

450 AMERICAN ST.

OWNER / USER OPPORTUNITY | SIMI VALLEY, CA 93065 | ±132,071 SF TO ±209,404 SF

CORPORATE OFFICE / FLEX / INDUSTRIAL



OFFERING MEMORANDUM



FEDER & ASSOCIATES
COMMERCIAL REAL ESTATE
SERVICE BEYOND EXPECTATION®



CONTENTS



peakcommercial.com
DRE# 01985275

01 Offering

- Offering Summary
- Property Highlights
- Leasing Highlights
- Property Specifications

02 Floorplans

- As Is Floorplan
- Configuration Option
- Site Plan

03 Aerials & Maps

- Aerial View
- Map Location

04 Location Overview

- Location Overview
- Location Amenities

05 GALLERY

- Interior Gallery
- Exterior Gallery

06 Company Profile

- Company Profile

Exclusively Marketed by:

RON FEDER

SENIOR MANAGING DIRECTOR

(818) 222-0404

RFEDER@RJFEDER.COM

DRE# 00983855

BROOKE FEDER-KENRICK

COMMERCIAL AGENT

(818) 451-3636

BKENRICK@RJFEDER.COM

DRE# 02199320



FEDER & ASSOCIATES
COMMERCIAL REAL ESTATE
SERVICE BEYOND EXPECTATION®

5900 Canoga Avenue, Suite 110, Woodland Hills, CA 91367

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

A photograph of a modern office interior, featuring a wide staircase on the left and rows of cubicles on the right. The image is overlaid with a semi-transparent blue filter. The text "THE OFFERING" is centered in the middle of the image in a large, white, sans-serif font.

THE OFFERING

450 AMERICAN ST. SIMI VALLEY, CA 93065

THE OFFERING

THE OFFERING

RJ Feder & Associates is pleased to present 450 American, an exceptional owner/user opportunity in Simi Valley, California. This ±209,404 SF property, which has not been offered as an owner/user space since Countrywide took the building over 20 years ago, this property is now available for lease offering flexibility for tenants seeking a well-positioned and highly functional space.

LEASING OPPORTUNITY RJ Feder & Associates will be handling leasing inquiries. This prime offering provides a rare opportunity for an owner/user to establish their operations in a well-positioned and highly accessible commercial facility.

PROPERTY HIGHLIGHTS:



Versatile Space:

Originally built as an industrial facility and later converted into an office, 450 American offers flexibility for multiple uses.



Ideal Location:

Located in Simi Valley, with excellent freeway access and strong local demographics.



High Parking Ratio:

Generous parking at 5.5 spaces per 1,000 RSF, including 585 structured parking stalls.



Modern Infrastructure:

Features include high clear heights, advanced HVAC, and redundant fiber infrastructure.



New Architectural Plans:

In development to support industrial conversions.

LEASING HIGHLIGHTS

This property presents a rare opportunity for companies seeking a large-scale corporate office or industrial facility with significant office support space in a prime Simi Valley location.

Please see below configuration example

±Building SqFt	±209,404 RSF (BOMA 2017)
Site Area	±545,294 SF/12.52 Acres
Stories	2
Year Built	1990 / 2000
Parking Spaces	1,125 Total
APN#	615-0-500-015,025,035,045
Zoning	BP-SP(Business Park)

SALE OPPORTUNITY

Please contact **Anvers Capital Partners** for **Sale Offering**.

