

CARLTON PLAZA

20750

VENTURA BLVD.

+/- 1,399 - 12,849 RSF

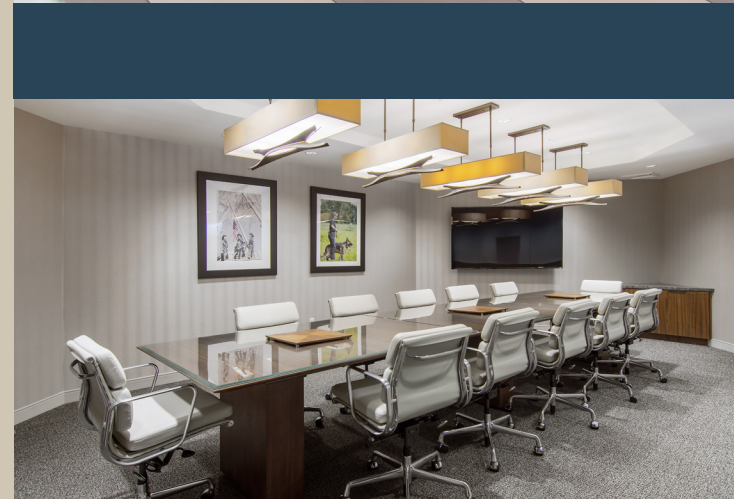
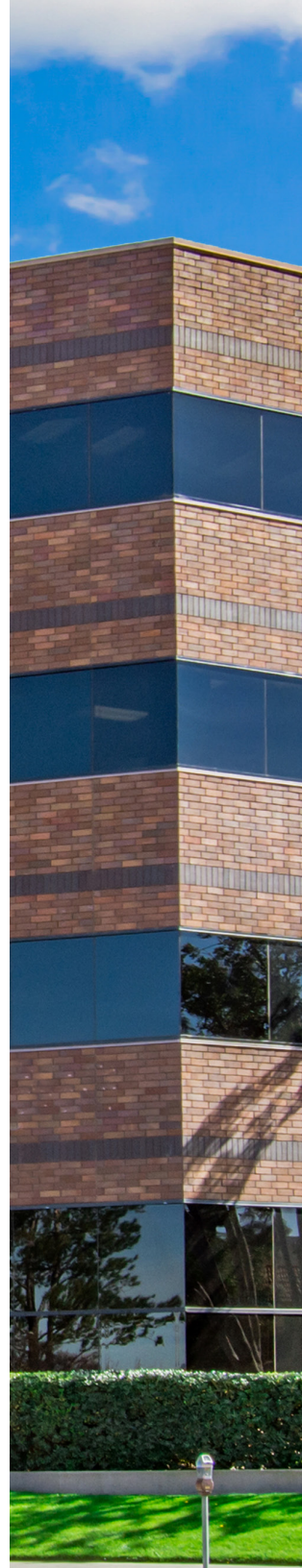
Available Now

CBRE

A NEW LOOK

Carlton Plaza has recently been upgraded in all areas. The showpiece is the beautiful contemporary lobby. The design has been well received by the existing tenants and has tremendously improved the appeal to prospective tenants and visitors who experience the building.

The addition of Wi-Fi in the lobby creates a warm atmosphere for tenants to relax and enjoy the comfortable environment while working on their laptops or tablets. The exterior courtyard has been improved to provide tenants with an additional area to relax or work.





PROPERTY HIGHLIGHTS

- + Immediate Access to 101 Freeway and Ventura Boulevard
- + Excellent Outdoor Seating Areas
- + Balconies in Select Suites
- + On-Site Auto Detailing & Weekly Dry Cleaning Service
- + Flexible Floorplans
- + Recently Renovated Lobby
- + Adjacent Parking Structure Provides Covered Parking for ±600 vehicles
- + 4:1,000 RSF Parking
- + \$85.00 / Month Unreserved
- + \$110.00 / Month Reserved

154,660 SF, BEAUTIFUL BRICK AND BLACK GLASS DELUXE OFFICE BUILDING

SUITE NUMBER	SIZE	AVAILABILITY	MONTHLY RATE PER SF
Suite 100	12,849 RSF	TBD	\$2.35 - 2.45 FSG
Suite 103	1,399 RSF	Vacant	\$2.35 - 2.45 FSG
Suite 104	2,818 RSF	Vacant	\$2.35 - 2.45 FSG
Suite 108		10/1/2025	\$2.35 - 2.45 FSG
Suite 160*	1,697 RSF	Now	\$2.35 - 2.45 FSG
Suite 165*	1,241 RSF	Now	\$2.35 - 2.45 FSG
Suite 125	633 RSF	Vacant	\$2.35 - 2.45 FSG
Suite 200	1,667 RSF	Vacant	\$2.35 - 2.45 FSG
Suite 201 New Spec Suite	1,669 RSF	Vacant	\$2.35 - 2.45 FSG
Suite 205 **	7,513 RSF	Vacant	\$2.35 - 2.45 FSG
Suite 206	2,865 RSF	Vacant	\$2.35 - 2.45 FSG
Suite 208 ** New Spec Suite	1,760 RSF	Vacant	\$2.35 - 2.45 FSG
Suite 320	10,328 RSF	Vacant	\$2.35 - 2.45 FSG
Suite 330	3,717 RSF	Vacant	\$2.35 - 2.45 FSG
Suite 355	2,701 RSF	Vacant	\$2.35 - 2.45 FSG
Suite 410	2,323 RSF	Vacant	\$2.35 - 2.45 FSG
Suite 440 ***	3,543 RSF	Vacant	\$2.35 - 2.45 FSG
Suite 450 ***	4,622 RSF	Vacant	\$2.35 - 2.45 FSG

