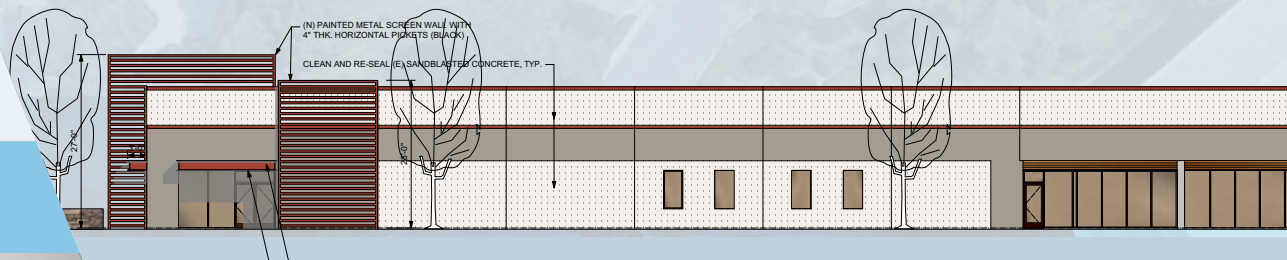


FOR LEASE

1280 & 1290 Rancho
Conejo Blvd.
THOUSAND OAKS | CALIFORNIA

Two Highly
Improved Industrial
/ R&D Facilities
Totaling 62,640 SF
(33,652 SF and 28,988 SF)

*New Building Facade
to be Completed 2018*



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FOR LEASE 1280 & 1290 Rancho Conejo Blvd.

Thousand Oaks // California



Two highly improved Industrial / R&D buildings - 33,652 SF and 28,988 SF



Divisible - occupy one building or both - 28,988 SF, 33,652 SF or all 62,640 SF



Significant upgrades to exterior and interior of buildings



4:1,000 parking ratio! Up to 248 stalls available



Heavy power: 3,000 Amp and 800 Amp panels, 277-480 Volts



Less than 1 mile from 101 Freeway



25 minutes from San Fernando Valley



Ground level and dock high loading



Professionally owned and managed by First Industrial Realty Trust (NYSE: FR)



THE PROPERTY

- Ideal Rancho Conejo street frontage with great identity
- No mezzanine!
- High quality improvements, open bullpen environment with high ceilings (up to 17-feet!) and perimeter offices
- Flexible layouts - office to suit!
- Large lunchrooms and outdoor seating areas
- Five ground level loading doors and three dock high doors
- Abundance of retail amenities within one mile

OFFERING

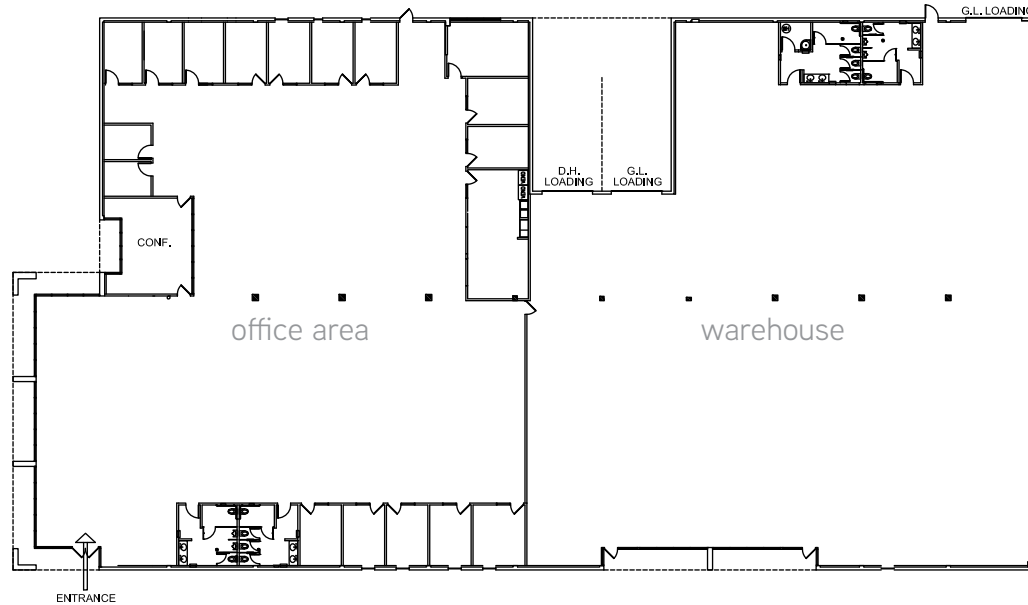
- 1280 Rancho Conejo (33,652 SF): \$32,978.96 NNN per month (\$0.98 per square foot)
- 1290 Rancho Conejo (28,988 SF): \$28,408.24 NNN per month (\$0.98 per square foot)
- 1280 & 1290 Rancho Conejo (62,640 SF): \$61,387.20 NNN per month (\$0.98 per square foot)