DAVID MEIR

Managing Partner

(818)633-5333

DAVIDM@PEAKCOMMERCIAL.COM

DRE# 00877523

JACK MINASSIAN

Managing Partner

(818) 462-3007

JACKM@PEAKCOMMERCIAL.COM

DRE# 01279434



PROPERTY SPECIFICATIONS

PROPERTY	SPECIFICATIONS
Foundation	Foundation consists of conventional shallow pad footings founded in a minimum 24" below grade.
Superstructure	Exterior walls are painted site-case, tilt-up concrete containing insulated ribboned glazing in anodized aluminum frames.
Windows	Windows are aluminum-framed 1" insulated fixed units with tinted glazing. The windows at the main entrances of the building are standard aluminum frames and tempered vision glazing.
Skylights	The building is equipped with sixteen(16) pyramid shaped skylights
Exterior Doors	The building is provided with a single main lobby entrance at the southwest corner of the building. The entrance includes a single set of double-leaf aluminum framed glass doors leading into the lobby which is equipped with a security area with electronic turnstiles and security desk. The main lobby doors are clear anodized aluminum and glass with fixed sidelights.
Roof	The roof, installed in 2000, is a fully-adhered, Thermoplastic single-ply membrane roof system over a laminated-wood-beam, light-colored panelized system with plywood deck and steel columns..
HVAC	The HVAC system consists of original water-cooled package air handler units at each floor; eight 80-ton units, one 65-ton unit, and one 35-ton unit. Heat rejection for the AC units is provided by two Evapco two-cell 400-ton steel casing fluid coolers (closed loop cooling tower) with stainless steel basin and VFD fans. Heating to coils at perimeter VAV boxes is provided by two gas-fired Ray Pakhot water boilers. A Trane Tracer energy management system is provided for HVAC controls.

PROPERTY SPECIFICATIONS

PROPERTY	SPECIFICATIONS
Electrical System	Southern California Edison (public utility) provides underground electrical service to a pad-mounted transformer near the northeast corner of the building, with a total power supply of 6,800 Amps (2 x 2,000A, 1 x 1,600A, 1 x 1,200A) and 3.6MW capacity, distributed through the main electrical switchgear on the first floor.
Elevators	Two (2) passenger hydraulic elevators with 3,500 lbs. capacity each and one (1) passenger elevator in the parking garage with 5,000 lbs. capacity.
Security	Includes extensive closed-circuit television systems, magnetic card access control, and continuous 24-7 staffed personnel.
Fire Life & Safety	Automatic wet-pipe sprinkler system throughout.
Signage	Property monument sign is located at the corner of Madera Road and the entry drive. There are two (2) Bank of America logo signs on the north and south sides of the building above each major pedestrian entrance.
Bathrooms	There are men's and women's bathrooms on each floor. Each facility has ceramic tile walls and floors with dual sinks and polished granite counter tops. Several suites have private restroom facilities.
HVAC	One Trane 40 ton cooling unit per floor including an Ingersoll Rand air compressor and refrigerated air dryer, Paco condenser pumps and Raypak boiler.
Electrical	120/208, 480 volt, 3 phase, 4-wire electric power.
Fire / Life / Safety	Edwards fire control system with automatic wet fire sprinklers using upright semi-recessed heads.
Emergency Power	One (1) ONAN 1,100 KW generator, powered by diesel. Data systems are supported by LiebertUninterrupted power system rated at 625 KVA. The generator is supported by belly tanks.
Elevators	Two 3,500 lb. Dover hydraulic passenger and freight elevators.

A photograph of a modern office interior, featuring a wide staircase with a glass railing on the left and rows of cubicles on the right. The ceiling has a grid of recessed lights. The entire image is overlaid with a semi-transparent blue filter.

FLOORPLANS

450 AMERICAN ST. SIMI VALLEY, CA 93065

FLOORPLAN- AS IS



First Floor
112,132 SF

-  BUILDING SERVICE AREA
-  FLOOR SERVICE AREA
-  VERTICAL PENETRATION
-  USABLE INCLUDED

FLOORPLAN- AS IS



AS IS OPTION

THE OFFERING

450 American St is a ±209,404 SF Class A corporate office campus offering a premier owner/user or corporate headquarters opportunity in Simi Valley, CA. Featuring modern infrastructure, abundant parking (5.5/1,000 RSF), and high-end office finishes, the property is designed to support a dynamic business environment.

