

18555 Ventura Blvd, Tarzana

Medical Space For Lease



Medical Clinic with Above Standard Finishes including
7 Exam Rooms, Lab, Kitchen, Two Restrooms & Two Consults

JENNIFER DONALDSON, Principal
818.933.0347
jdonaldson@lee-re.com
DRE #01317737

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® - LA North/Ventura, Inc.
A Member of the Lee & Associates Group of Companies
15060 Ventura Blvd, Suite 100
Sherman Oaks, CA 91403
P 818.986.9800 leelanorth.com

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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BUILDING HIGHLIGHTS

- Ground Floor Suite with Access from both Ventura Boulevard and Building Lobby
- Signage Available on Busy Ventura Boulevard
- Above Standard Medical Build-Out
- Easy Access to Shopping, Restaurants and 101 Freeway

AVAILABLE SPACE

Suite C: 2,651 RSF (Available February 1, 2027)

RENTAL RATE

\$4.25 PSF Modified Gross
(Tenant responsible for utilities, janitorial, and common area expenses)

PARKING

Complimentary Parking for both Patients and Staff
One Reserved Dedicated Parking Space Free of Charge



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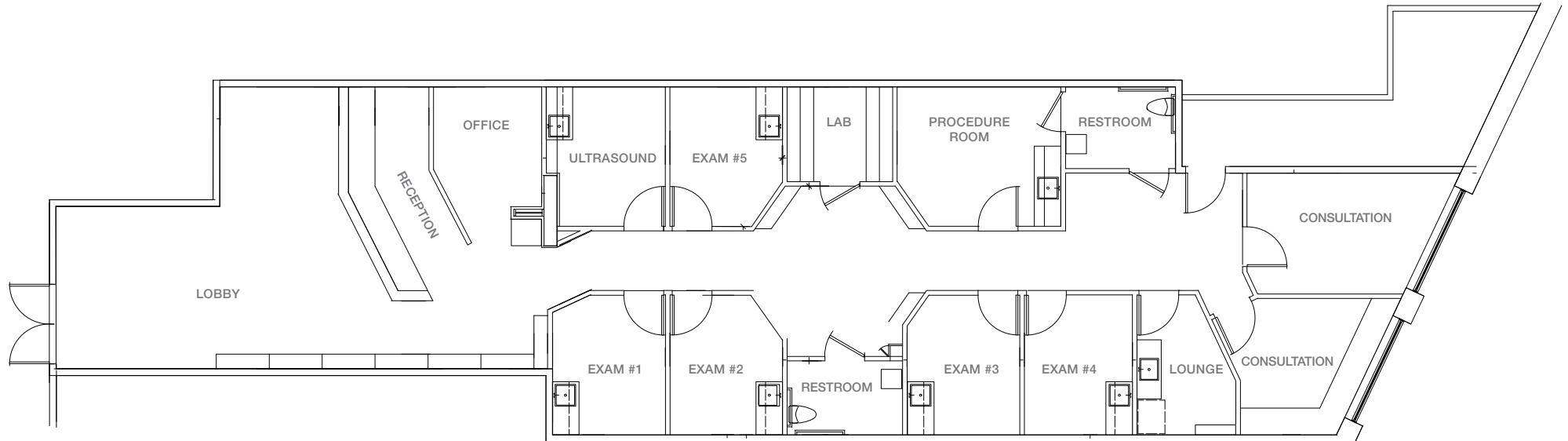
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FLOOR PLAN SUITE C - 2,651 RSF



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INTERIOR PHOTOS



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AMENITIES



TRAFFIC COUNTS

Ventura Blvd @ Mecca Ave.....41,135 CPD

DISTANCE TO TARZANA HOSPITAL

0.5 Miles (Approx. 3 min.)

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