FOR LEASE 1280 & 1290 Rancho Conejo Blvd.

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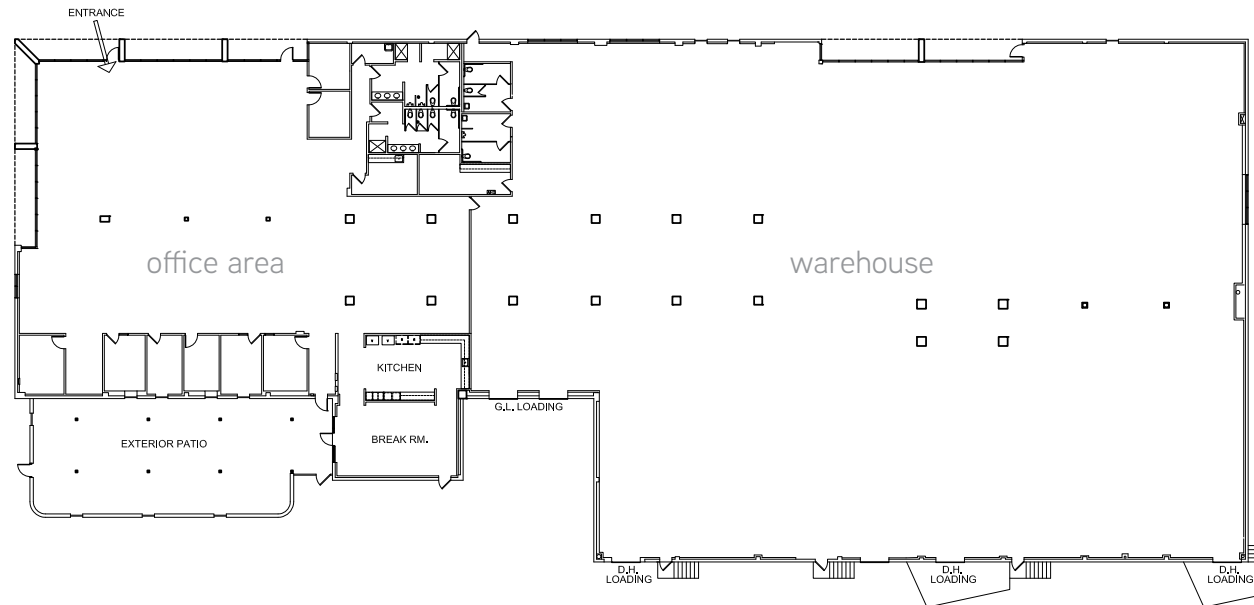
**1290 Rancho Conejo Blvd.
28,988 SF**

- Shown layout includes 14,009 SF office and 14,979 SF warehouse
- Modifications available to suit