Advantage- The property has not been offered for owner/user use in over 20 years, making this a rare and strategic opportunity.

BREAKDOWN:

With extensive open workspaces, private offices, conference rooms, cafeteria, and high-speed fiber connectivity, this property is ideal for companies seeking a turnkey corporate office solution in a strategic, well-connected location. Excellent freeway access, a strong local workforce, and a pro-business environment make this a rare opportunity to establish or expand corporate operations in Ventura County.



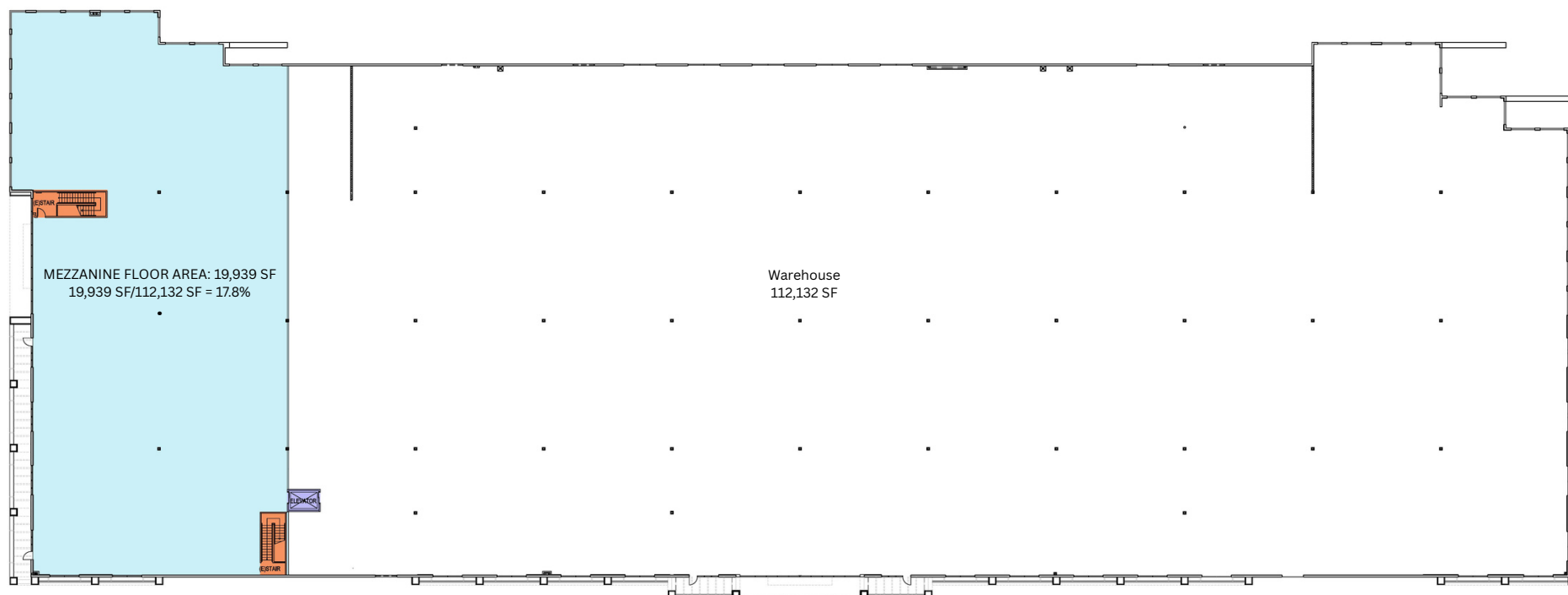
CONFIGURATION OPTION

THE OFFERING

Originally built as an industrial building, later converted to office use, and can be adapted back to industrial space with configuration options available.

FLEXIBLE CONFIGURATIONS - Ownership is working closely with an architect to offer customizable options, including reducing the second floor, to accommodate a range of industrial space needs.

