

CLASS A OUTPATIENT MEDICAL SPACE FOR LEASE

THE FUTURE OF HEALTHCARE
DESIGNED WITH YOU IN MIND



WOODLAKE

MEDICAL OFFICE

7320 WOODLAKE AVENUE | WEST HILLS, CA

CBRE

LEED[®]
LEADERSHIP IN ENERGY AND
ENVIRONMENTAL DESIGN

THE NEXT GENERATION OF HEALTHCARE IS HERE



Woodlake Medical Office is a state-of-the-art medical facility located immediately adjacent to the West Hills Hospital. With $\pm 70,000$ square feet of Class A outpatient medical space, it offers patients and healthcare providers alike a modern and innovative approach to healthcare. The project has recently undergone \$10M in improvements and is equipped with the latest technology and amenities to provide the best possible care to patients.

HIGHLIGHTS



Adjacent to West Hills Hospital



Institutional ownership



Central location with convenient access to Hollywood (101) and Ronald Reagan (118) Freeways



Tenant improvement allowance available



Strong tenant mix with several primary care physicians

AVAILABILITIES

SUITE	SIZE	RATE	AVAILABILITY
150	$\pm 1,224$ RSF	Negotiable	Immediate
210*	$\pm 1,305$ RSF	Negotiable	Immediate
215*	$\pm 1,457$ RSF	Negotiable	5/1/2026
250*	$\pm 1,616$ RSF	Negotiable	Immediate
260	$\pm 1,920$ RSF	Negotiable	4/1/2026

*Suites 210, 215 & 250 are contiguous to $\pm 4,378$ RSF

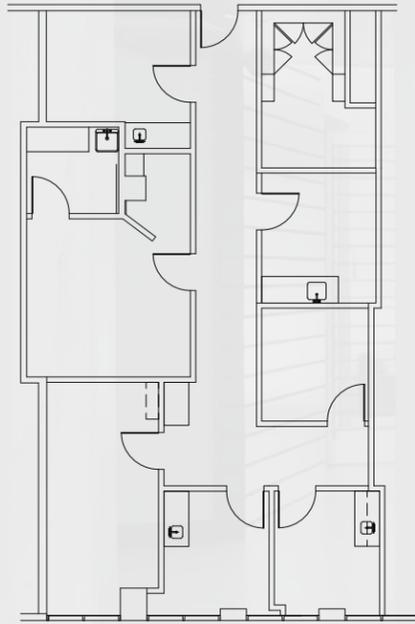
DESIGNED WITH YOUR COMFORT IN MIND

AMENITIES



FIRST FLOOR

SUITE 150 ±1,224 RSF



SECOND FLOOR

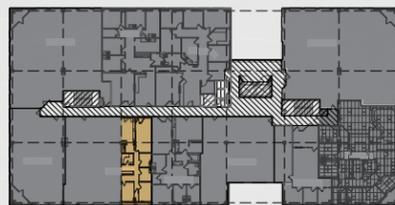
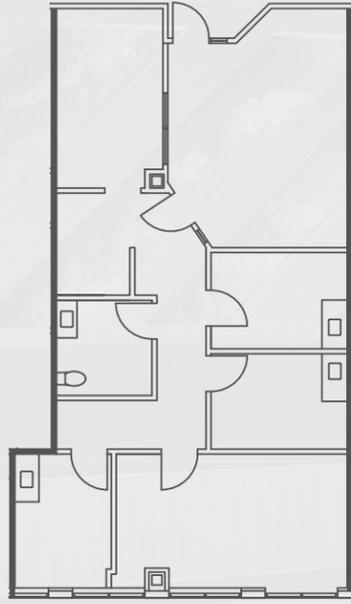
SUITE 210* ±1,305 RSF