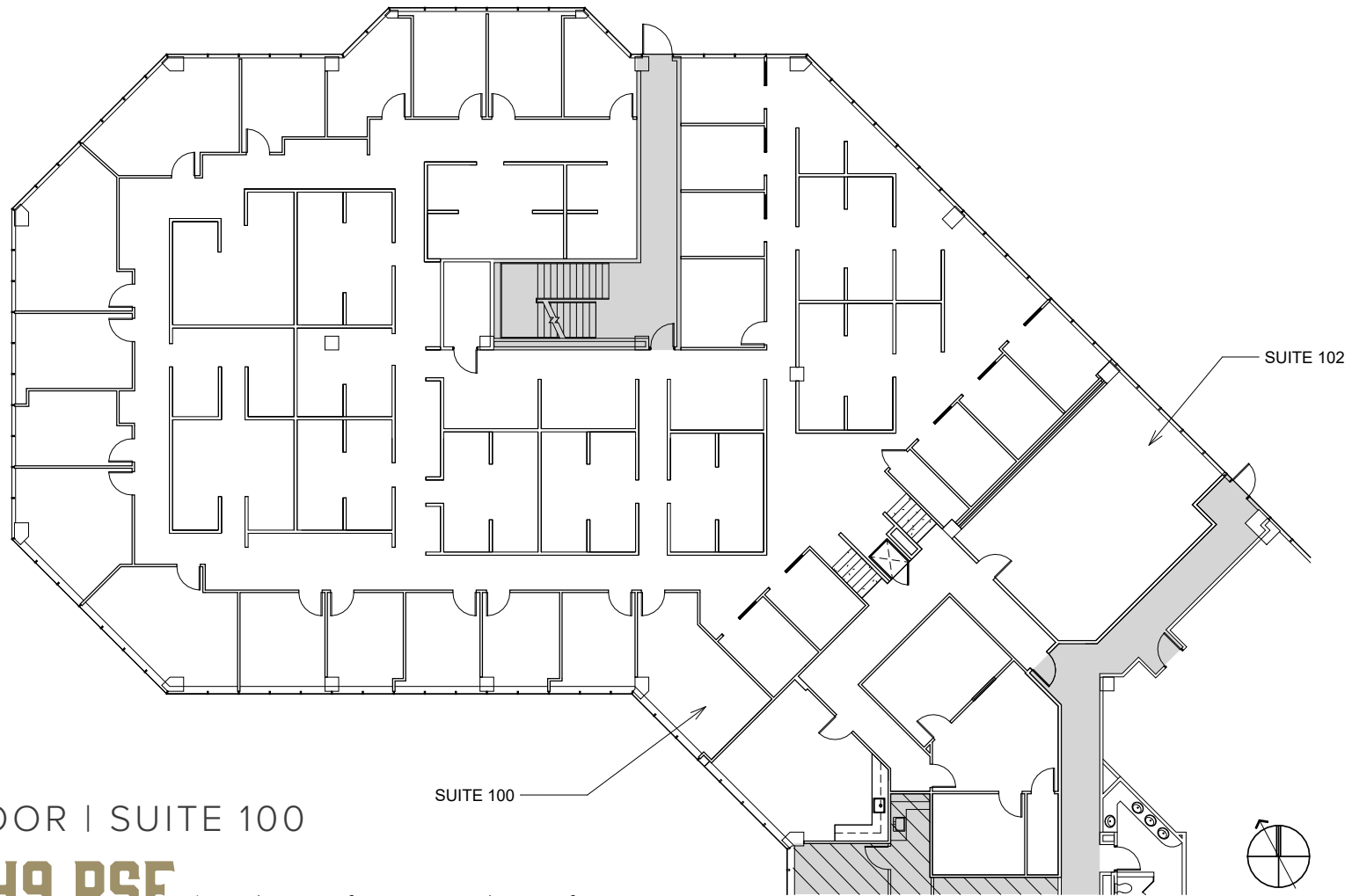
PARKING

4.0 / 1,000 SF
 \$85.00 per month (unreserved)
 \$110.00 per month (reserved)

* Suites 160 & 165 are contiguous for 2,138 RSF | ** Suites 205 & 208 can be combined for up to 9,273 RSF

*** Suites 440 & 450 can be combined for up to 8,189 RSF

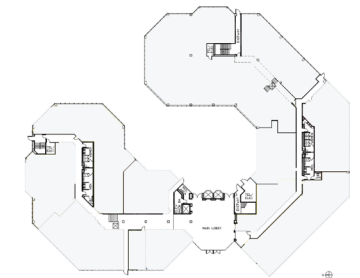
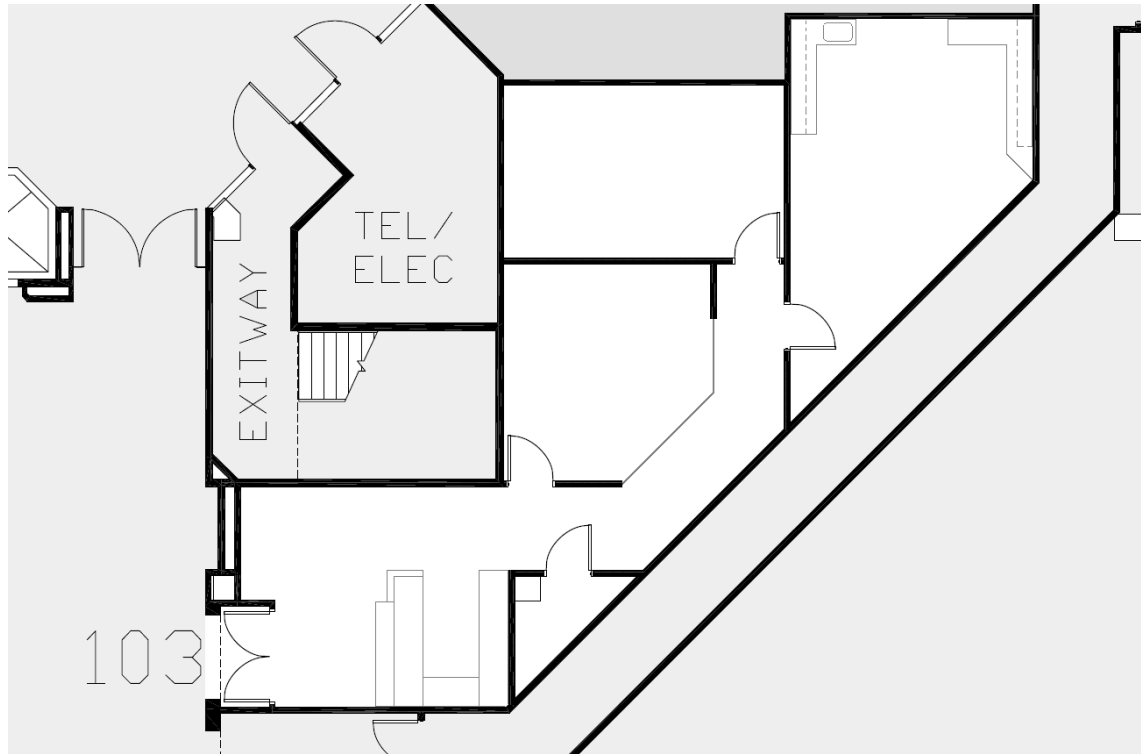




1ST FLOOR | SUITE 100

12,849 RSF * Total square footage is inclusive of suite 102.