Example 1:



BREAKDOWN:

From the existing ±209,404 SF of office space.

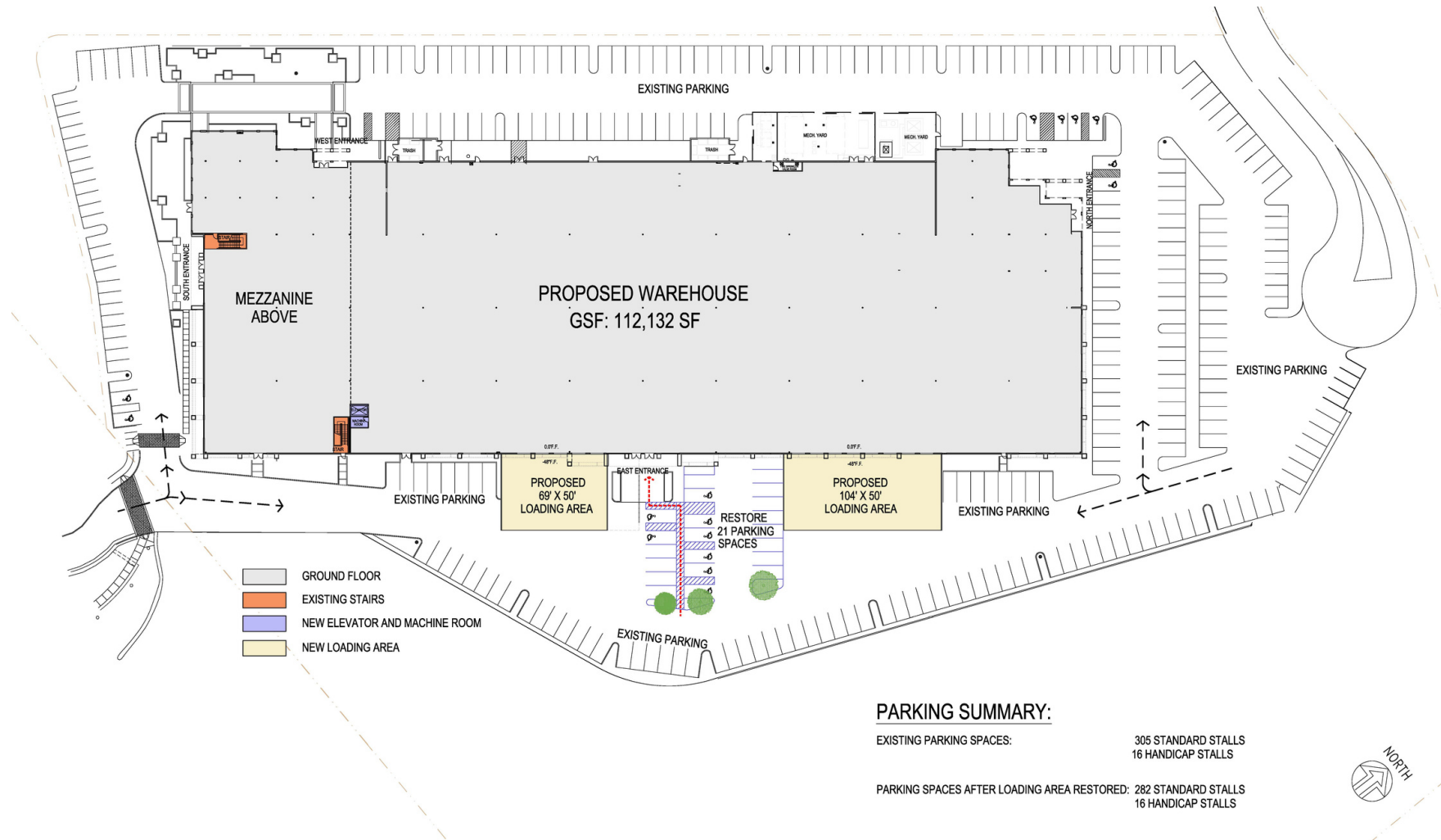
Total SqFt: 132,071 SF

Warehouse: 112,132 SF

Mezz: 19,939 SF (15%)

Office percentage can be adjusted to accommodate more or less space based on tenant needs.

