

MEDICAL OFFICE SPACE FOR LEASE

NORTHRIDGE

I & II

MEDICAL PLAZA



18350 ROSCOE BOULEVARD & 18546 ROSCOE BOULEVARD, NORTHRIDGE, CA 91325

NORTHRIDGE MEDICAL PLAZA



18350 ROSCOE BOULEVARD



AVAILABILITIES



18350 ROSCOE BLVD.

SUITE	SIZE	AVAILABILITY
208*	1,268 SF	Immediate
210*	718 SF	Immediate
303	1,456 SF	Immediate
304	1,284 SF	Immediate
307	1,009 SF	Immediate

*Suites 208 & 210 are contiguous for a total of 1,986 SF

HIGHLIGHTS



Professional onsite management with institutional ownership



Medical Office Building



On the Dignity Health Northridge Hospital Center Campus - San Fernando Valley's largest hospital



Covered hospital connectors on 2nd and 5th floors

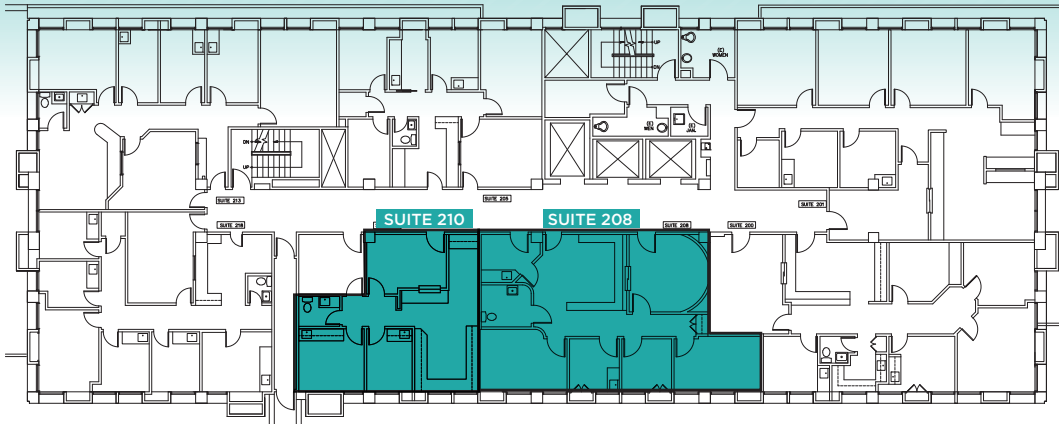


Full-service pharmacy on-site

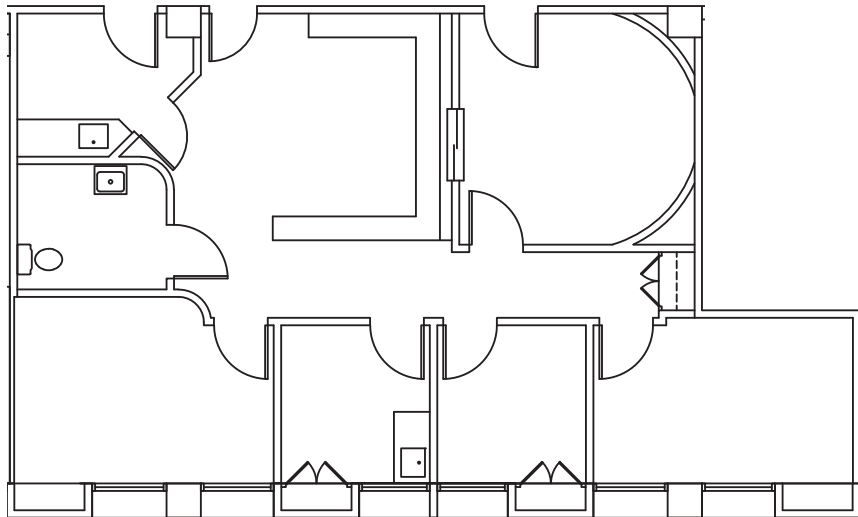


Convenient access to the 101 and 405 freeways

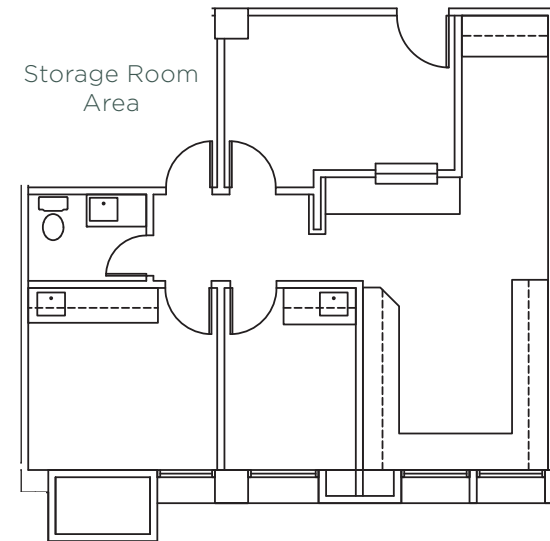
