

# 11,146 SF 2-Story Office Building

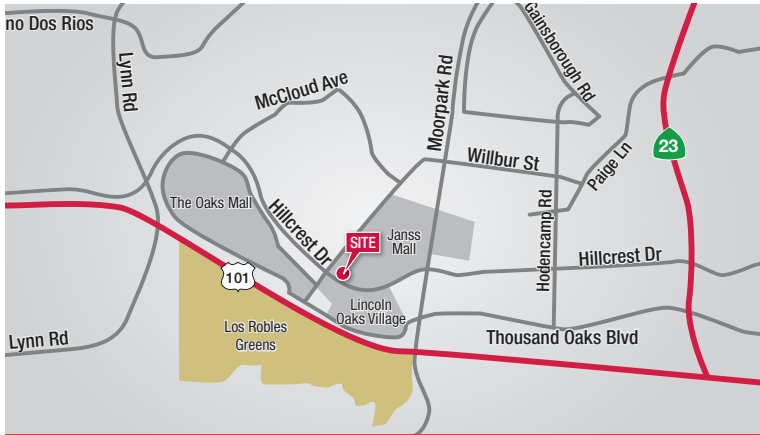
199 W. Hillcrest Drive | Thousand Oaks, CA



**Sales Price: \$800,000**  
**Cap Rate: 18.16%**

## Features

- Minimal Landlord responsibilities. Management agreement with Barrister Executive Suites.
- Demand for short-term executive suites is high and continues to be a very popular choice for small businesses.
- Additional Landlord income derived from Barrister (i.e. Virtual Offices, Internet and Telephone Services, etc.)
- Elevator with 2nd floor key access (for after-hours access).
- Ideal Owner/User opportunity with the flexibility to grow or shrink Barrister's portion as needed.
- Interior of building was renovated in 2014.
- Extensive build-out with private windowed offices, conference rooms and kitchen.
- Adjacent to Janss Marketplace and across the street from The Oaks (Regional Mall).
- Close proximity to many restaurants and tons of other amenities.
- Easy access on/off the 101 Freeway & 23 Freeway.
- Abundant free parking.
- Purchase is for the building which is subject to a long-term Ground Lease.
- Ground Lease extends until 2060 (4 extension periods of 10-years each after 2020).



## Demographics

	1 Mile	3 Miles	5 Miles
Population	11,856	74,448	138,719
Households	4,885	26,753	50,428
Avg. HH Income	\$94,142	\$119,197	\$139,603
Daytime Population	12,076	48,239	85,010

### Michael Schiff

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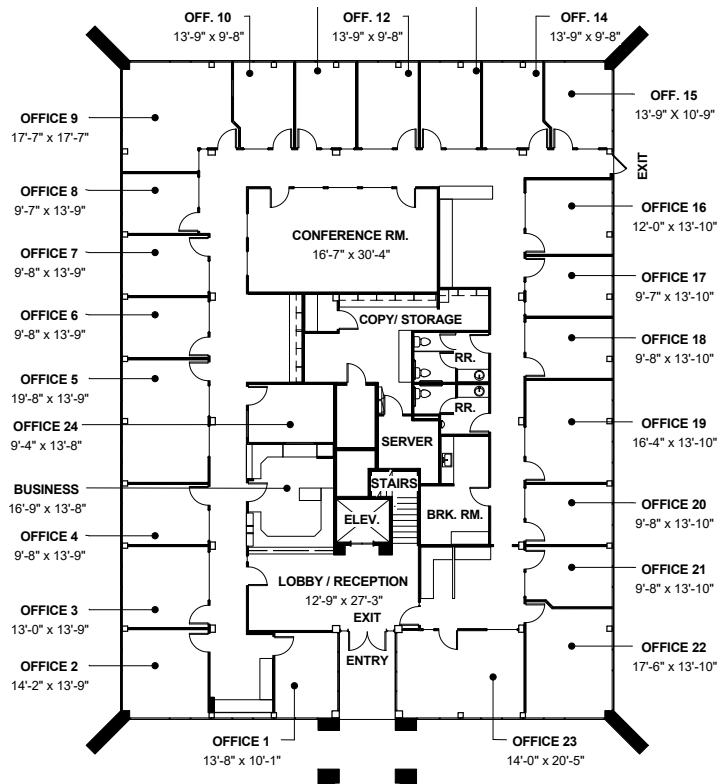
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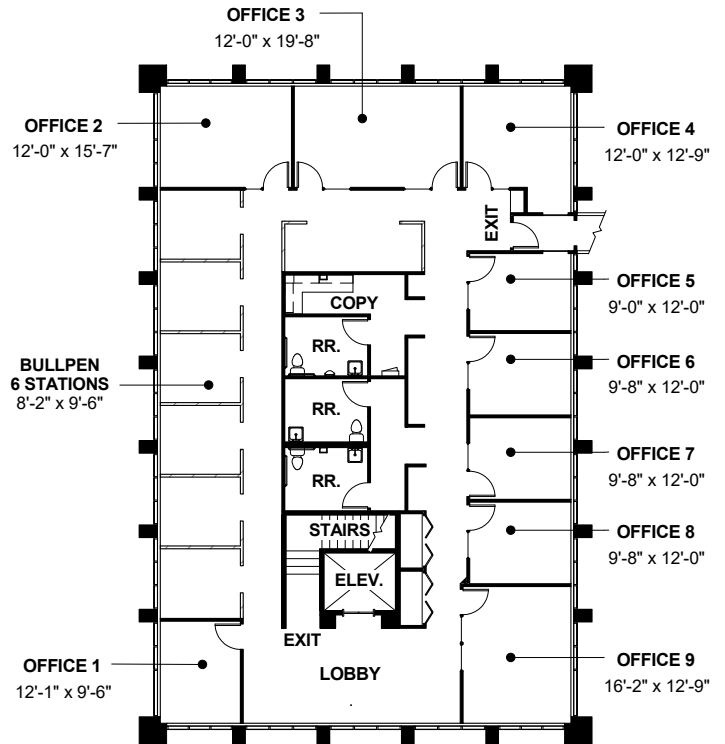
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### Site Plan

### First Floor



### Second Floor



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## Aerial Surrounding Retailers



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## Photos



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