SITE PLAN



EXISTING SITE PLAN WITH PROPOSED LOADING AND PARKING LAYOUT

A1.0 2/26/2025

PROPOSED WAREHOUSE

450 AMERICAN STREET, SIMI VALLEY, CA 93065



FRANCO ARCHITECTS INC.
12345 Ventura Blvd. H, Studio City, CA 91604

Architecture and Planning

Tel 818 754-2030
Fax 818 754-2032

A photograph of a modern office interior, featuring a wide staircase on the left and rows of cubicles on the right. The ceiling has a grid of recessed lights. The entire image is overlaid with a semi-transparent blue filter.

AERIALS & MAPS

450 AMERICAN ST. SIMI VALLEY, CA 93065

EXTERIOR PROPERTY



EXTERIOR PROPERTY



AERIAL
VIEW

SUBJECT PROPERTY



MAP
LOCATION

A photograph of a modern office interior, featuring a wide staircase on the left and rows of cubicles on the right. The image is overlaid with a semi-transparent blue filter. The text 'LOCATION OVERVIEW' is centered in the upper half of the image.

LOCATION OVERVIEW

450 AMERICAN ST. SIMI VALLEY, CA 93065

SIMI VALLEY & CONEJO VALLEY

Simi Valley is a prime destination for businesses seeking a strategic, well-connected, and dynamic location. Positioned in Ventura County and part of the Greater Los Angeles Area, this thriving business hub offers the perfect blend of modern infrastructure, suburban comfort, and metropolitan accessibility—making it an ideal leasing opportunity for companies looking to grow and thrive.

With a diverse and thriving economy, Simi Valley is home to a broad range of industries, including aerospace, healthcare, retail, and manufacturing. Its skilled and educated workforce fosters innovation and business expansion, providing companies with access to top talent. The city's pro-business environment, featuring streamlined permitting processes and a proactive local government, ensures a seamless transition for companies looking to lease space in the area.