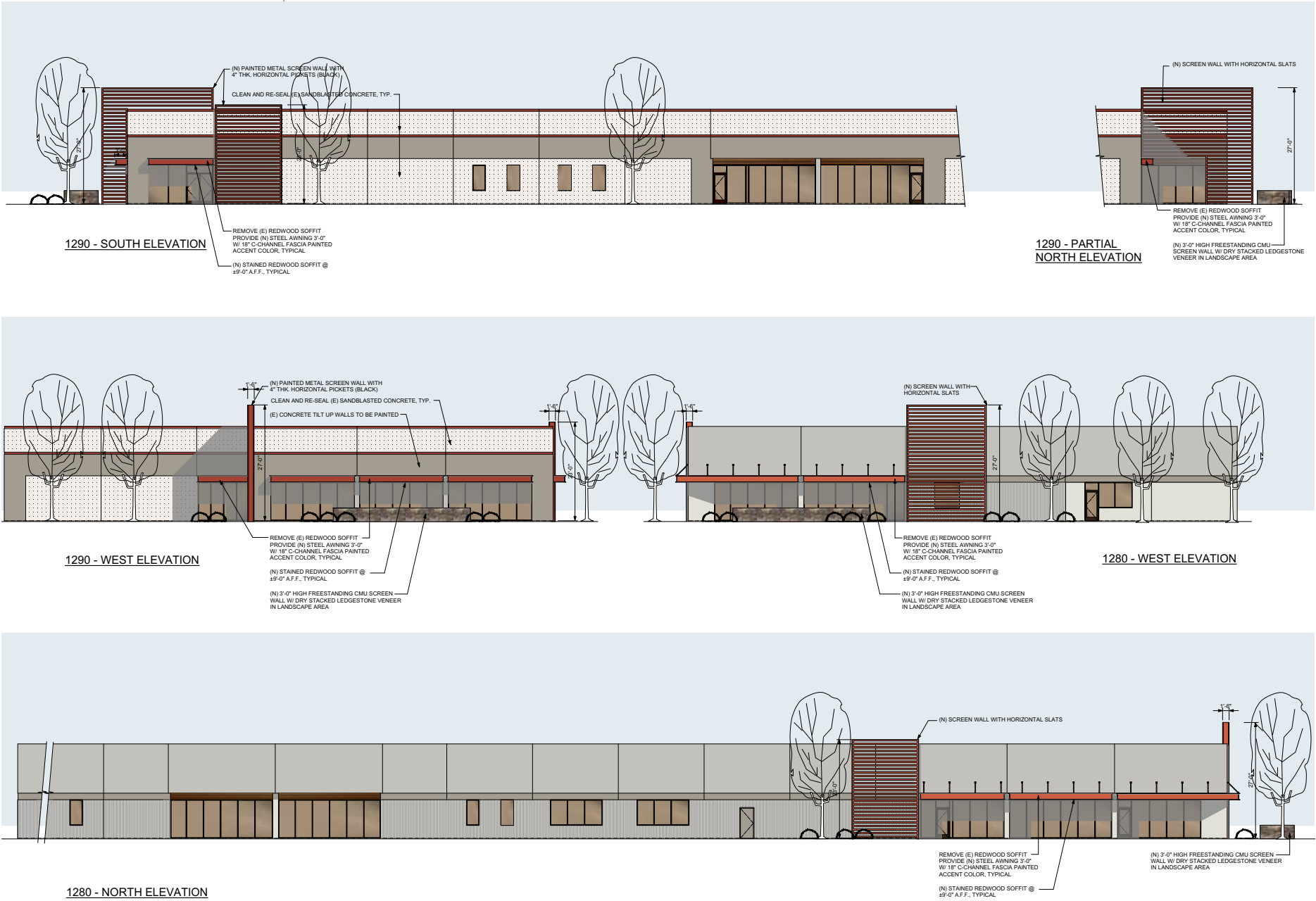


**1280 Rancho Conejo Blvd.
33,652 SF**

- Shown layout includes 10,835 SF office and 22,817 SF warehouse
- Modifications available to suit



Updated Elevations - To Be Completed in 2018



FOR LEASE 1280 & 1290 Rancho Conejo Blvd.