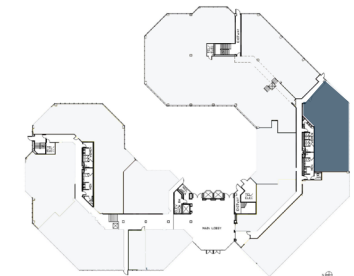
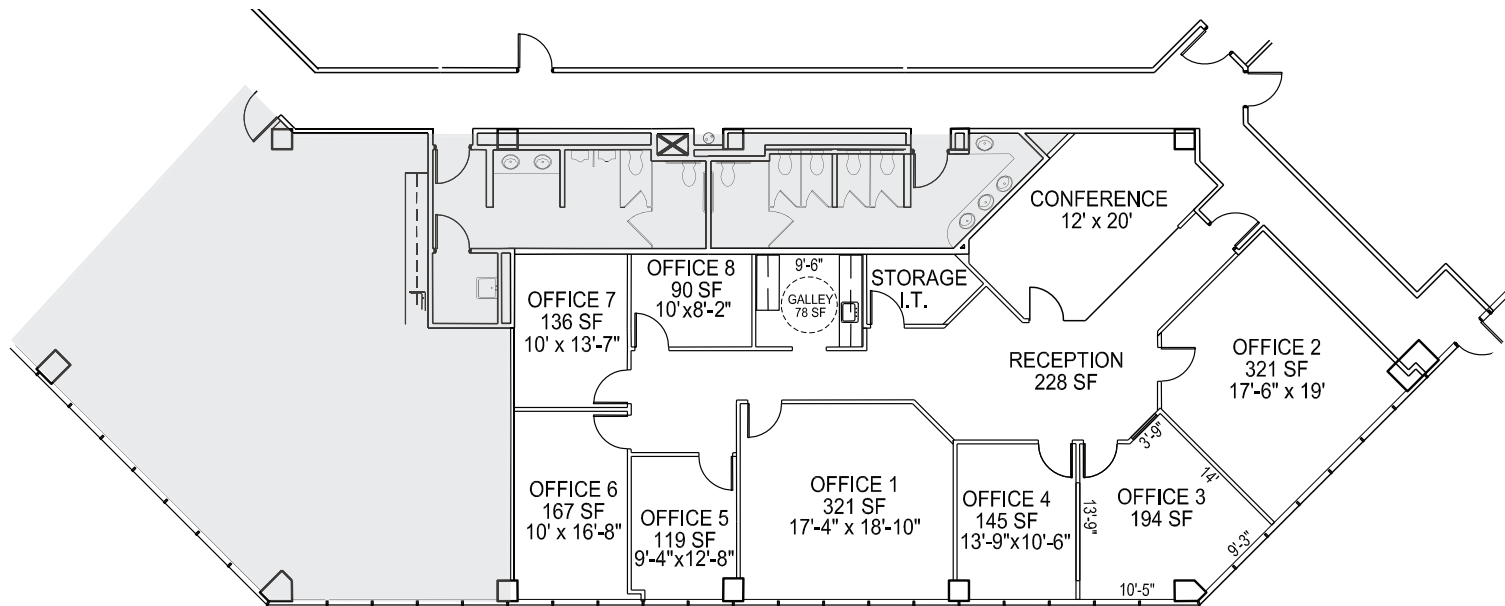
- Several demising options
- 16 Private Offices
- 6 Huddle Rooms
- Enclosed Break Room
- Large Conference Room
- Work Stations for Up To 50 Employees
- Storage and Work Bay



1ST FLOOR | SUITE 103

1,399 RSF

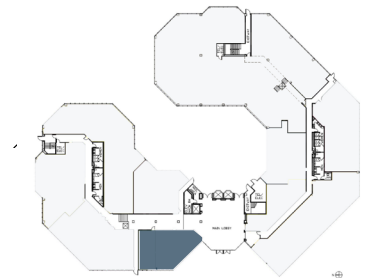
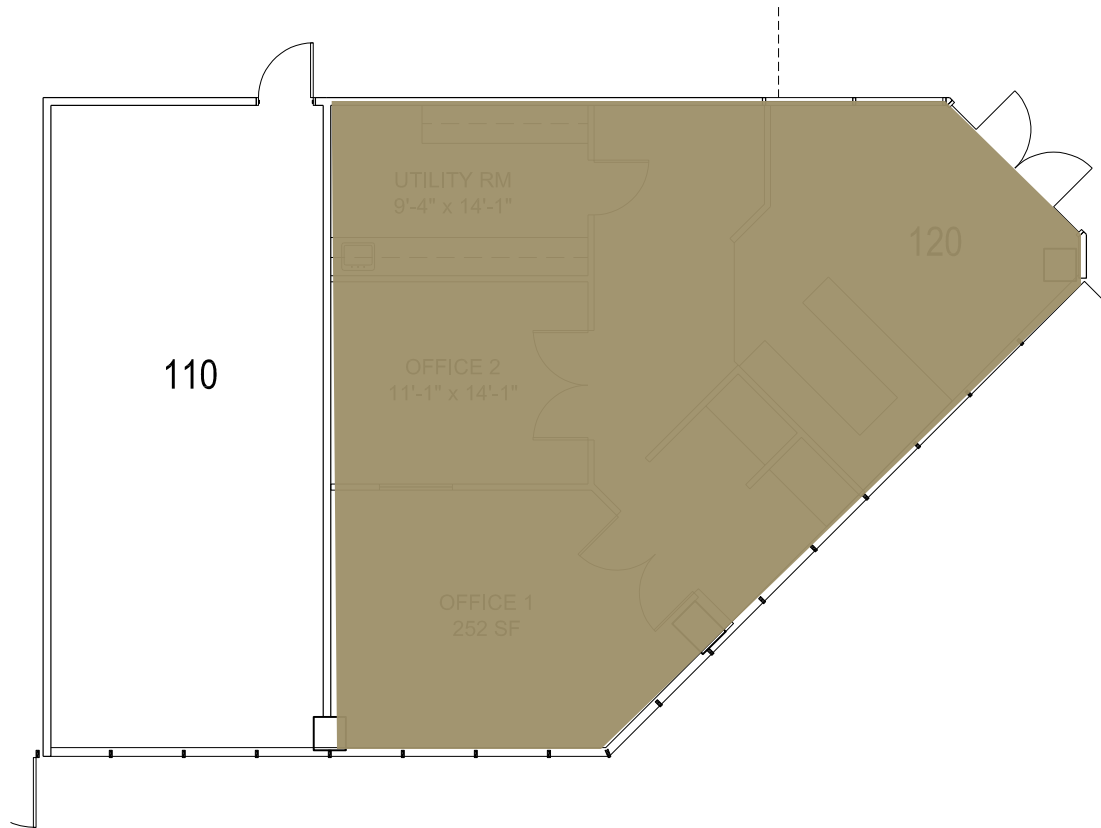
- Interior office with no Windows
- Glass Double Door Entrance Off Building Lobby
- Reception
- Office
- Conference Room
- Kitchen and IT Room
- Small Storage



1ST FLOOR | SUITE 104

2,818 RSF

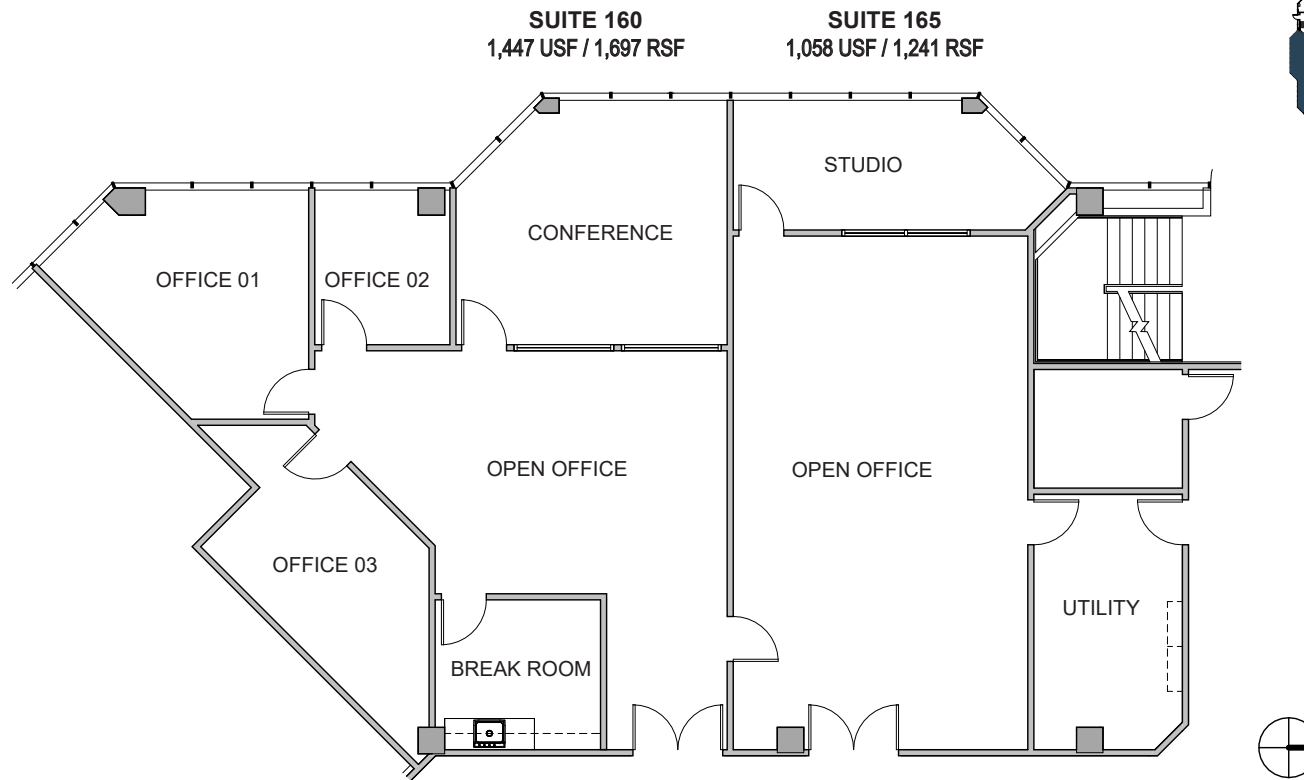
- Ground Floor Space
- Conference Room off Entrance
- Two Executive Offices
- Four Window-lined Offices
- Two Interior Offices
- Break Room with Plumbing
- Storage/IT