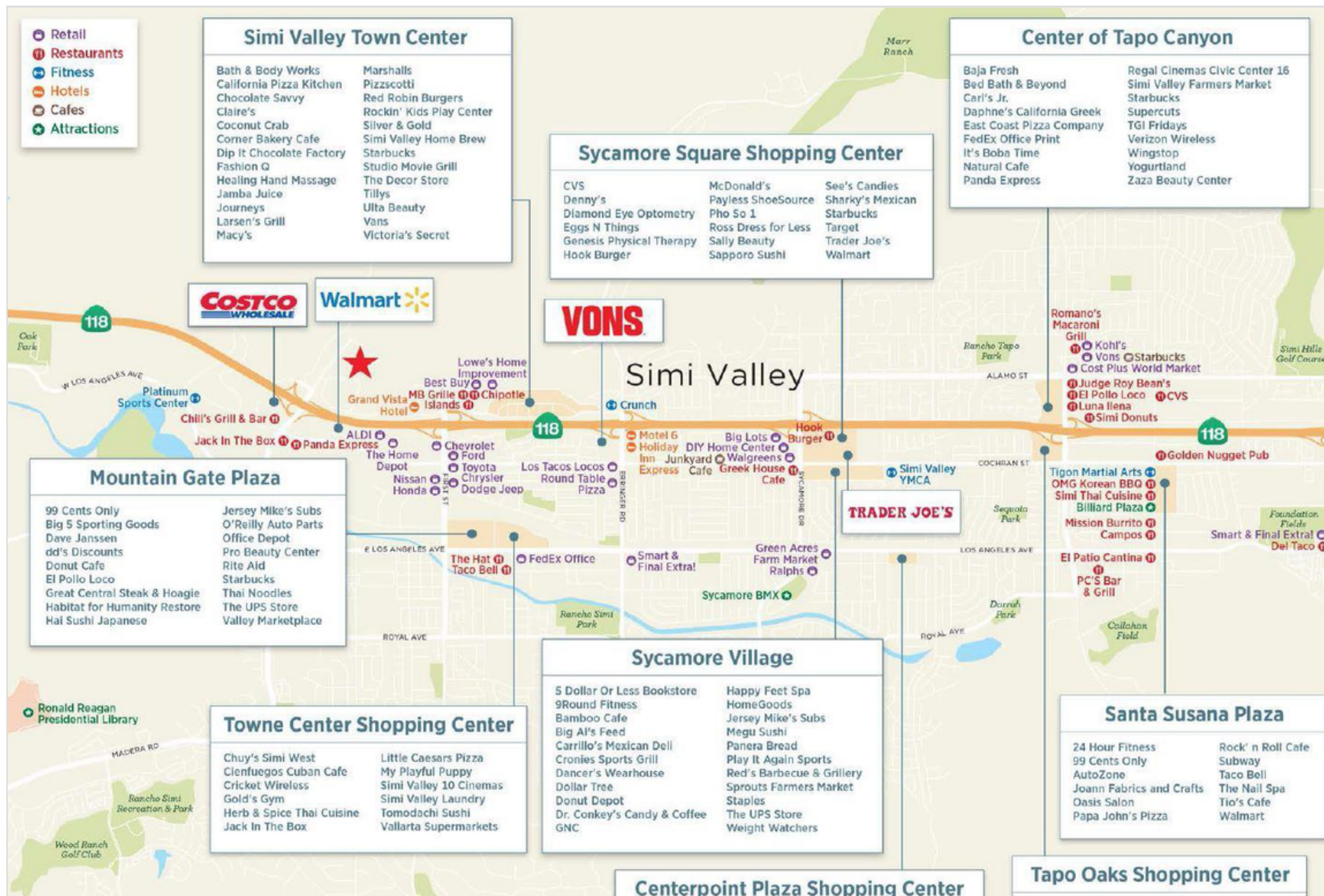
Simi Valley boasts excellent connectivity, with easy access to major freeways and airports, making it a convenient and efficient location for businesses that require regional and national reach. Additionally, the area's high-quality amenities, outstanding schools, and business-friendly atmosphere further enhance its appeal.

Located within the broader Conejo Valley region, Simi Valley benefits from its proximity to affluent communities, corporate headquarters, and key industry hubs. The region is recognized for its strong economic base in sectors such as biotechnology, information technology, and entertainment, offering businesses leasing at 450 American an opportunity to tap into a vibrant and growing commercial ecosystem.

Why Lease at 450 American?

- Flexible leasing options to meet diverse business needs.
- Excellent freeway access and connectivity to Los Angeles and beyond.
- Abundant parking and modern infrastructure to support business operations.
- A thriving business community with access to a skilled workforce.
- Proactive city support for business development and expansion.

Leasing at 450 American means securing a space in a high-growth, business-friendly environment with the flexibility and amenities needed to elevate your company's success. Contact RJ Feder & Associates today to explore your leasing options!



LOCAL AMENITY BASE



JUST MINUTES FROM THE
RONALD REAGAN PRESIDENTIAL
LIBRARY AND MUSEUM

- The largest presidential library in the US
- Home of Air Force One, which has flown seven presidents
- The Library recently acquired more than 100 acres adjacent to the existing project for future expansion



50 PARKS



5,600 ACRES OF
OPEN SPACE



6 GOLF COURSES



HIKING, EQUESTRIAN
AND MOUNTAIN
BIKING TRAILS



A photograph of a modern office interior, featuring a wide staircase with a wooden handrail on the left and rows of cubicles on the right. The ceiling has a grid of recessed lights. The entire image is overlaid with a semi-transparent blue filter.

