

# 18401, 18425, & 18455 Burbank Blvd

Tarzana, CA 91356

TARZANA EXCHANGE OFFICE/MEDICAL NEXT TO PROVIDENCE CEDARS SINAI



# PROJECT INFORMATION

**Location:** Tarzana Offices and Medical Building is in the city of Los Angeles in the community of Tarzana.

**Cross Streets:** Reseda Boulevard and Burbank Boulevard

**Suite Sizes:** ±888 SF - ±3,960 SF

**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.

# PROPERTY HIGHLIGHTS

## 18401 BURBANK BLVD

SUITES	SPACE SIZE	NOTES
106	±1,466 RSF	Available With Sink
120	±1,500 RSF	Available
121	±888 RSF	Available
214	±1,080 RSF	Available
226	±581 RSF	Available

## 18455 BURBANK BLVD

SUITES	SPACE SIZE	NOTES
210	±947 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
112	±2,436 RSF	Available With Sink
400	±1,179 RSF	Available With Sink
405	±1,786 RSF	Available
406	±1,932 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
512	±1,357 RSF	Available
514	±2,136 RSF	Available
606	±2,409 RSF	Available With Sink
612	±918 RSF	Available
709	±2,080 RSF	Available With Sink
711	±1,999 RSF	Available With Sink
713	±1,300 RSF	Available With Sink
715	±2,843 RSF	Available

# AERIAL



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Gelson's



SUBJECT  
PROPERTY

Providence  
Medical Center

VENTURA BLVD

RESEDA BLVD

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