

# MEDICAL OFFICE BUILDING FOR SALE

## OASIS HEALTHCARE CENTER

19500-19510 Ventura Blvd | Tarzana, CA



### PROPERTY SUMMARY

<b>LIST PRICE:</b>	<b>\$ 29,000,000</b>
<b>PRICE/SF:</b>	<b>\$ 649</b>
<b>OCCUPANCY:</b>	68 %
<b>YEAR BUILT:</b>	1982 / 2021
<b>APN:</b>	2164-016-028
<b>BUILDING SIZE:</b>	± 44,686 SF
<b>LAND AREA:</b>	± 64,469 SF (± 1.48 Acres)
<b>PARKING:</b>	140 Spaces (3.31/1,000 SF)
<b>BUILDINGS:</b>	One (1)
<b>STORIES:</b>	Two (2)
<b>BUILDING CLASS:</b>	A
<b>ZONING:</b>	C2



OASIS HEALTHCARE CENTER COURTYARD

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### PROPERTY OVERVIEW

Lee & Associates is pleased to present a unique opportunity to acquire **Oasis Healthcare Center** — a distinguished Medical Office Building located in Tarzana, at the heart of world-class healthcare in the San Fernando Valley.

This newly renovated 44,686 square foot medical facility is the recipient of the prestigious AIA design award and offers a modernized and contemporary healthcare experience. Oasis Healthcare Center is strategically designed to surpass the competition and is among a select few approved medical properties situated near the newly established Providence Cedars- Sinai Hospital.

Investors will benefit from a compelling purchase option on the ground lease at a fixed below market rate, ultimately allowing for a conversion to a fee simple investment.



Highly Advantageous Ground Lease



High Demand Medical Submarket



Successfully Repositioned to Medical Office



Stable Cash Flow



Unique Medical Owner User Opportunity

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