FLOOR PLANS



SECOND FLOOR*: Suites 208 & 210 are contiguous for a total of 1,986 SF

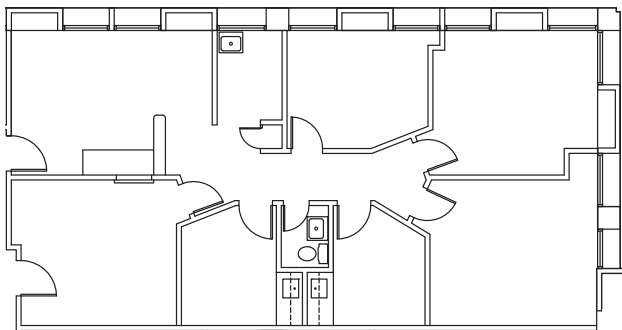


Suite 208* | **1,268 SF**

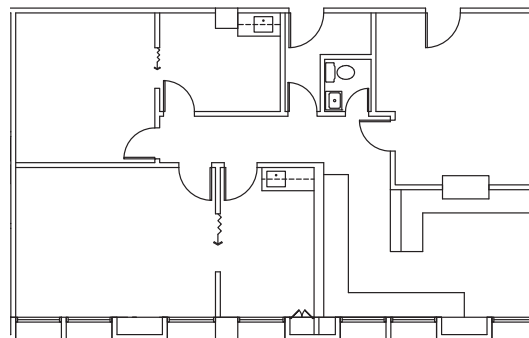


Suite 210* | **718 SF**

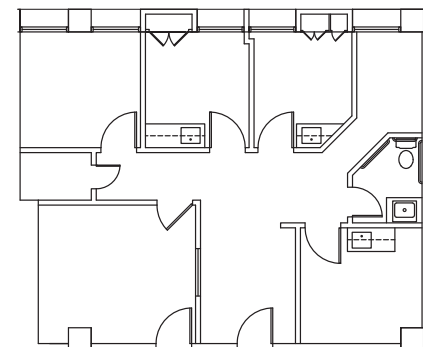
FLOOR PLANS



Suite 303 | **1,456 SF**



Suite 304 | **1,284 SF**



Suite 307 | **1,009 SF**

NORTHRIDGE MEDICAL PLAZA

II

18546 ROSCOE BOULEVARD



AVAILABILITIES



18546 ROSCOE BLVD.

SUITE	SIZE	AVAILABILITY
*210	1,816 SF	Immediate
*240	1,189 SF	Immediate
302	1,605 SF	Immediate
308	1,769 SF	Immediate

*Suites 210 & 240 are contiguous for a total of 3,005 SF

NORTHRIDGE
MEDICAL PLAZA II

HIGHLIGHTS



Professional onsite management with institutional ownership



Medical Office Building



Full-service pharmacy on-site



Short walk to Dignity Health Northridge Hospital Center Campus – San Fernando Valley's largest hospital



