

Free Standing Office Building

3311 OLD CONEJO ROAD,
NEWBURY PARK, CA 91320



FOR LEASE

1,680 SQ. FT.
\$2.50 / SQ. FT.

Modified Gross Lease



BUENGER
Commercial Real Estate, Inc.

3600 South Harbor Blvd. Oxnard, CA 93035. (805) 985-1007, Info@BuengerInc.com CalDRE #01378022

Features:

- Large reception area with vaulted ceilings.
- 3 exam rooms; kitchenette, flex room.
- Private Physicians office with separate entrance; private restroom and shower.
- Beautifully finished décor & accents.
- Floor to ceiling window line.
- Great for 1 or 2 Physicians

Ideal Uses:

- Aesthetic Procedures
- Med-Spa
- General Practitioners
- Wellness Clinic
- Specialty Practices
- Weight Loss Center
- Professional Offices

Upscale Free-Standing Office Building

Built out as Medical, but can easily serve any range of Professional Office uses.



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OVERVIEW



INTERIOR



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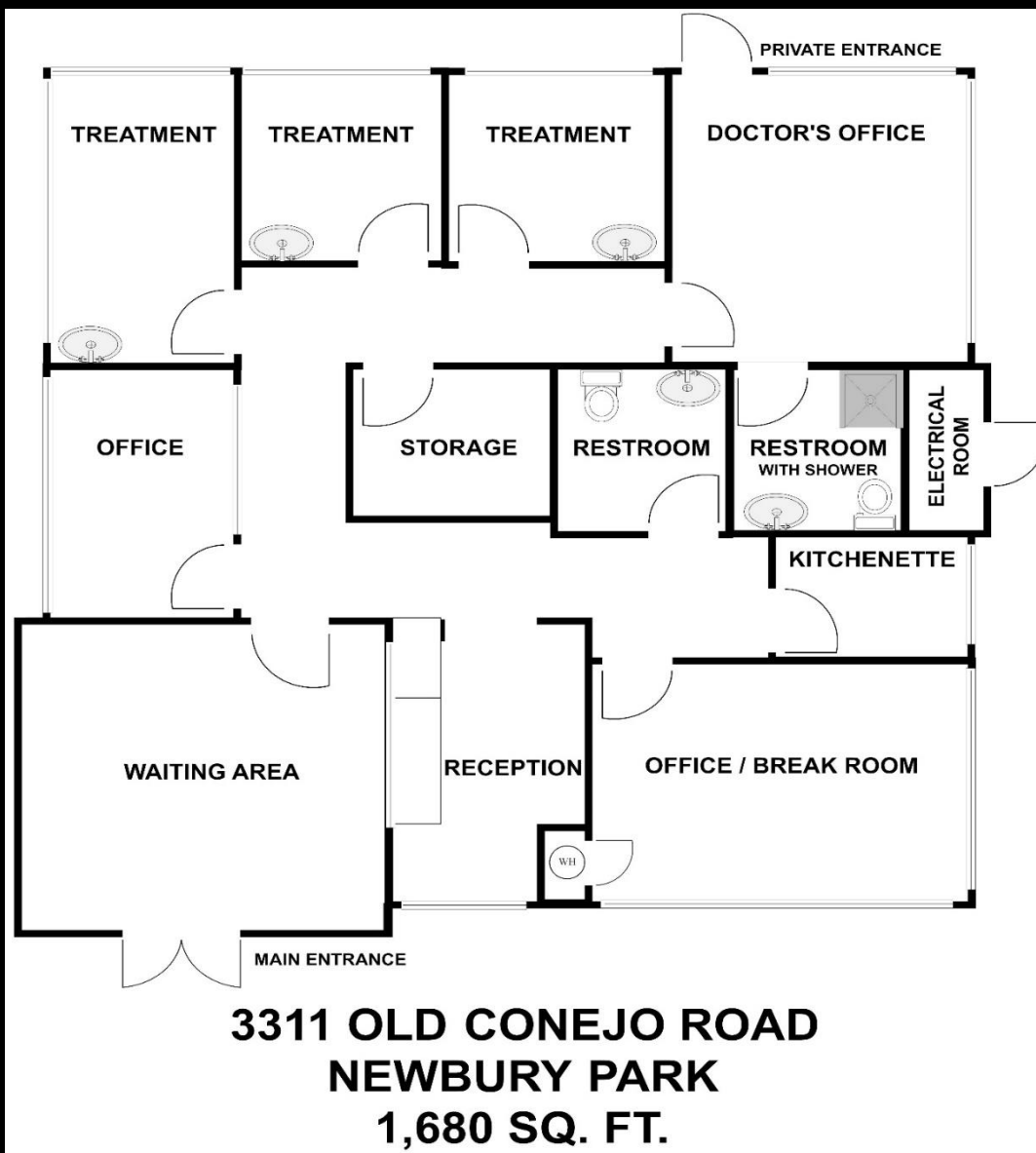
INTERIOR



