

## Highlights

- Building Size – 22,740 Sq. Ft.
- Lot Size – 1.11 Acres
- ~~\$5,450,000~~
- Easy “101” Freeway Access
- State of the Art Building
- Unique Architecture
- Exceptional Landscaping
- Close to Amenities including Camarillo Premium Outlets
- Quiet Neighborhood Setting

For more information ***call today!***

### Mike Tharp

Vice President

805 278-1400 x111

mtharp@naicapital.com

BRE License #00838560

### Steve Doll

Vice President

805 278-1400 x103

sdoll@naicapital.com

BRE License #01013707

For Sale  
**Creative Office Building**



**1040 Flynn Road**  
Camarillo, CA 93012

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

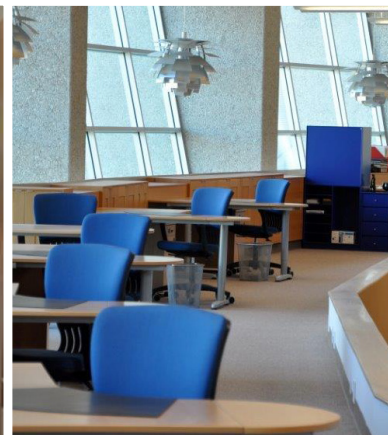


1040 Flynn Rd.  
Camarillo, CA 93012





1040 Flynn Rd.  
Camarillo, CA 93012



**NAI**Capital  
Commercial Real Estate Services, Worldwide.

**Mike Tharp**  
Vice President  
805 278-1400 x111  
mtharp@naicapital.com  
BRE License #00838560

**Steve Doll**  
Vice President  
805 278-1400 x103  
sdoll@naicapital.com  
BRE License #01013707

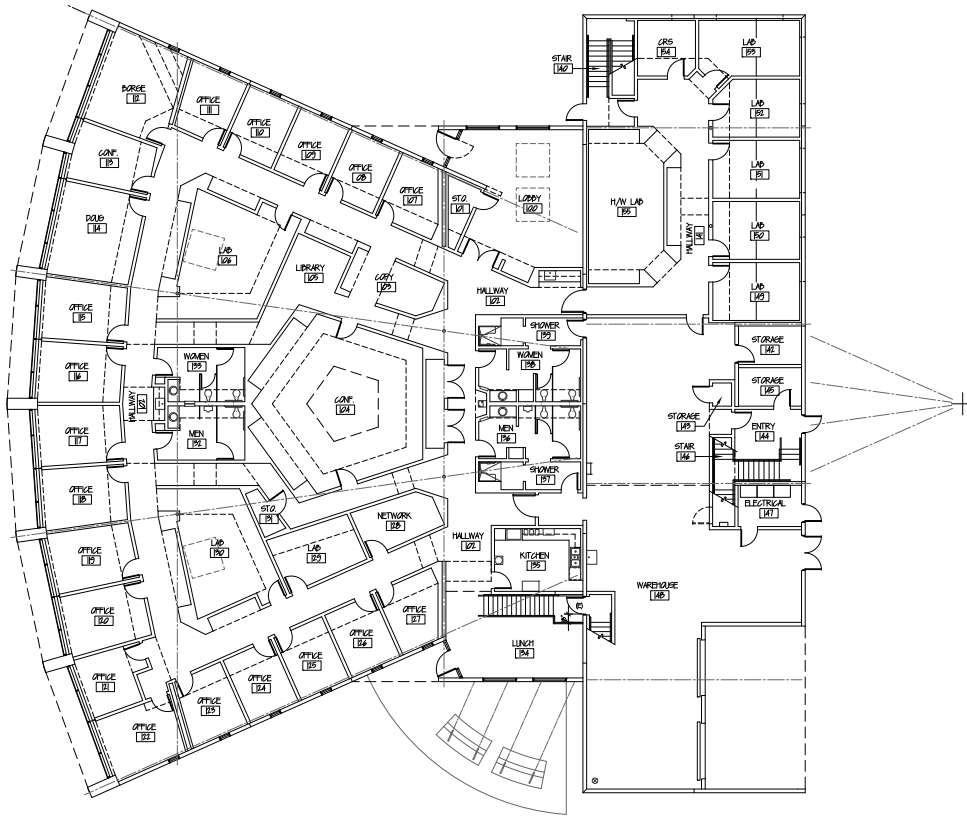
1040 Flynn Rd.  
Camarillo, CA 93012

## Significant Features

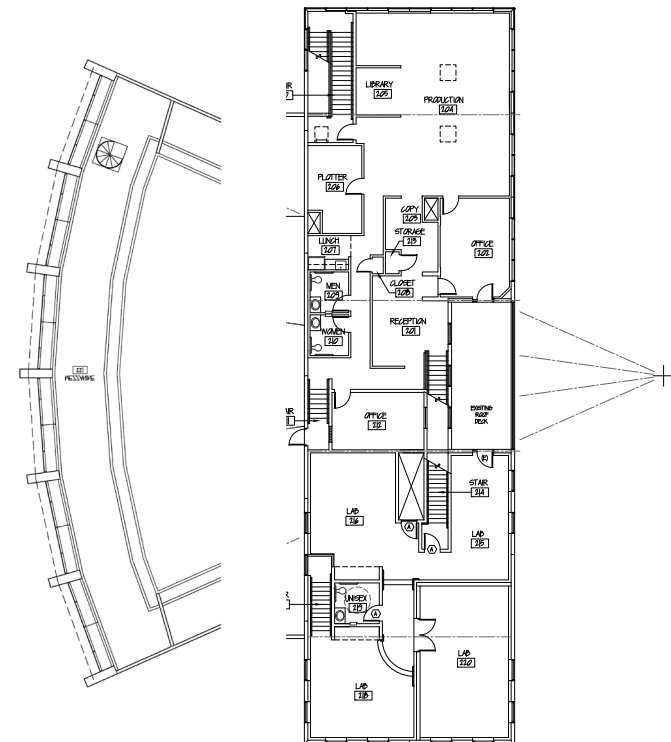
- Commercial zoned property which facilitates flexible building re-configuration
- Multi-trunk fiber optic drop for FIOS Internet service
- PoE Ethernet capable
- Distributed high-speed network for Internet access (FiOS) and also intranet with wireless access points throughout
- Panasonic PBX system pre-wired throughout building
- Centralized UPS system for emergency lighting means battery service occurs in one location and any fixture/component can be connected to emergency power
- Fully conditioned interior volume with managed air circulation means all ducted pipe losses are recovered in the conditioned space