Upgraded HVAC

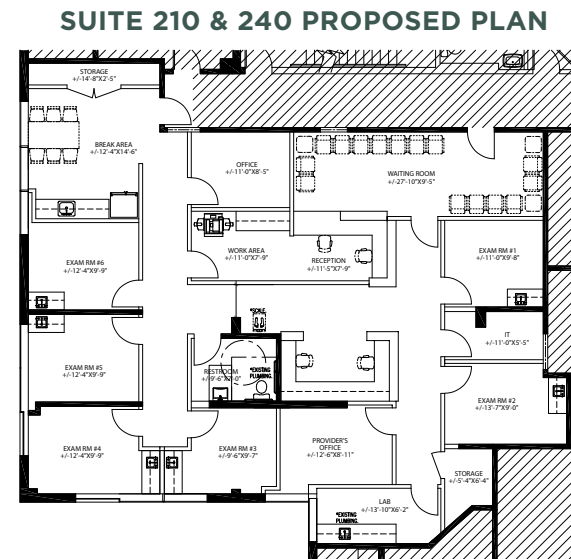
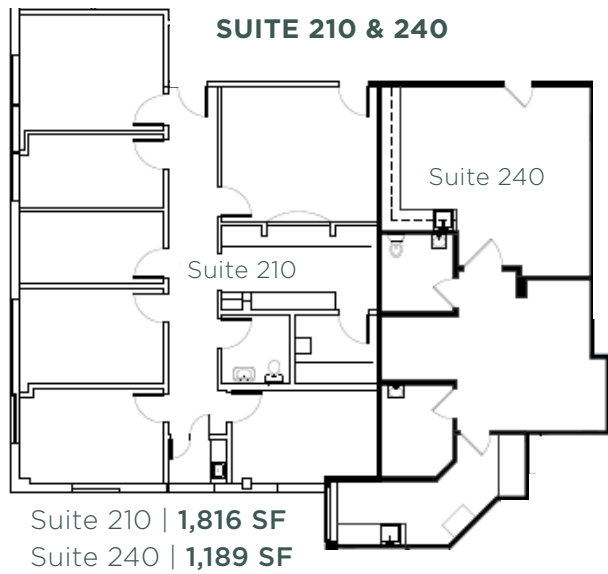