1ST FLOOR | SUITE 125

633 RSF

- Former Deli
- Built-in Service Line
- Plumbing
- Small Storage
- Ideal for Food User
- Available Now



1ST FLOOR | SUITES 160 + 165

2,138 RSF

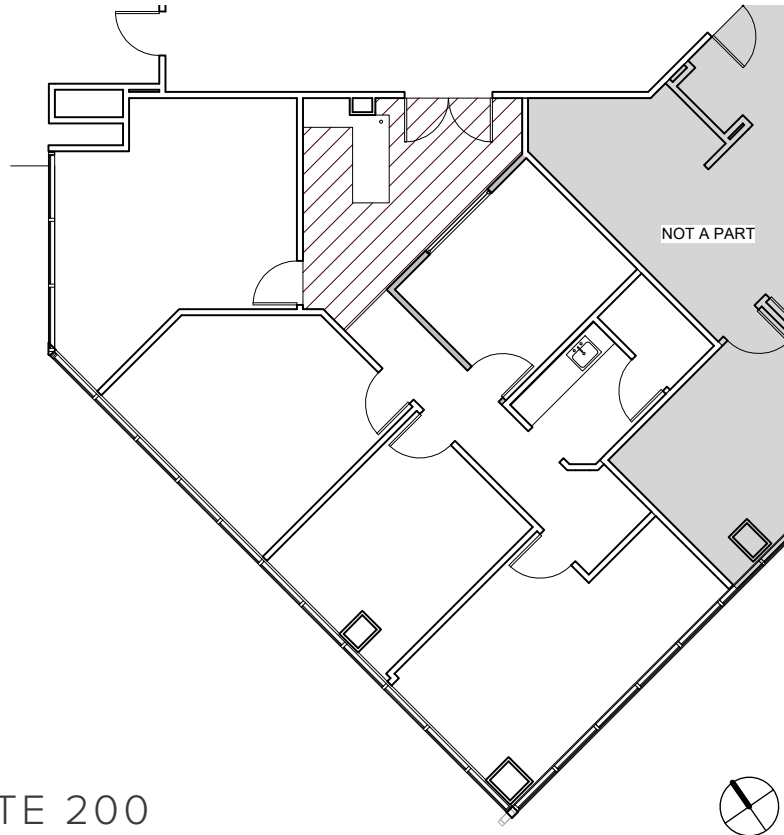
Suite 160:

- High Ceilings Throughout
- 2 Windowed Office
- 1 Interior Office
- Windowed Conference Room
- Break Room
- Bullpen Space

Suite 165:

- High Ceilings
- Open Bullpen
- Studio Office
- Utility Room

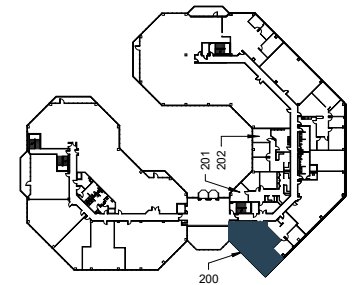
NEW SPEC SUITE



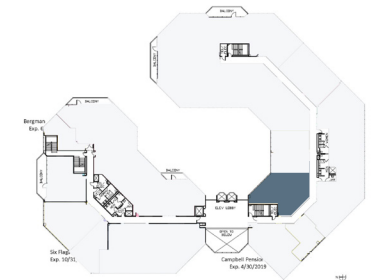
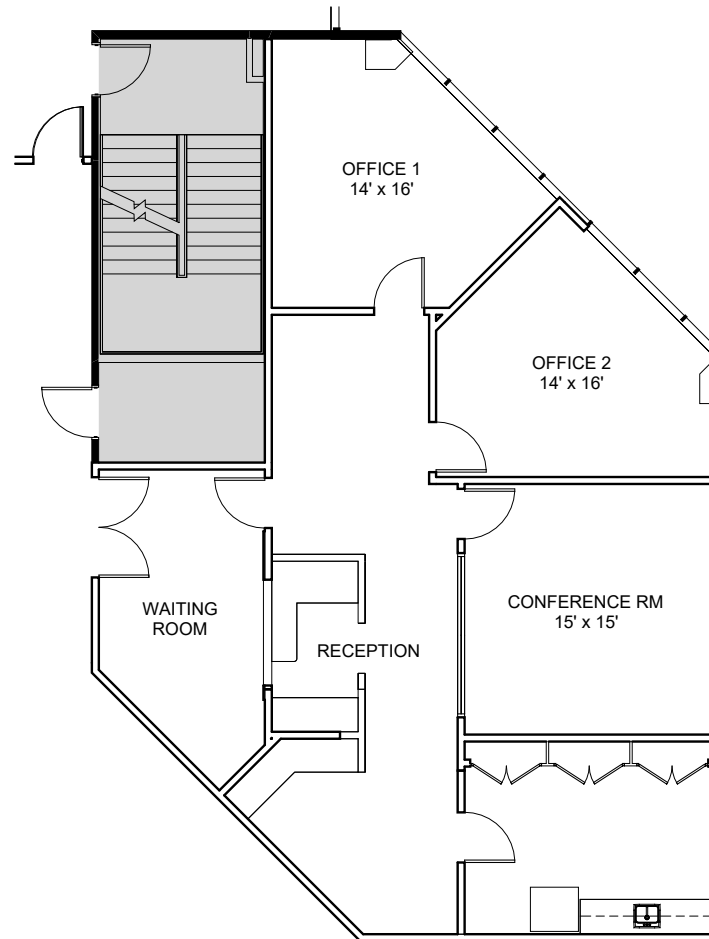
2ND FLOOR | SUITE 200

