



# Center Promenade

Ventura, CA

**NOW FIBER/CABLE READY**

**Center Promenade** is a seven-building office campus totaling **180,576 square feet**. The campus offers a unique park like setting with efficient floor plates that can accommodate office users of all sizes. In addition, the property is conveniently located to a number of amenities including the Victoria Plaza, **Ventura Gateway Center** and **Pacific View Mall**. Center Promenade is located just east of the Ventura County Government Center with immediate access to the Ventura (101) and Santa Paula (126) Freeways.

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6401 Telephone Rd :: 6633 Telephone Rd :: 6477 Telephone Rd :: 6555 Telephone Rd  
1001 Partridge Drive :: 1000 South Hill Rd :: 1050 South Hill Rd

**CBRE**

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- Financially secure ownership
- Responsive on-site property management
- Superior customer collaboration
- Brokerage friendly approach
- Dedicated to providing the highest level of service

## Highlights:

- Fiber/Cable ready Business Park
- Responsive on-site property management
- Adjacent to the Ventura County Government Center.
- 12 acres of business activity
- Close proximity to amenities and retail establishments
- Centrally located on Telephone Road, with easy access to the Ventura (Hwy 101) and Santa Paula (126) Freeways



## The Center Promenade

# Availabilities:

6633 Telephone Rd	SF	Contiguous To	Rate	Available	Notes
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Suite 110	5,144 SF		\$2.60 FSG	Now	
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1000 South Hill Rd	SF	Contiguous To	Rate	Available	Notes
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Suite 111	811 SF		\$2.60 FSG		
Suite 112	1,202 SF		\$2.60 FSG	8/1/25	
Suite 116	3,365 SF		\$2.60 FSG		

1001 Partridge Drive	SF	Contiguous To	Rate	Available	Notes
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Suite 200	3,201 SF		\$2.60 FSG	Now	Shell Condition
Suite 205	1,700 SF		\$2.60 FSG	Now	
Suite 230	1,842 SF		\$2.60 FSG	Now	Shell Condition
Suite 370	705 SF		\$2.60 FSG	Now	

6477 Telephone Rd	SF	Contiguous To	Rate	Available	Notes
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Fully Leased

6555 Telephone Rd	SF	Contiguous To	Rate	Available	Notes
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Suite 3	1,114 SF		\$2.60 FSG	Now	
Suite 5	1,738 SF		\$2.60 FSG	Now	
Suite 6	1,162 SF		\$2.60 FSG	Now	3 Private Offices

6401 Telephone Rd	SF	Contiguous To	Rate	Available	Notes
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Fully Leased

1050 South Hill Rd	SF	Contiguous To	Rate	Available	Notes
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Fully Leased

