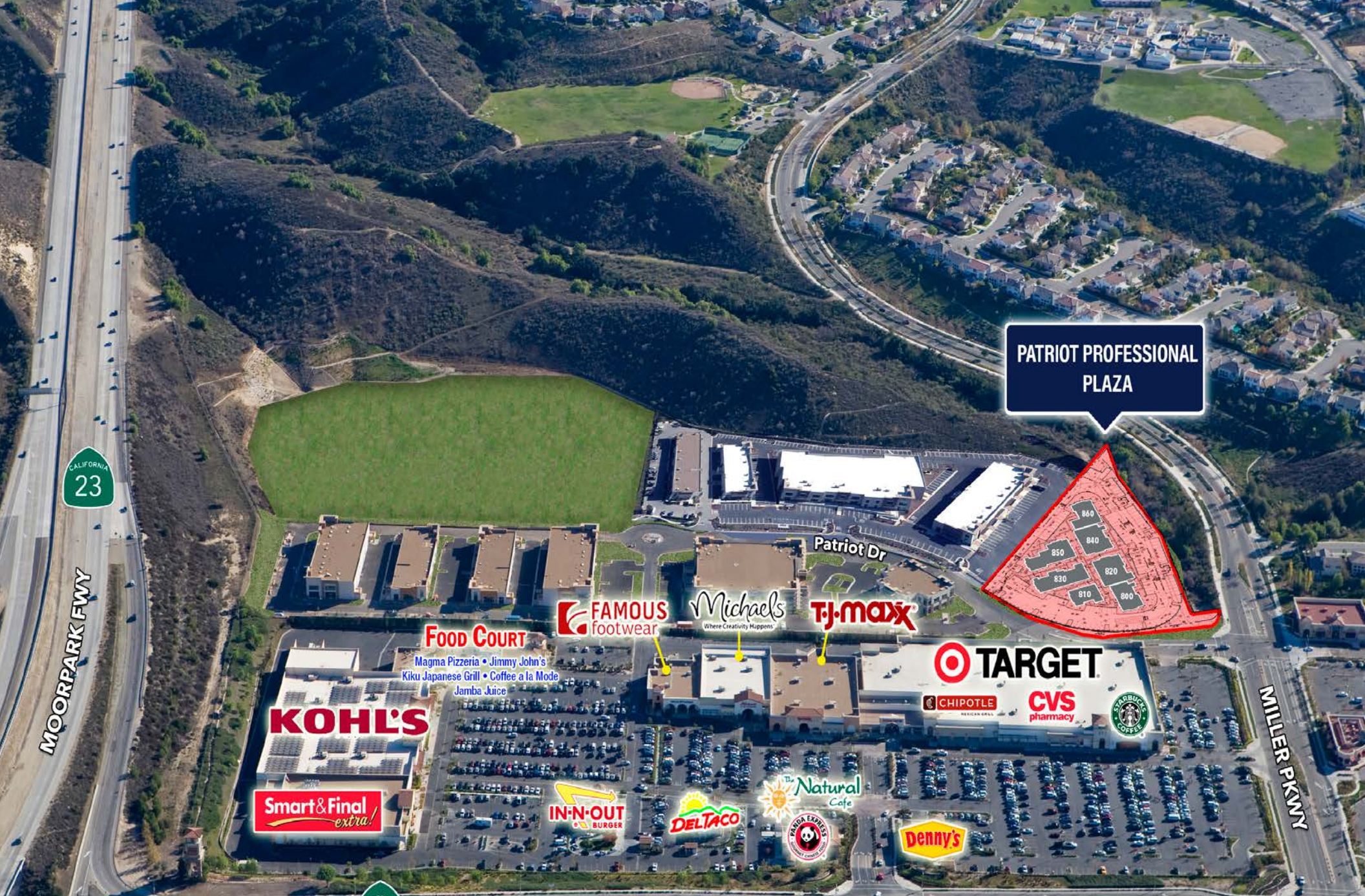
BANKING



SERVICES



RECREATIONAL



PATRIOT PROFESSIONAL PLAZA

MOORPARK FWY

CALIFORNIA
23

MILLER PKWY

KOHL'S

Smart & Final
extra!

FOOD COURT

Magma Pizzeria • Jimmy John's
Kiku Japanese Grill • Coffee a la Mode
Jamba Juice

FAMOUS
footwear

Michaels
Where Creativity Happens

T.J. MAXX

TARGET

CHIPOTLE
MEXICAN GRILL

CVS
pharmacy

STARBUCKS
COFFEE

IN-N-OUT
BURGER

DEL TACO

The Natural
Cafe

PANDA EXPRESS

Denny's

LOS ANGELES AVE



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



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SCHEDULE A TOUR TODAY!