1,667 RSF

- Located Directly off 2nd Floor Elevator
- Reception Area
- 3 Windowed Offices
- Windowed Conference Room
- Kitchen
- T/Storage Room



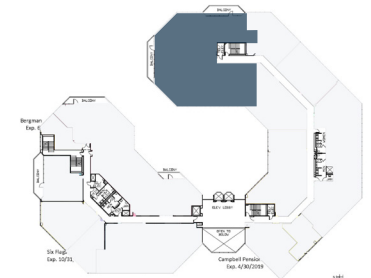
NEW SPEC SUITE



2ND FLOOR | SUITE 201

1,669 RSF

- Waiting Room
- Reception Area
- Conference Room
- 2 Windowed Offices
- Break Room
- Small Storage Cabinets
- Spec Suite
- Available Now



2ND FLOOR | SUITE 205

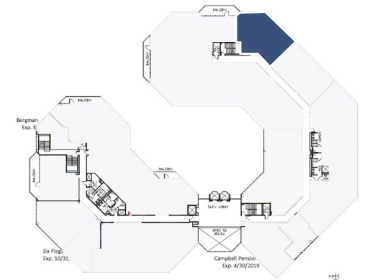
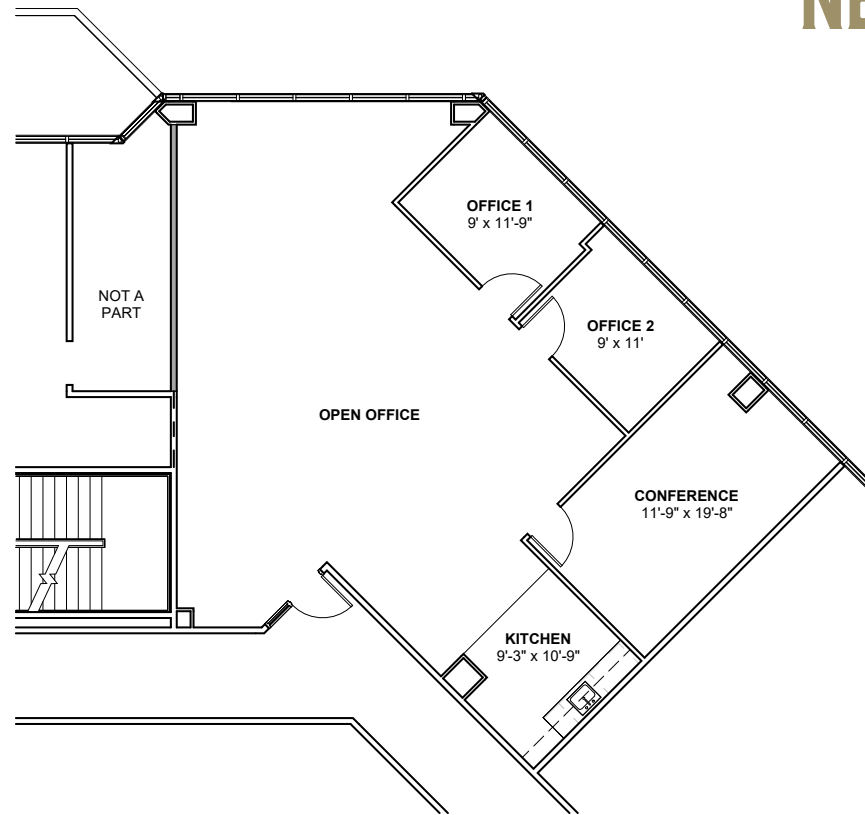
7,513 RSF

* SUITE IS CONTIGUOUS WITH SUITE 208 FOR +/- 9,273 RSF.

** SUITE CAN POTENTIALLY BE DEMISED.

- Reception Area
- Waiting Area
- 3 Offices
- Conference Room
- Kitchen
- Ample Bullpen Space
- 2 Balconies
- Large Storage Area
- Small Storage Area
- Shipping/Receiving Room
- Contiguous with Suite 208
- Suite Can Potentially be Demised
- Kitchen/Break Room
- Available Now

NEW SPEC SUITE

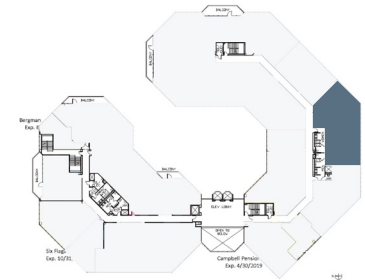
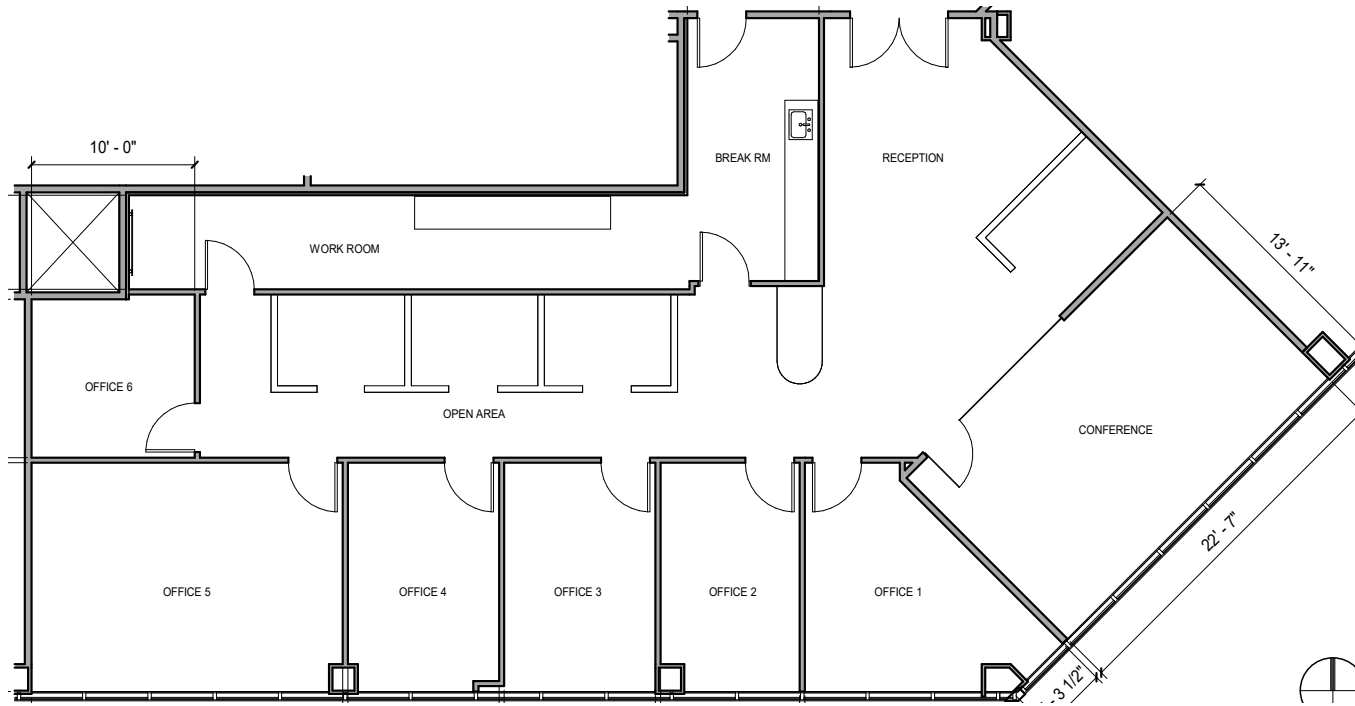