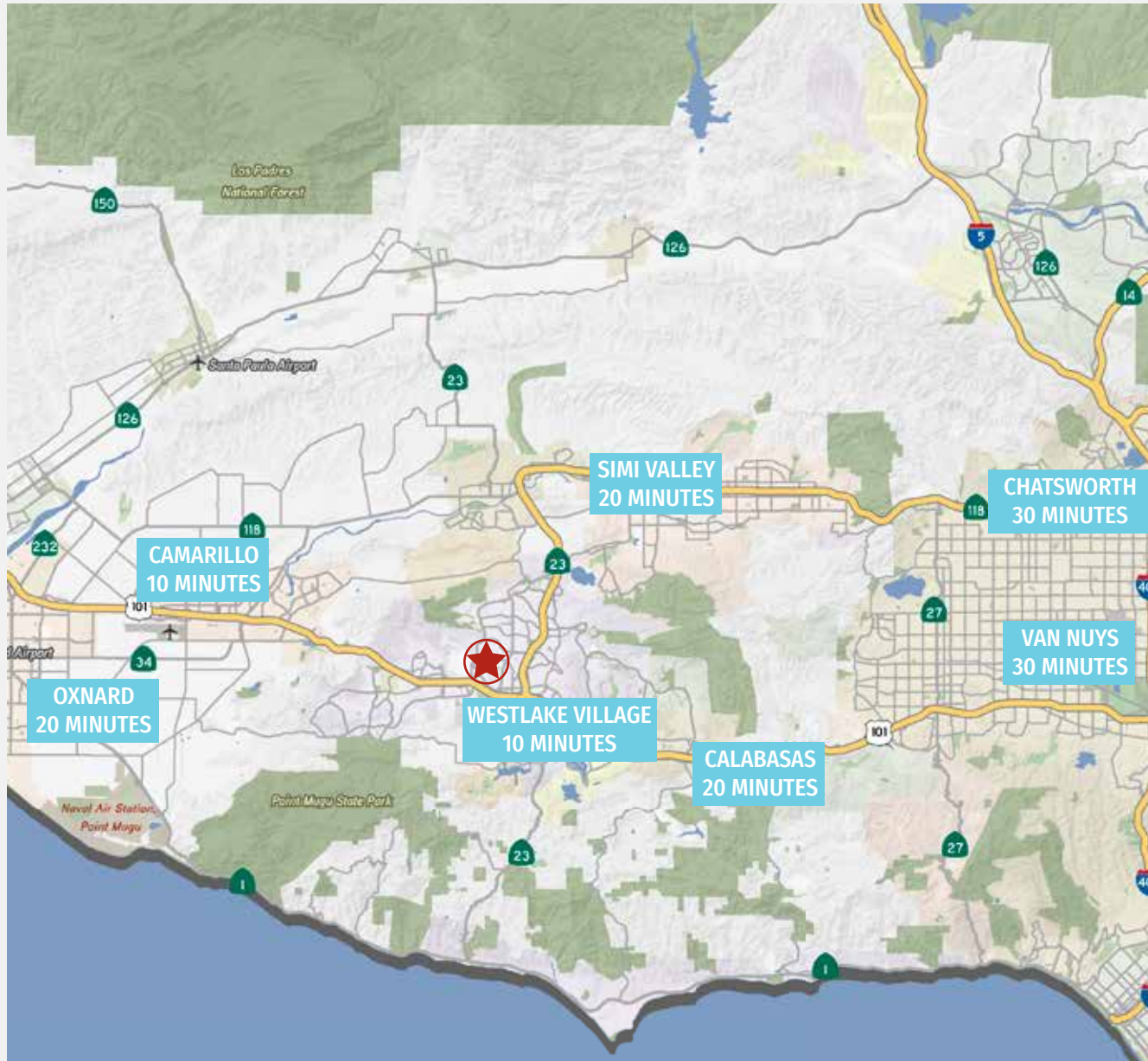
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THE CITY OF THOUSAND OAKS IS AN IDEAL LOCATION FOR YOUR BUSINESS. OTHER COMPANIES THAT CALL THOUSAND OAKS HOME INCLUDE:

