

ANTICIPATED COMPLETION
1st QUARTER 2026

PATRIOT PROFESSIONAL PLAZA

FOR SALE OR LEASE

MOORPARK, CA 93021

**FREE-STANDING
PROFESSIONAL & MEDICAL
OFFICE BUILDINGS
2,873 - 4,965 SF**



LEE & ASSOCIATES

GRANT FULKERSON, SIOR

Principal
818.304.4956
gfulkerson@lee-re.com
www.fulkerson-re.com
License ID # 01483890

MICHAEL TINGUS

Principal
818.223.4380
mtingus@lee-re.com
www.miketingus.com
License ID # 01013724

AARON GUERRERO

Principal
818.444.4929
aguerrero@lee-re.com
License ID # 01768375

A Joint Venture of



**MARTIN TEITELBAUM
CONSTRUCTION**

In collaboration with the Cassar Family

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. CID #01191898



Walking distance to numerous retail amenities



Immediate Access to 118 & 23 freeways



No common restrooms, lobbies, & corridors



Energy efficient project meeting current code requirements



Neighbors Include:

- Los Robles Hospital Imaging Center
- DaVita Dialysis
- Moorpark Comprehensive Medical Center

FOR SALE

Address	Size	Sale Price (PSF)	Sale Price (Total)
810 Patriot Drive	2,873	\$725	\$2,082,925
840 Patriot Drive	4,497	\$705	\$3,170,385
850 Patriot Drive	4,863	\$715	\$3,477,045

FOR LEASE

Address	Size	Lease Rate (PSF NNN)	Leasing Improvement Allowance
800 Patriot Drive	3,629	\$2.95	\$75.00 PSF
820 Patriot Drive	4,668	\$2.85	\$75.00 PSF
830 Patriot Drive	4,965	\$2.85	\$75.00 PSF
860 Patriot Drive	3,460	\$2.85	\$75.00 PSF



Patriot Dr

...or Pkwy



FOR LEASE

800

FOR SALE

810

FOR LEASE

830

FOR SALE

820

850

FOR LEASE

840

FOR SALE

860

FOR LEASE

AMENITIES



PATRIOT PROFESSIONAL PLAZA MOORPARK, CALIFORNIA





PATRIOT PROFESSIONAL PLAZA



MOORPARK • CALIFORNIA



LEE & ASSOCIATES

A Joint Venture of



MARTIN TEITELBAUM
CONSTRUCTION, INC.

In collaboration with the Cassar Family

GRANT FULKERSON, SIOR

Principal
818.304.4956
gfulkerson@lee-re.com
www.fulkerson-re.com
License ID # 01483890

MICHAEL TINGUS

Principal
818.223.4380
mtingus@lee-re.com
www.miketingus.com
License ID # 01013724

AARON GUERRERO

Principal
818.444.4929
aguerrero@lee-re.com
License ID # 01768375