Covered and surface parking available

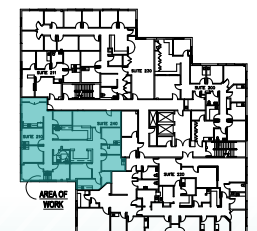


Convenient access to the 101 and 405 freeways

FLOOR PLANS

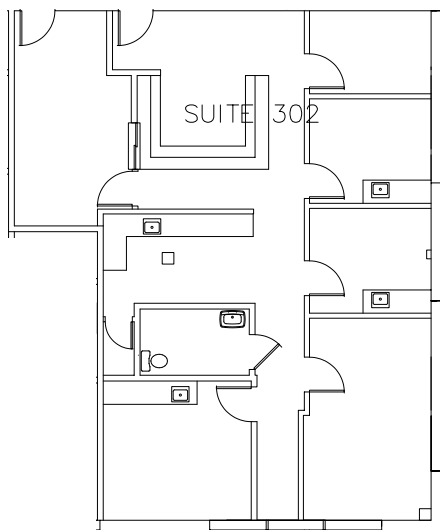


KEY PLAN

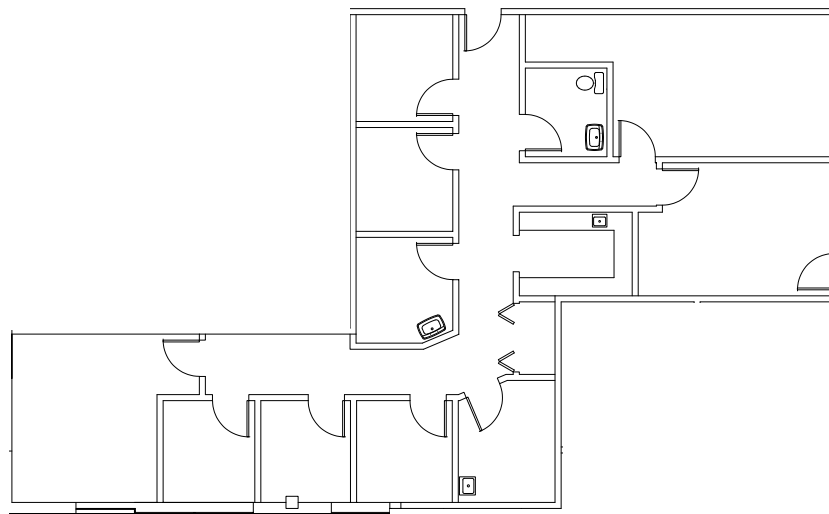


*Suites 210 & 240 are contiguous for a total of 3,005 SF

FLOOR PLANS



Suite 302 | **1,605 SF**



Suite 308 | **1,769 SF**

HOSPITAL MAP



Providence Holy Cross Medical Center



West Hills Hospital (HCA)



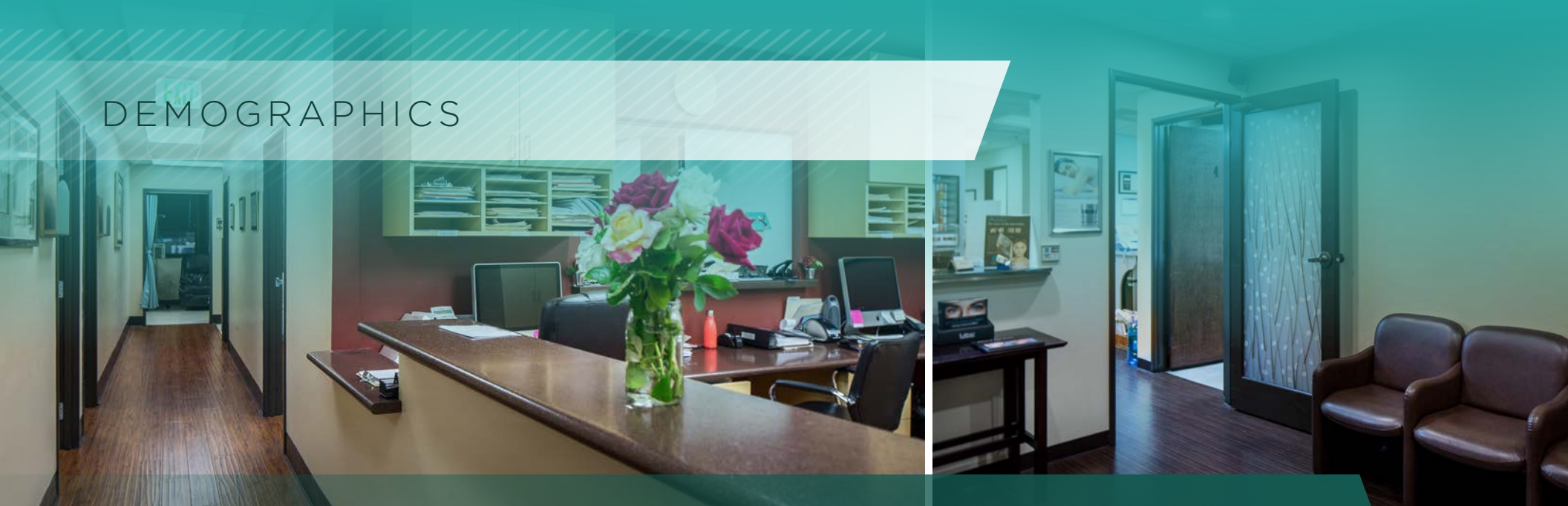
Dignity Health Northridge Hospital Medical Center



Providence Cedars-Sinai Tarzana Medical Center

5 MILE RADIUS

DEMOGRAPHICS



2024 Daytime Population



63,104

2024 Population
(Current year estimate)



66,057

2024 Median Age



37.3

2024 Average
Household Income



\$131,028

2024 Average Value of
Owner Occ. Housing units



\$955,255

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MEDICAL PLAZA **I & II**



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CBRE

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