# 6633 TELEPHONE RD

## FIRST FLOOR



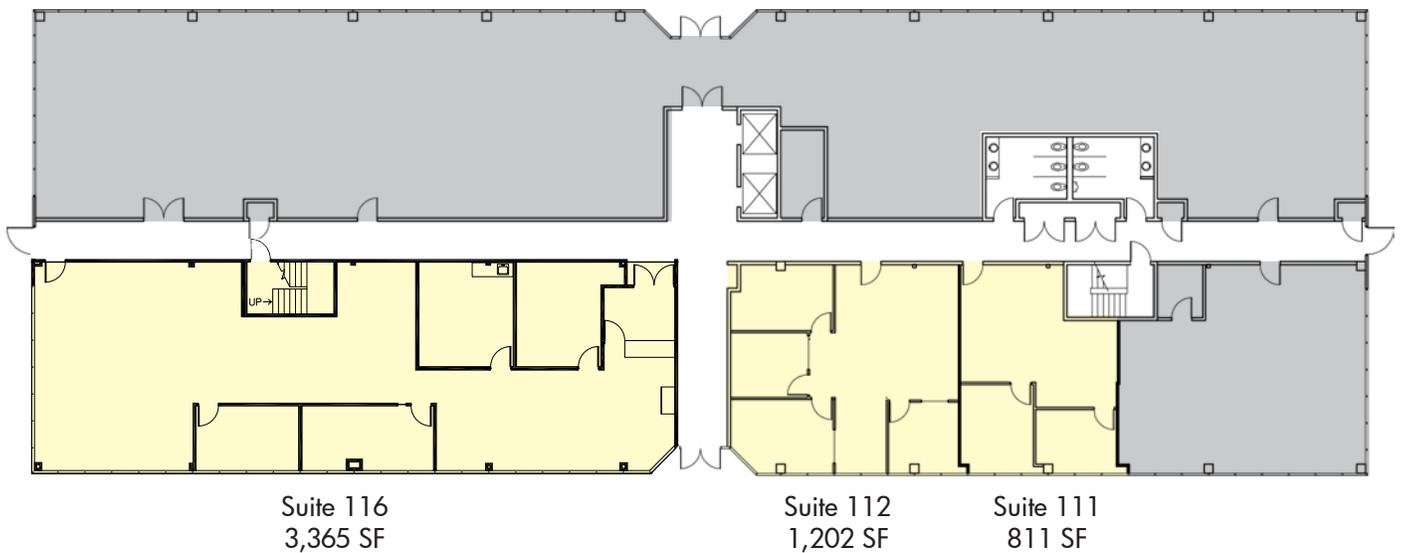
■ AVAILABLE    ■ LEASED

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# 1000 SOUTH HILL RD

## FIRST FLOOR



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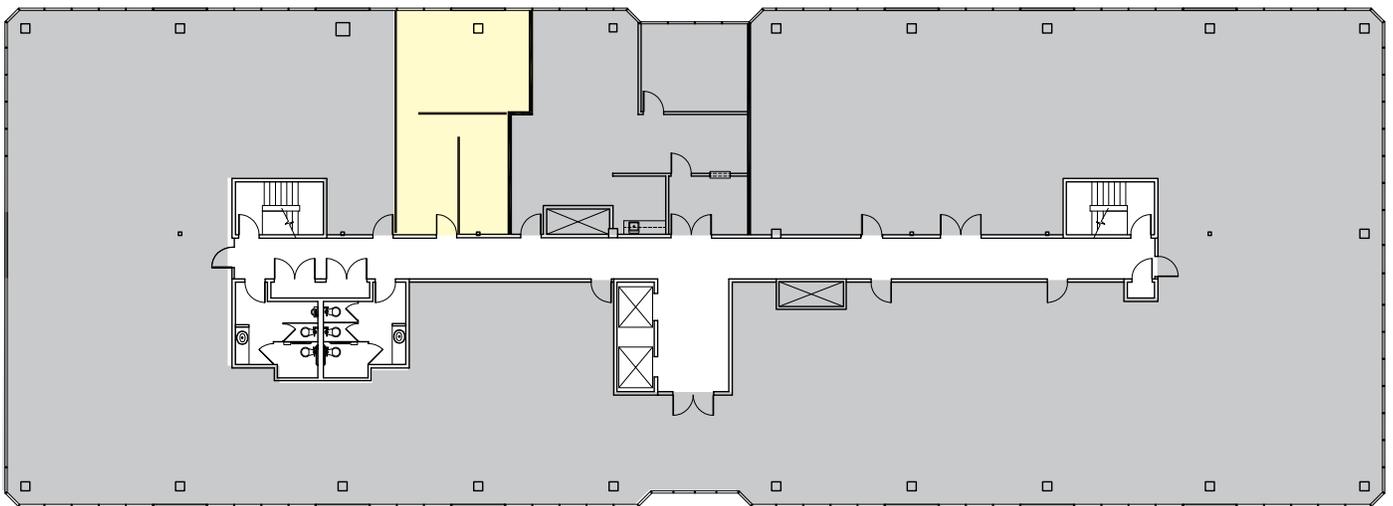
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# 1001 PARTRIDGE DR

