

18401, 18425 & 18455 Burbank Blvd

Tarzana, CA 91356

**TARZANA EXCHANGE OFFICE/MEDICAL NEXT TO
PROVIDENCE CEDARS SINAI**



**COMMERCIAL
ASSET GROUP**

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PROPERTY HIGHLIGHTS

18401 BURBANK BLVD

SUITES	SPACE SIZE	NOTES
106	±1,466 RSF	Available With Sink
120	±1,500 RSF	Available
203	±815 RSF	Available
214	±1,080 RSF	Available
226	±581 RSF	Available

18455 BURBANK BLVD

SUITES	SPACE SIZE	NOTES
210	±947 RSF	Available
300	±557 RSF	Available
307	±410 RSF	Available

RENTAL RATE: \$2.00 PSF/MO, MG
(Tenant Pays Pro-Rate Share of Electric)

TERM: NEGOTIABLE

RENOVATED: 2015

PARKING: 3/1,000 SF LEASED

\$90/CAR/MO UNRESERVED
\$110/CAR/MO RESERVED
VALET PARKING AVAILABLE

18425 BURBANK BLVD

SUITES	SPACE SIZE	NOTES
400	±1,179 RSF	Available With Sink
405	±1,786 RSF	Available
406	±1,932 RSF	Available
411	±1,140 RSF	Available
412	±1,963 RSF	Available With Sink
413	±3,960 RSF	Available With Sink
418	±1,158 RSF	Available
507	±1,379 RSF	Available
509	±1,714 RSF	Available
511	±1,454 RSF	Available
514	±2,136 RSF	Available
518	±1,133 RSF	Available With Sink
606	±2,409 RSF	Available With Sink
612	±918 RSF	Available

PROJECT INFORMATION

Features:

- Part of three-building office complex comprised of 160,345 SF
- Highly visible from the US 101 Ventura Freeway
- Immediately adjacent to Providence Tarzana Medical Center and dozens of retail amenities
- Amazing views of the San Fernando Valley
- Prominent signage opportunities available including freeway visible building signs and monument signs
- Extensive full-building renovations including all new corridors, restrooms, elevators and elevator lobbies
- Onsite management
- Immediate occupancy

Access:

Primary access to the subject neighborhood is provided by Ventura 101 Freeway, which runs in an east/west direction. The major north/south surface arterial is Reseda Boulevard and the major east/west surface arterial is Burbank Boulevard. Overall, access is considered to be good.

What Do We Offer:

A fully integrated office and medical campus consisting of approximately 160,345 rentable square feet in the highly desirable San Fernando Valley submarket of Tarzana, California. The 2.33-acre property is ideally situated directly off the U.S. 101 (Ventura Freeway) Reseda Boulevard on/off ramps at the northeast signalized corner of Reseda Boulevard and Burbank Boulevard. The Center has unparalleled visibility from the Ventura Freeway (300,000+ vehicles per day) and is located directly across the Providence Tarzana Medical Center, the top regional medical center in the San Fernando Valley.

Tarzana Professional Center is centrally located in the affluent, high-demand submarket of Tarzana. Tarzana boasts high-end demographics with multi-million dollar homes, dense population, high barriers to entry, and a landlord-favored leasing market. Its close proximity to Ventura Blvd, executive housing, and multiple restaurants, shopping, and entertainment amenities make this one of the premier office center in the region.

AERIAL



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