

MEDICAL OFFICE SPACE FOR LEASE

NORTHRIDGE

I & II

MEDICAL PLAZA



CBRE

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

NORTHRIDGE MEDICAL PLAZA



18350 ROSCOE BOULEVARD



AVAILABILITIES



18350 ROSCOE BLVD.

SUITE	SIZE	AVAILABILITY
200	1,538 SF	Immediate
208	1,268 SF	Immediate
210	911 SF	Immediate
300	2,202 SF	Immediate
303	1,456 SF	Immediate
304	1,284 SF	Immediate
405	1,466 SF	Immediate
500	3,304 SF	Immediate
502	746 SF	Immediate
504	1,707 SF	Immediate
505	1,159 SF	Immediate
514	883 SF	Immediate
518	1,737 SF	Immediate
706*	1,386 SF	Immediate
714	1,150 SF	Immediate

*Newly Built-Out Spec Suite

HIGHLIGHTS



Professionally managed 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

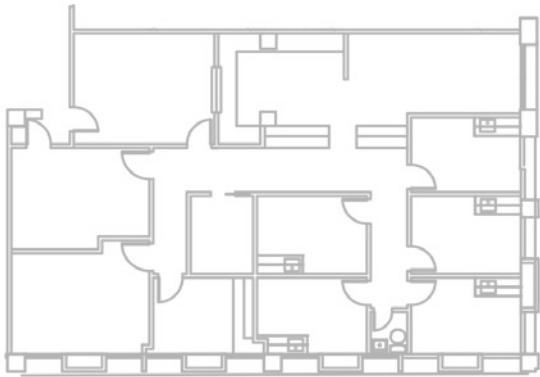


Full-service pharmacy on-site

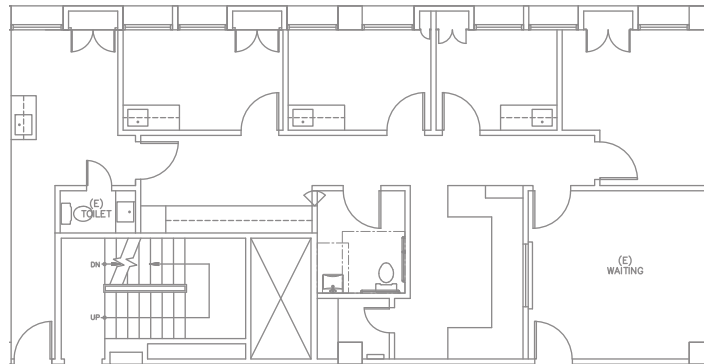


Convenient access to the 101 and 405 freeways

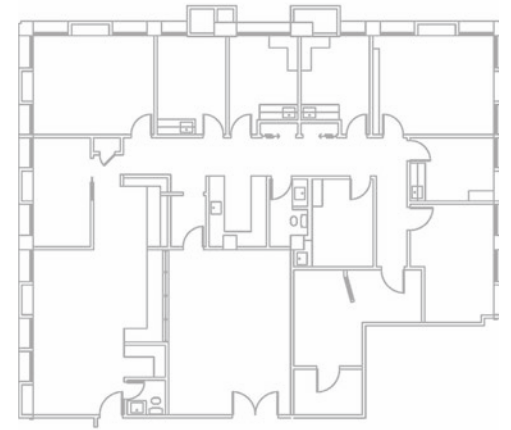
FLOOR PLANS



Suite 300 | **2,202 RSF**

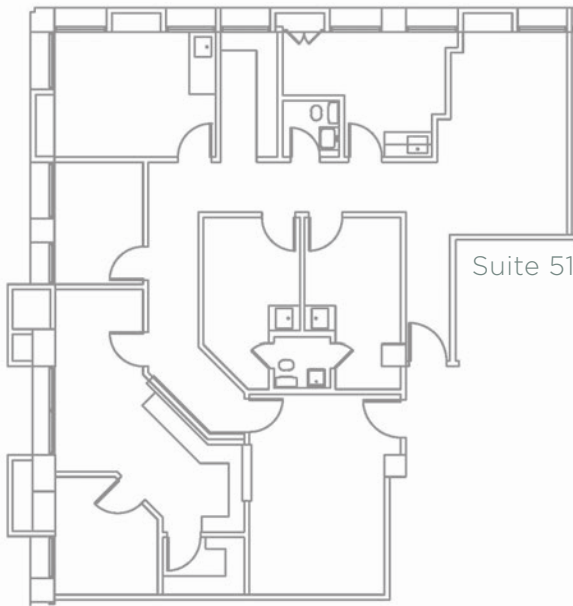


Suite 405 | **1,466 RSF**

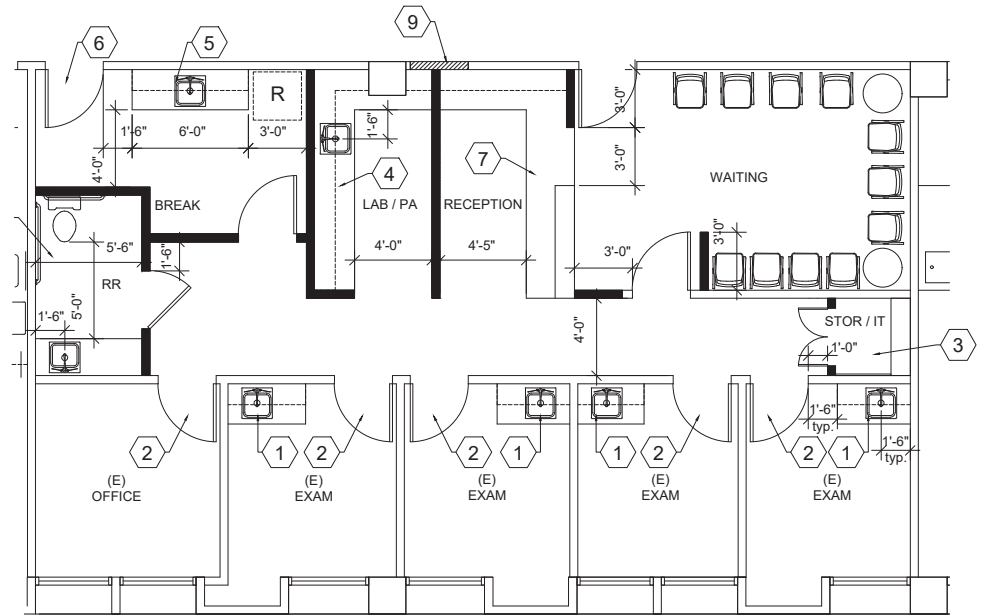


Suite 500 | **3,304 RSF**

FLOOR PLANS



Suite 518 | 1,737 RSF



Suite 706 | 1,386 RSF

NORTHRIDGE MEDICAL PLAZA

II

18546 ROSCOE BOULEVARD



AVAILABILITIES



18546 ROSCOE BLVD.

SUITE	SIZE	AVAILABILITY
125	2,312 SF	Immediate
200	2,466 SF	Immediate
*210	1,816 SF	Immediate
*240	1,189 SF	Immediate
302	1,605 SF	Immediate
306	1,361 SF	Immediate
308	1,769 SF	Immediate