## THIRD FLOOR

Suite 370  
705 SF



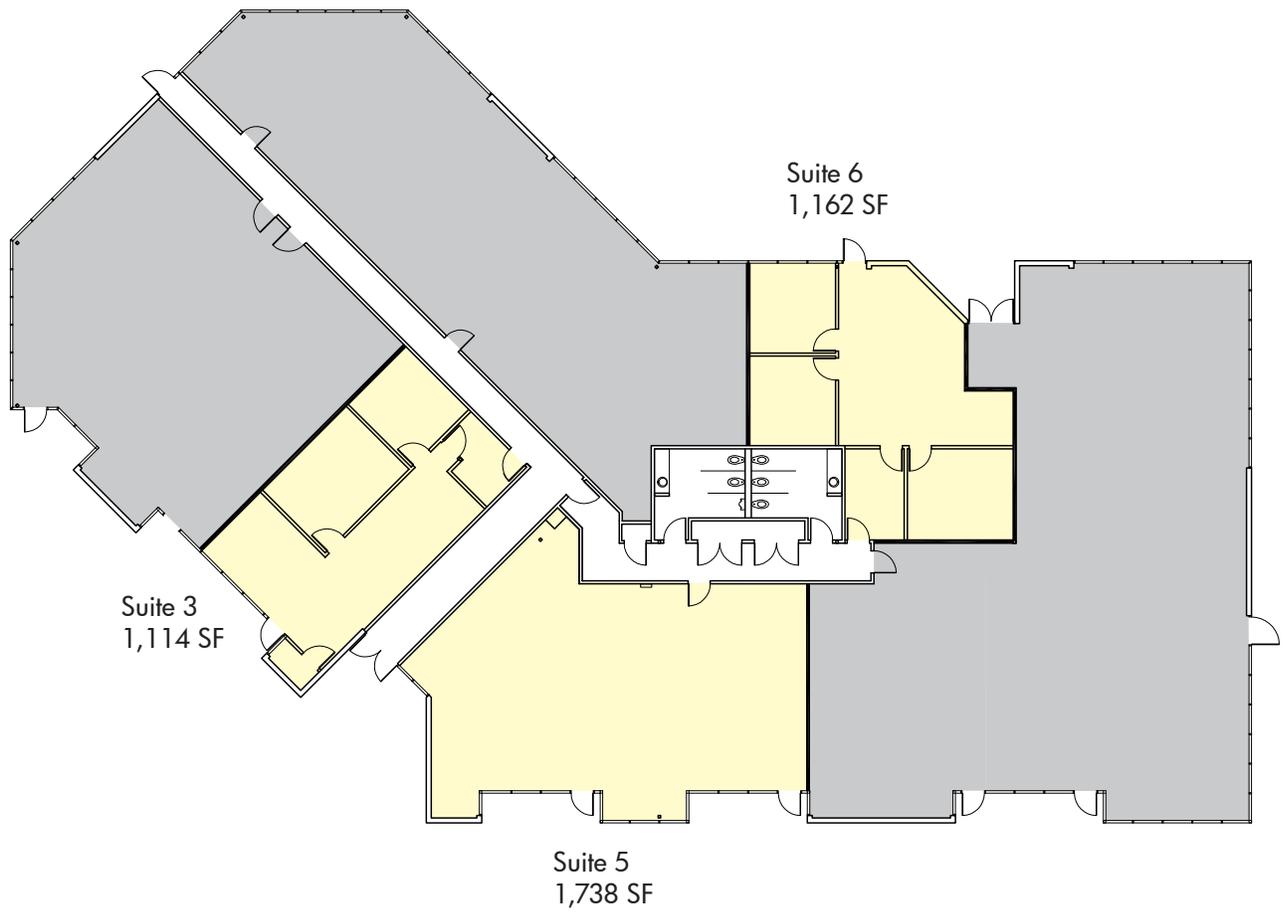
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# 6555 TELEPHONE RD

## FIRST FLOOR



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## CONTACT US

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