- High efficiency Carrier packaged rooftop HVAC units with economizers
- Tectum ceiling material used throughout to control sound reverberation
- Reflective rooftop coating for thermal management
- Centralized Leviton light controller for illumination management
- Lighting control follows solar pattern of pre-programmed location, means time-clocks and lights are always on at the right time
- Segregated water supplies for building interior and exterior landscape irrigation
- 3" water main into building means pressure flush toilets
- Public address system over piped sound system throughout building
- Keypad entry/access control enforces security
- 24X7 exterior video surveillance system for additional security
- Integrated alarm and lighting control means no lights are left on in an armed and unoccupied building
- All offices are configured with dedicated conduit runs for high and low voltage from cable tray, so any office can be re-configured without affecting adjacent spaces
- Open interior volume means good air quality via proper air circulation; no confined or stagnant air spaces exist.
- Extensive natural lighting via large tinted windows and skylights
- First floor warehouse space (approx. 3,000 s.f.) has 2 loading docks (1 ground level and 1 drop dock), modular storage racks and movable storage cabinets
- 2 of 3 First story bathrooms contain full showers
- Multiple kitchen/coffee bar spaces with full equipped kitchen and breakroom in first floor space
- Built-in bookcases/shelves provide easy-access-storage for documents
- Mezzanine area in ground floor space provides approx. 1,300 s.f. of bonus space for storage or additional lab equipment/work space

1040 Flynn Rd.  
Camarillo, CA 93012

## Floor Plans



FIRST FLOOR PLAN



SECOND FLOOR PLAN