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

NORTHRIDGE
MEDICAL PLAZA **II**

HIGHLIGHTS



Professionally managed 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

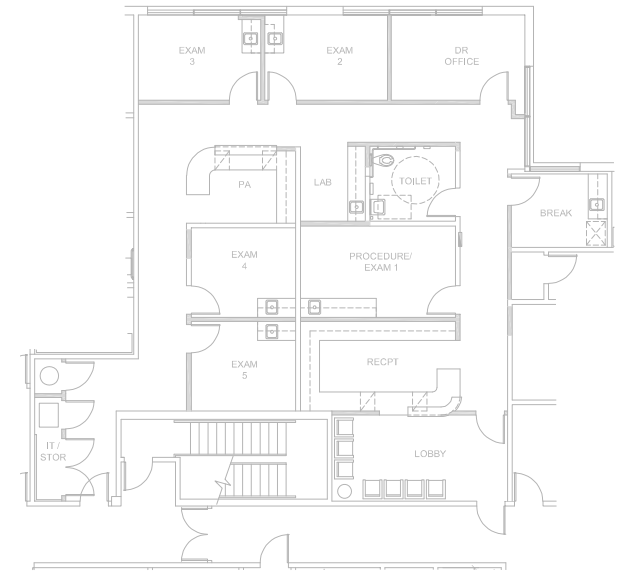


Covered and surface parking available

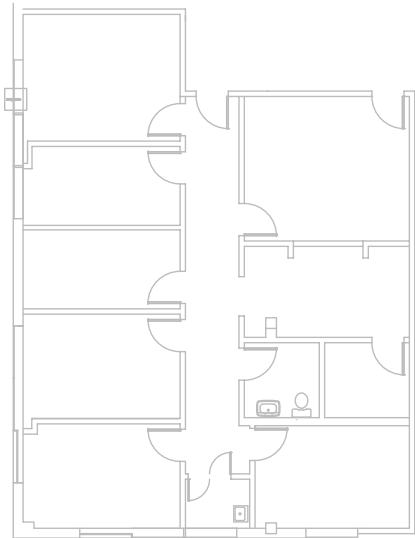


Convenient access to the 101 and 405 freeways

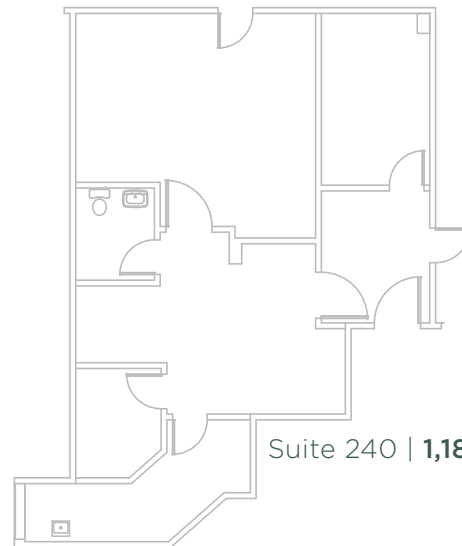
FLOOR PLANS



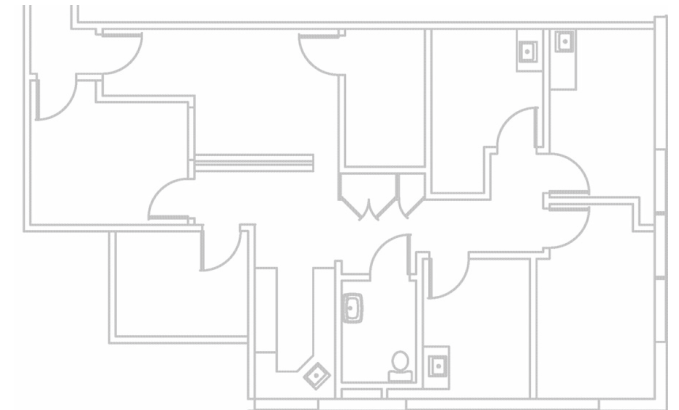
Suite 125 | **2,312 RSF**



Suite 210 | **1,816 RSF**



Suite 240 | **1,189 RSF**



Suite 306 | **1,361 RSF**

HOSPITAL MAP



NORTHRIDGE