GALLERY

450 AMERICAN ST. SIMI VALLEY, CA 93065

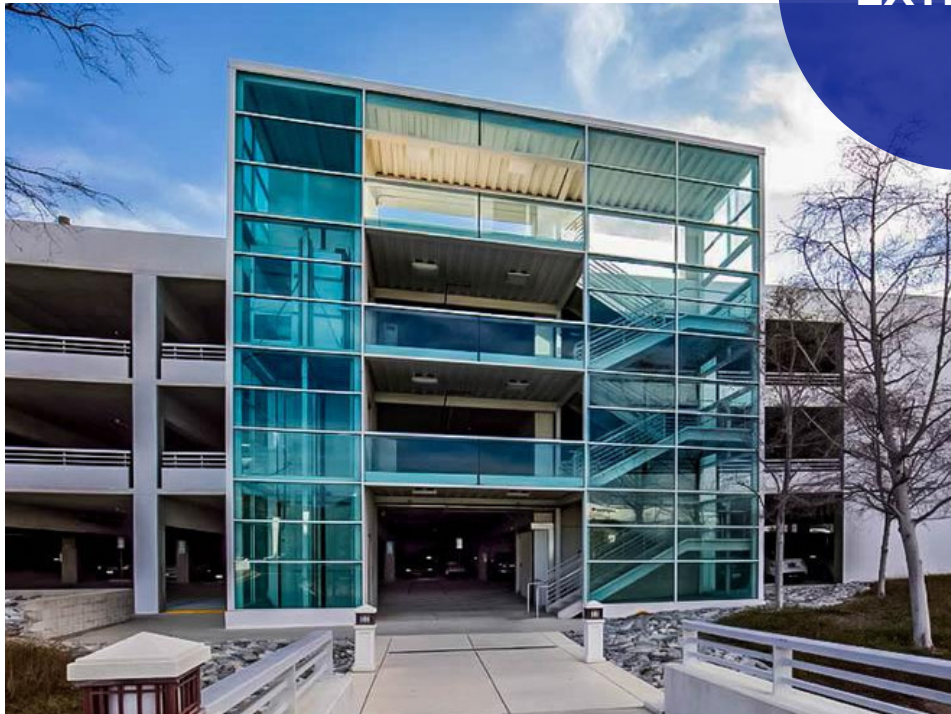


INTERIOR





EXTERIOR



450 AMERICAN ST.

OWNER / USER OPPORTUNITY | SIMI VALLEY, CA 93065 | ±132,071 SF TO ±209,404 SF

CORPORATE OFFICE / FLEX / INDUSTRIAL

CONTACT FOR LEASING OPPORTUNITY



RON FEDER

SENIOR MANAGING DIRECTOR

(818) 222-0404

RFEDER@RJFEDER.COM

DRE# 00983855



BROOKE FEDER-KENRICK

COMMERCIAL AGENT

(818) 451-3636

BKENRICK@RJFEDER.COM

DRE# 02199320



FEDER & ASSOCIATES
COMMERCIAL REAL ESTATE
SERVICE BEYOND EXPECTATION®

CONTACT FOR SALE OPPORTUNITY



DAVID MEIR

MANAGING PARTNER

(818) 633-5333

DAVIDM@PEAKCOMMERCIAL.COM

DRE# 00877523



JACK MINASSIAN

MANAGING PARTNER

(818) 462-3007

JACKM@PEAKCOMMERCIAL.COM

DRE# 01279434



peakcommercial.com
DRE# 01985275

CONFIDENTIALITY & DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Peak Commercial and it should not be made available to any other person or entity without the written consent of Peak Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Peak Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Peak Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Peak Commercial has not verified, and will not verify, any of the information contained herein, nor has Peak Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.