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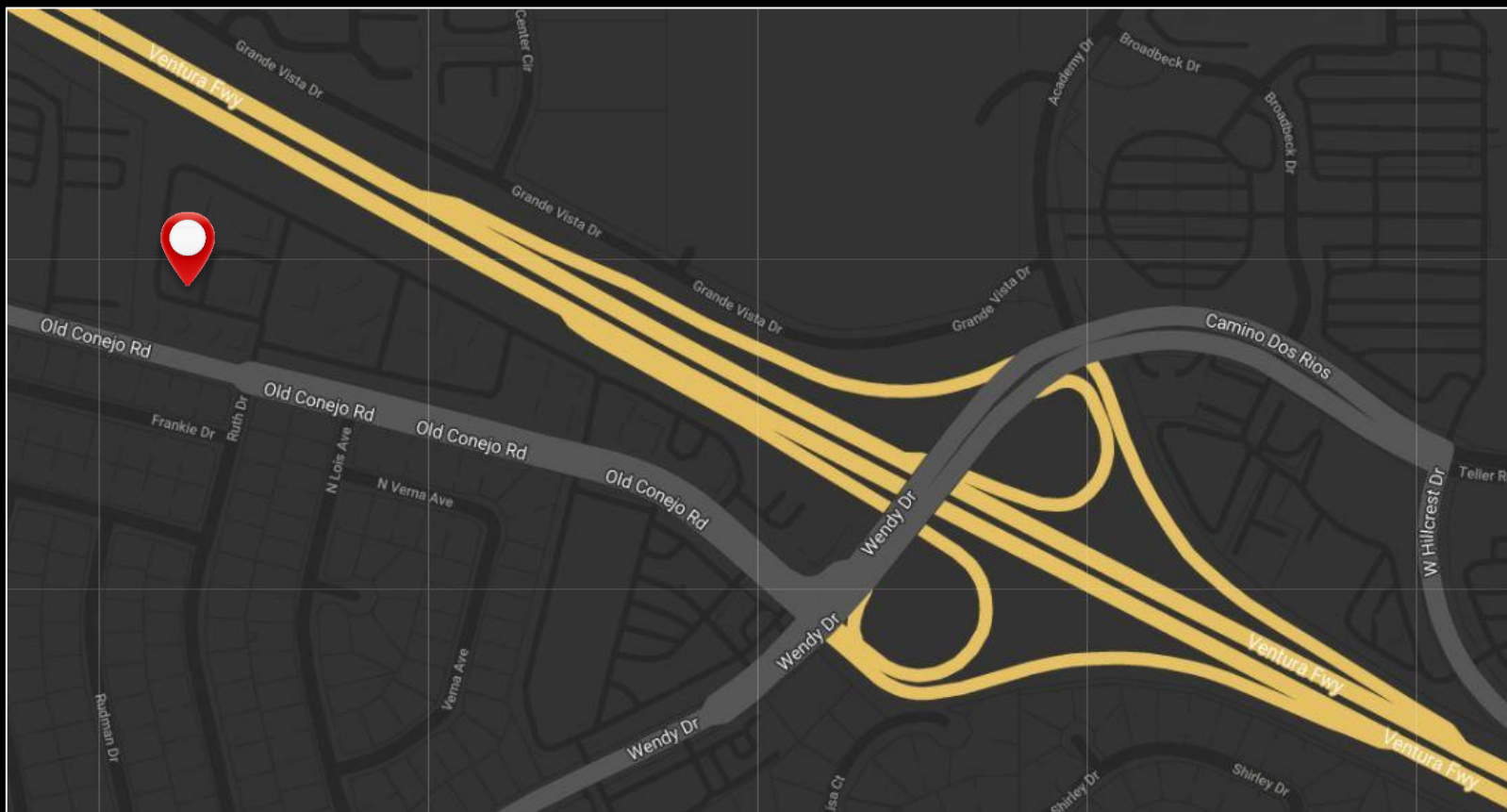
FLOOR PLAN



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LOCATION



Demographics

	Population		
	1 mile	3 mile	5 mile
2021 Population	8,068	46,468	110,013
2026 Population	8,083	46,135	10,9237
Average Age	42	41	41

	Households		
	1 mile	3 mile	5 mile
2021 Households	2,667	15,969	39,907
Median HH Income	\$121,837	\$125,573	\$117,315
Average HH Size	3.0	2.9	2.7



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