I & II
MEDICAL PLAZA



Providence Holy Cross Medical Center



West Hills Hospital (HCA)



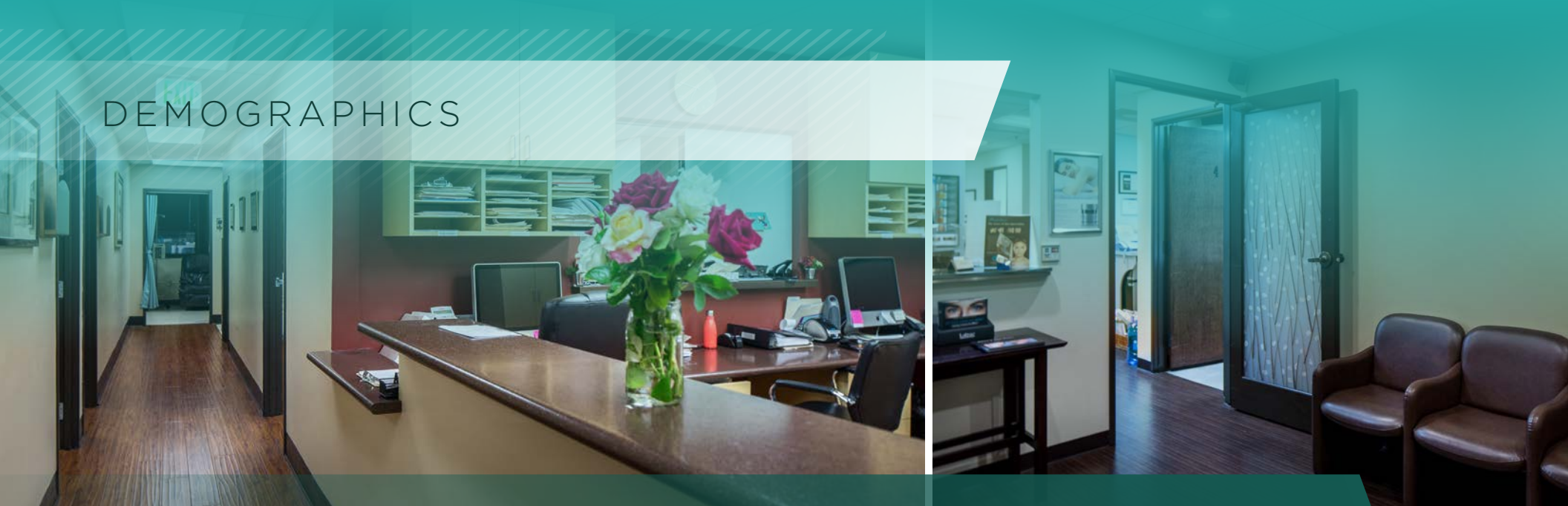
Dignity Health Northridge Hospital Medical Center



Providence Cedars-Sinai Tarzana Medical Center

5 MILE RADIUS

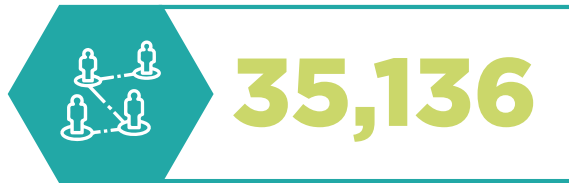
DEMOGRAPHICS



2022 Daytime Population



2022 Population
(Current year estimate)



2022 Median Age



2022 Average Household Income



2022 Average Value of Owner Occ. Housing units



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CBRE

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