

FOR LEASE

Granada Medical Arts Bldg.

PRIME OFFICE / MEDICAL SPACE

10660 White Oak Avenue, Granada Hills, CA 91344



AVAILABILITY:

Suite 220 ±1,150 SF \$2.50 PSF MG
Basement: ±1,100 SF \$2.25 PSF MG

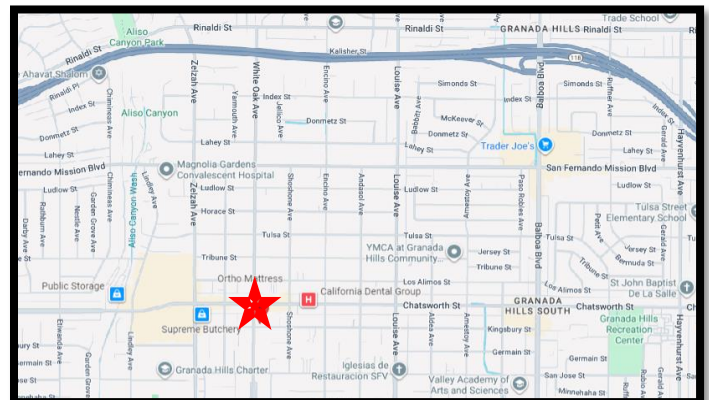
Lease Term: 2 - 5 Years
Possession: Immediate
Adjustment: annual increase

*MG (modified gross): Tenant shall pay for own utilities plus interior janitorial

PROPERTY FEATURES:

- Excellent office/medical suites
- Nice building located on treelined street
- Good parking for tenants and employees
- Near amenities, stores, restaurants and banks
- Onsite management, well maintained building
- Ample street parking

DEMOGRAPHICS (2023)	1 Mile	3 Miles	5 Miles
Population	23,190	151,497	489,295
Average Household Income (\$)	114,232	125,740	106,164
Number of Employees (daytime)	10,775	56,865	187,343
Traffic Volume (2025)	27,661 cars per day		



*Source: CoStar Analytical

TOLD
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INDUSTRIAL/COMMERCIAL REAL ESTATE
CA DRE #02317247

FOR FURTHER INFORMATION
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