2ND FLOOR | SUITE 208

1,760 RSF

*SUITE IS CONTIGUOUS WITH SUITE 205 FOR +/- 9,273 RSF

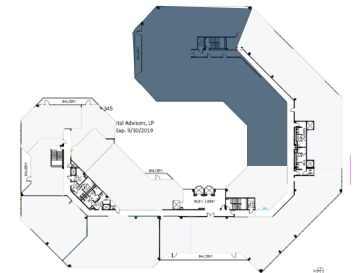
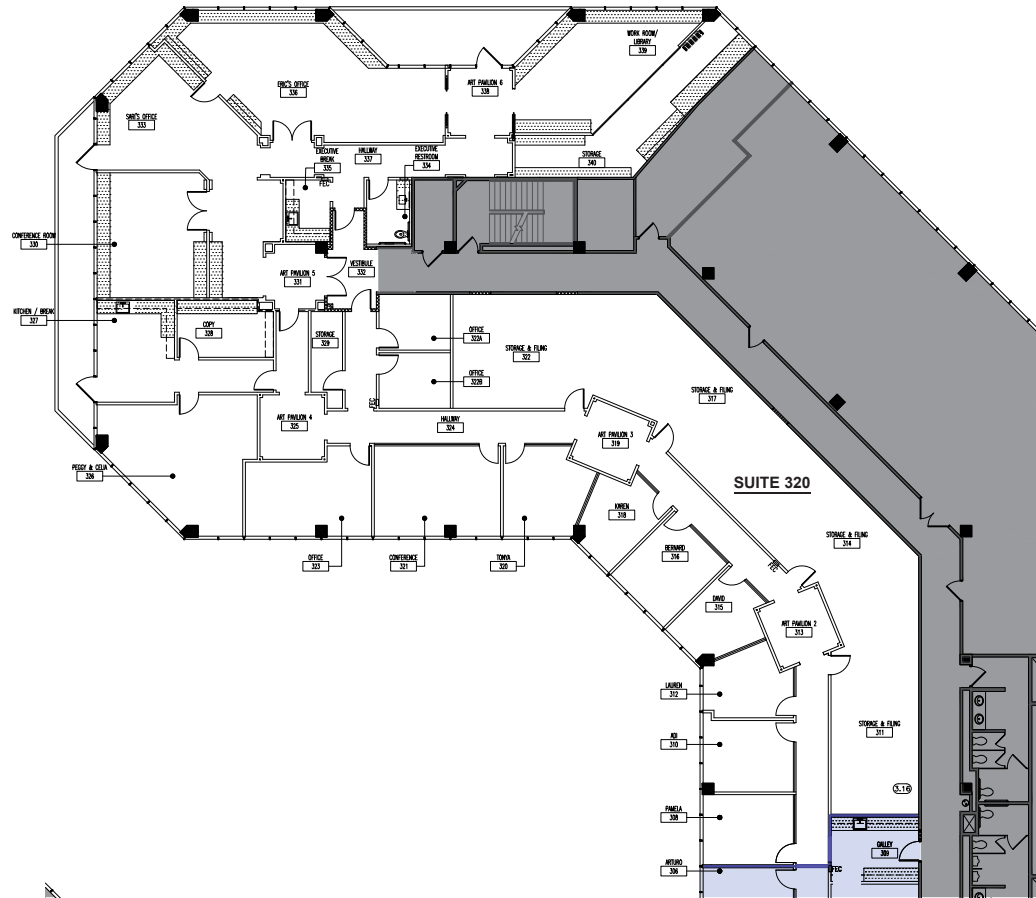
- 2 Windowed Offices
- Conference Room
- Bullpen Area
- Contiguous with Suite 205
- Available Now
- Spec Suite



2ND FLOOR | SUITE 206

2,865 RSF

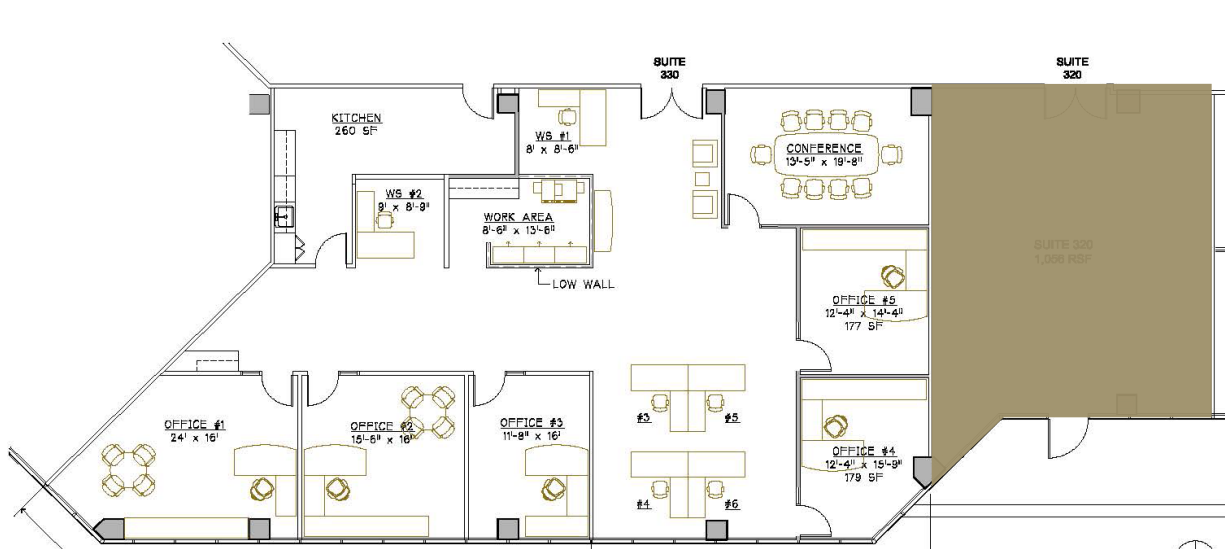
- Reception Area
- Glass Conference Room Off Reception
- 5 Windowed Offices
- Interior Office
- Small Bullpen With Built-in Cubicles
- Break Room
- LED Lights Throughout
- Available Now



3RD FLOOR | SUITE 320

10,328 RSF

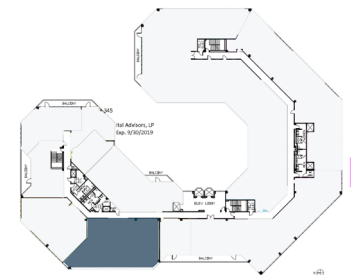
- 14 Private Offices
- Large Executive Office
- Several Conference Rooms
- Three Kitchens
- Library
- Reception Bay
- Several Storage Rooms
- En-suite Restroom