SECOND FLOOR

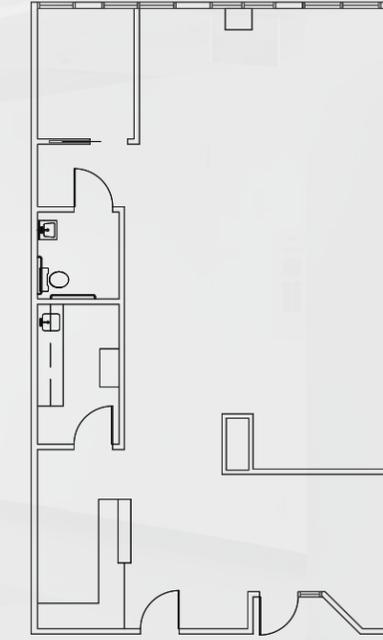
SUITE 215* ±1,457 RSF

Available: 5/1/2026



SECOND FLOOR

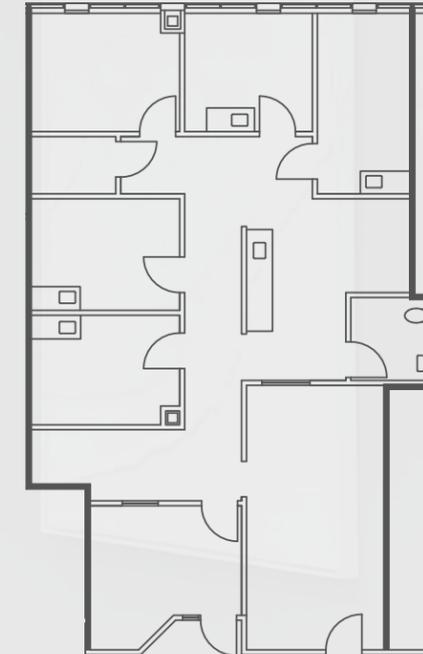
SUITE 250* ±1,616 RSF



SECOND FLOOR

SUITE 260 ±1,920 RSF

Available: 4/1/2026



*Suites 210, 215 & 250 are contiguous to ±4,378 RSF



THIRD FLOOR PATIO
AREA WITH VIEW OF
THE HILLS



West Hills is a suburban community in western San Fernando Valley. It is located about 45 minutes from Downtown Los Angeles. The neighborhood is not only known for having many parks and green spaces but is also minutes away from Westfield Topanga, a large shopping mall with over 400 shops and 19.3 million visitors annually. With its close proximity to West Hills Hospital, the newly renovated Woodlake Medical Center is an excellent location for your outpatient medical space.

WHERE QUALITY
HEALTHCARE
MEETS A GREAT
NEIGHBORHOOD

WOODLAKE MEDICAL OFFICE



LOCATION AT A GLANCE

91307 - WEST HILLS



POPULATION

24,770

2024 POPULATION - A
CURRENT YEAR ESTIMATE

46.4

2024 MEDIAN AGE



HOUSEHOLD INCOME

\$182,330

2024 AVERAGE
HOUSEHOLD INCOME

\$140,640

2024 MEDIAN
HOUSEHOLD INCOME



HOUSING VALUE

\$828,791

2024 AVERAGE VALUE OF
OWNER OCC. HOUSING UNITS

DAYTIME POPULATION

23,566

2024 DAYTIME POPULATION

HOUSING UNITS

8,666

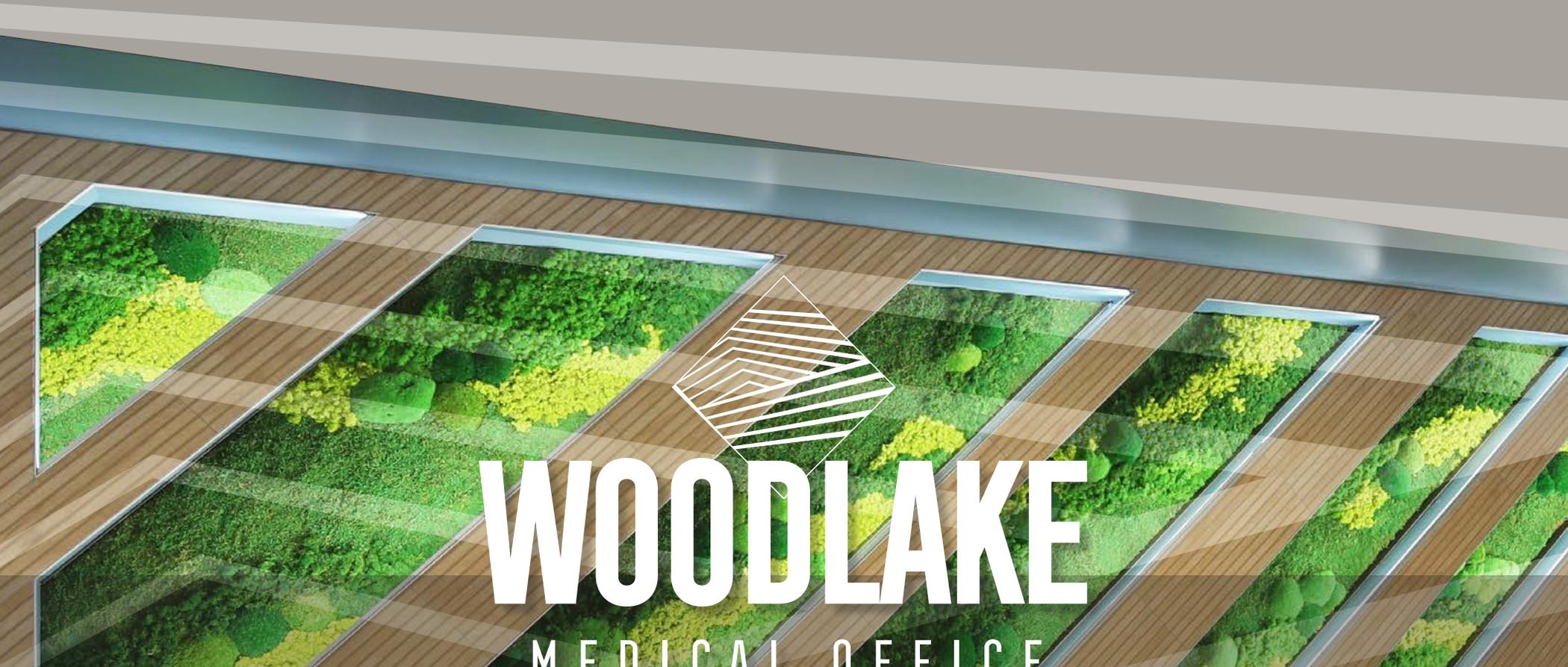
2024 OCCUPIED HOUSING UNITS

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WOODLAKE

MEDICAL OFFICE





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