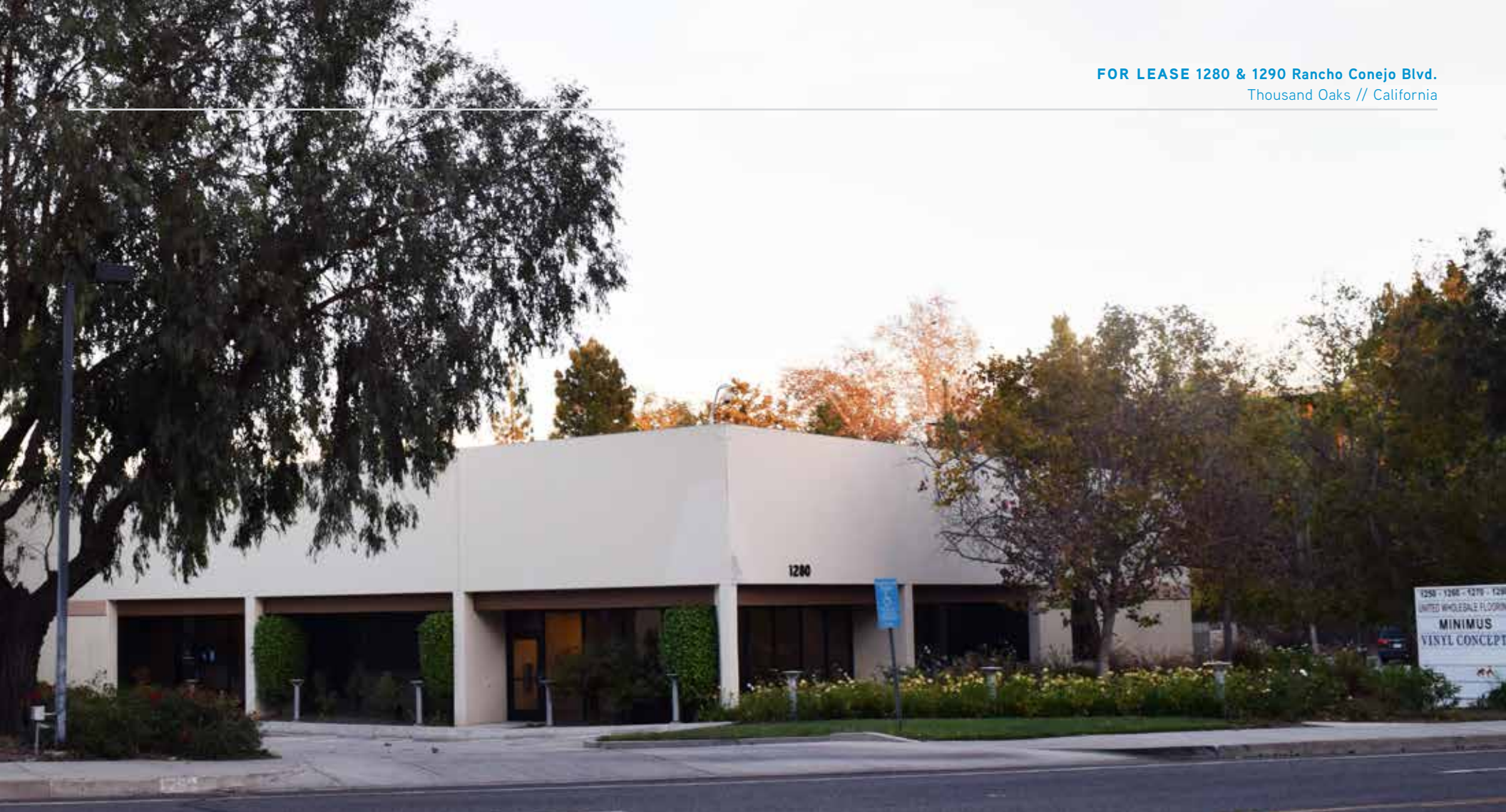
- Amgen
- Anthem Blue Cross
- Arconic
- Atara Biotherapeutics
- BMW Design Works
- Cosmetic Technologies
- EMCOR
- Ferguson Enterprises
- Frontier Communications
- Helmet House
- LAC Group
- Land O' Lakes
- McKesson Corporation
- Pacific Sales
- Sage Publications
- Sensata Technologies
- Shire
- Skyworks Solutions
- Spectrum Cable
- Superior Pool Products
- Tecom Industries
- UPS

Thousand Oaks // California



| | |
|---------------------------|------------|
| Hollywood Burbank Airport | 39.1 miles |
| LAX International Airport | 46.2 miles |
| Downtown Los Angeles | 46.5 miles |
| Port of Los Angeles | 64.2 miles |
| Port of Long Beach | 65.8 miles |
| 101-23 Interchange | 4.1 miles |
| 101-405 Interchange | 28.4 miles |
| 405-I 10 Interchange | 38.0 miles |
| Downtown Santa Barbara | 51.2 miles |

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