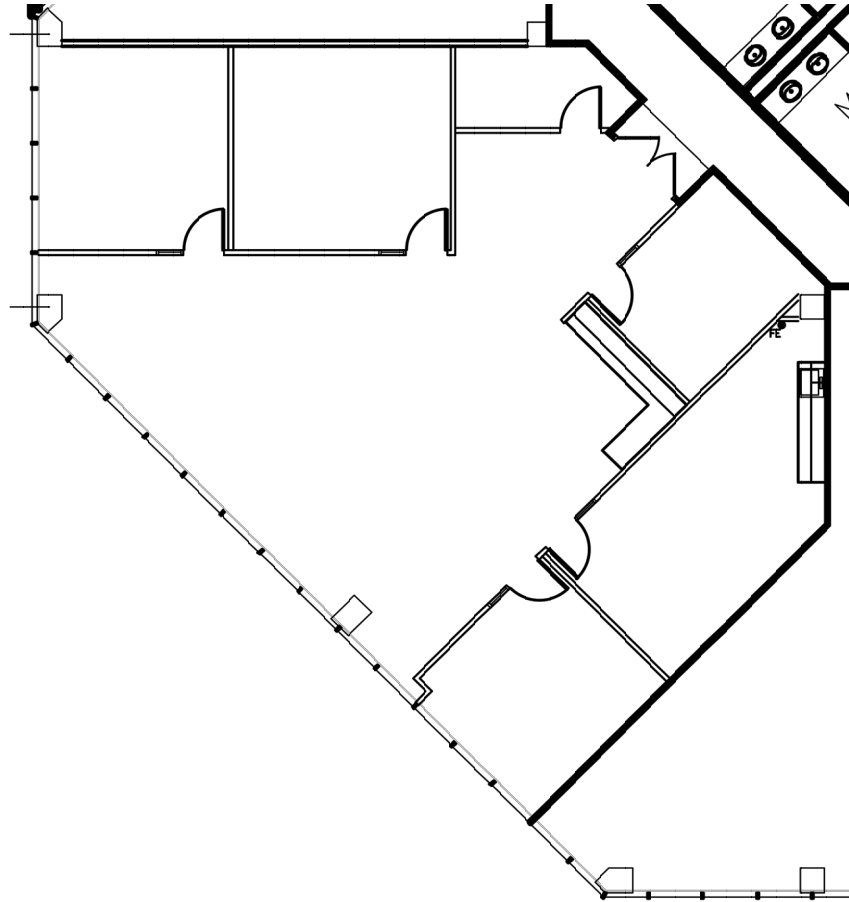


3RD FLOOR | SUITE 330

3,717 RSF

- Reception Area
- Conference Room Off Reception Area
- 4 Windowed Offices
- 1 Interior Office
- Bullpen Space
- Kitchen
- Available Now

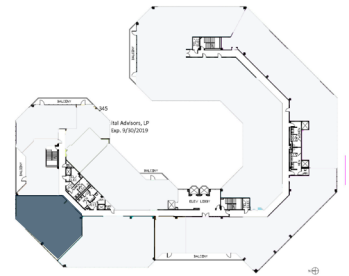


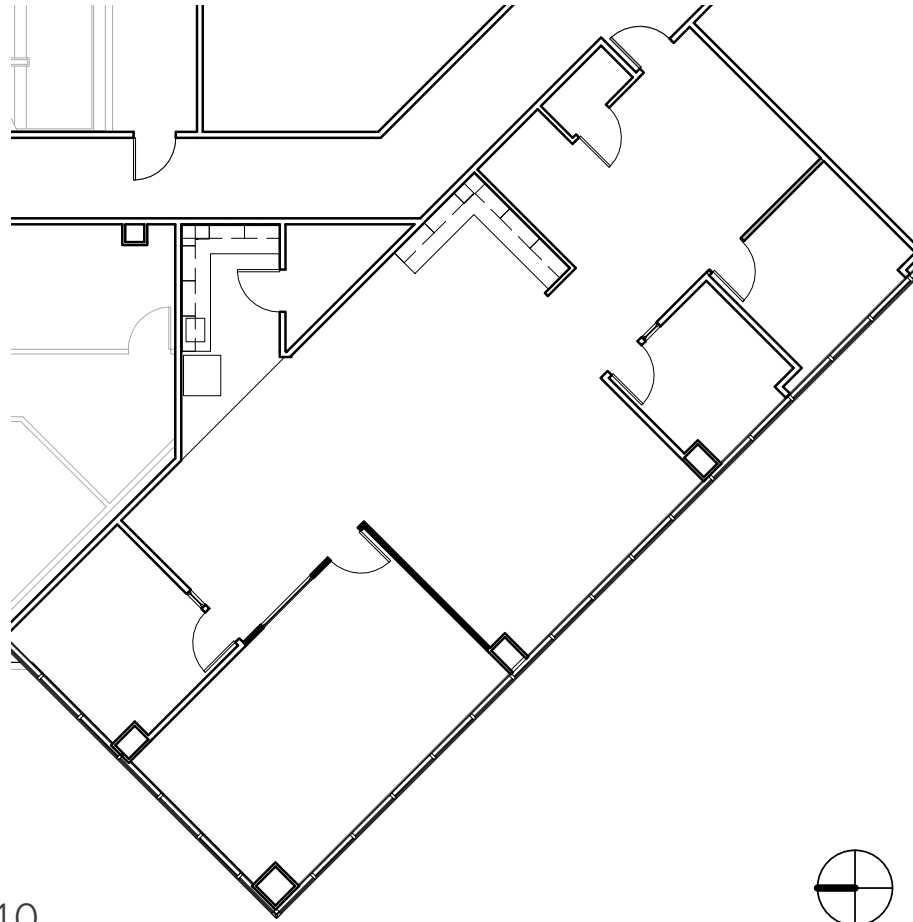


3RD FLOOR | SUITE 355

2,701 RSF

- 3 Offices
- Conference Room
- Storage
- Large Kitchen
- Large Bullpen

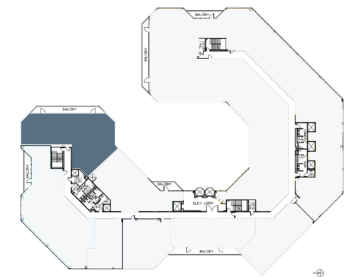
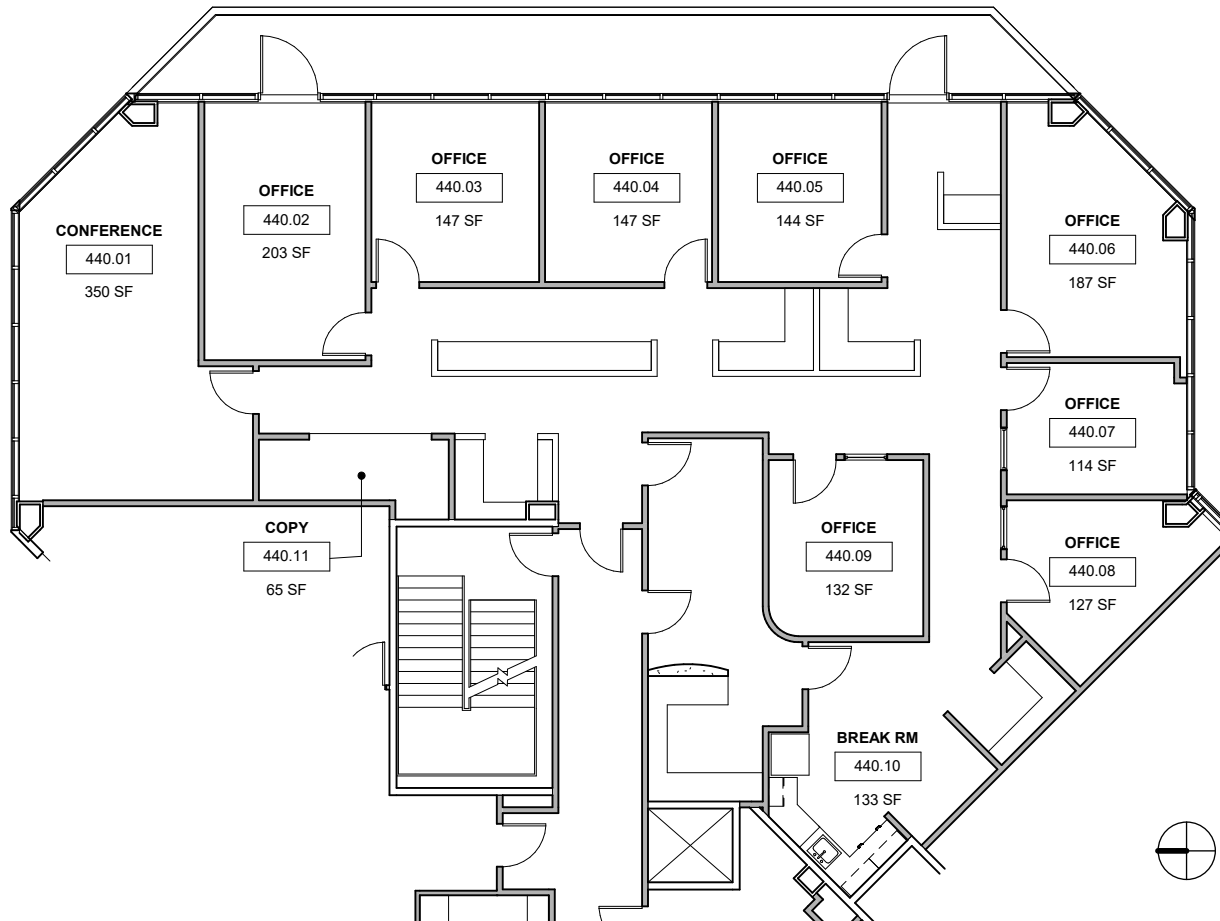




4TH FLOOR | SUITE 410

2,323 RSF

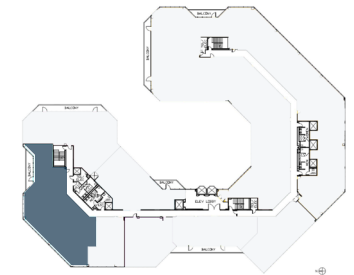
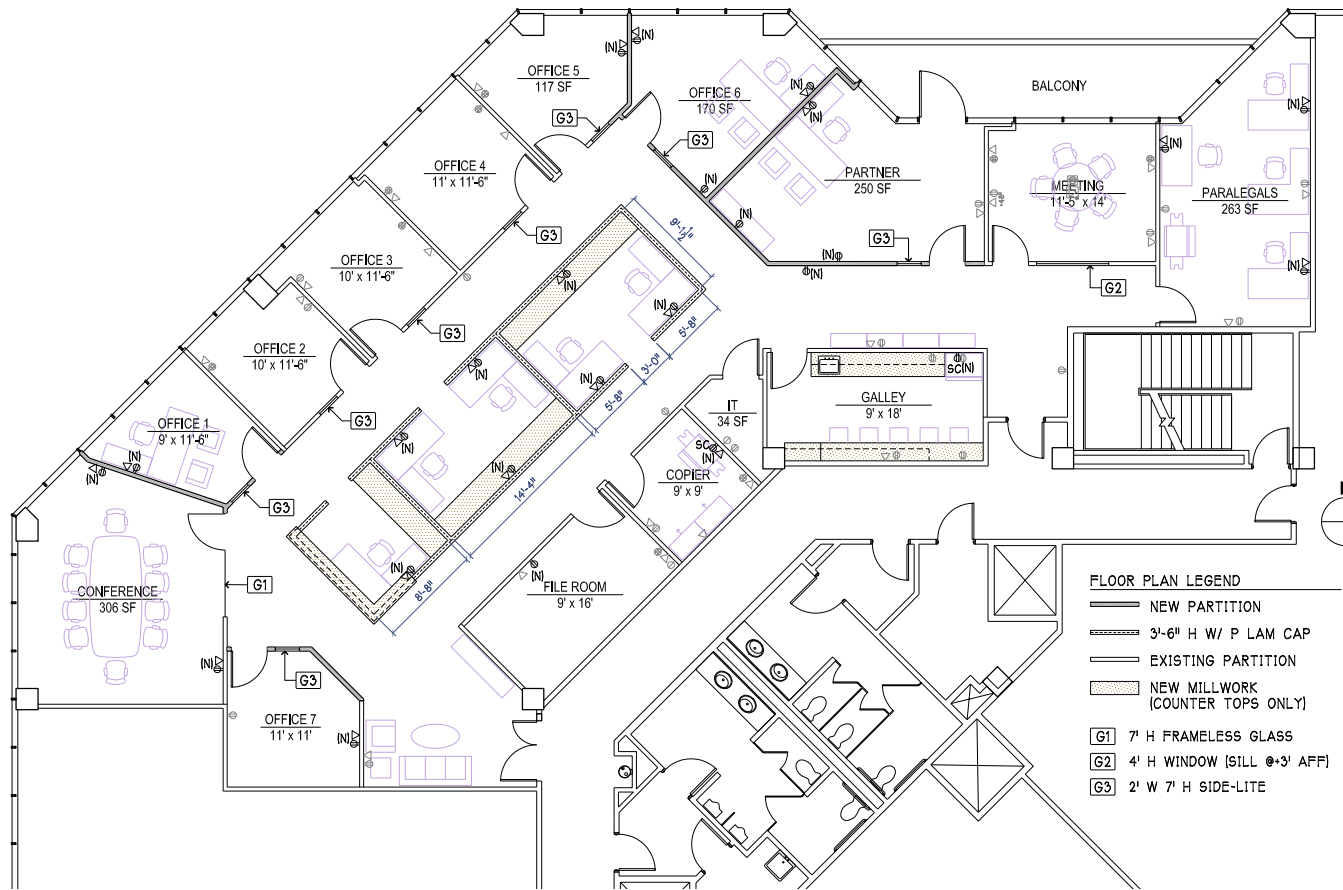
- Spec Suite
- Reception Area
- 3 Windowed Offices
- Large Conference Room
- Bullpen Area
- Kitchenette
- Built-in Cabinetry in Bullpen Area
- Server Room
- Available Now
- Can be made contiguous with Suite 415 for 4,385 RSF



4TH FLOOR | SUITE 440

3,543 RSF *SUITE IS CONTIGUOUS WITH SUITE 450 FOR +/- 8,165 RSF.

- 7 Windowed Offices
- Conference Room
- Interior Office
- Break Area
- Built-in Cubicles
- Copy Room
- Contiguous with Suite 450
- Available Now



4TH FLOOR | SUITE 450

4,622 RSF *SUITE IS CONTIGUOUS WITH SUITE 440 FOR +/- 8,165 RSF.

- Reception Area
- 8 Windowed Offices
- Partner Office with Balcony
- Glass Conference Room
- Built-in Cubicle Space in Bullpen
- Kitchenette
- File Room
- Copy Room
- Contiguous with Suite 440
- Available Now

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