

CLASS A OUTPATIENT MEDICAL SPACE FOR LEASE

THE FUTURE OF HEALTHCARE
DESIGNED WITH YOU IN MIND



WOODLAKE

MEDICAL OFFICE

WOODLAKE
MEDICAL OFFICE

7320 WOODLAKE AVENUE | WEST HILLS, CA

CBRE



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 ±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
160	±2,379 RSF	Negotiable	Immediate
210	±1,246 RSF	Negotiable	Immediate
220*	±2,867 RSF	Negotiable	Immediate
250	±1,534 RSF	Negotiable	Immediate
370 (Spec Suite)	±1,023 RSF	Negotiable	Immediate

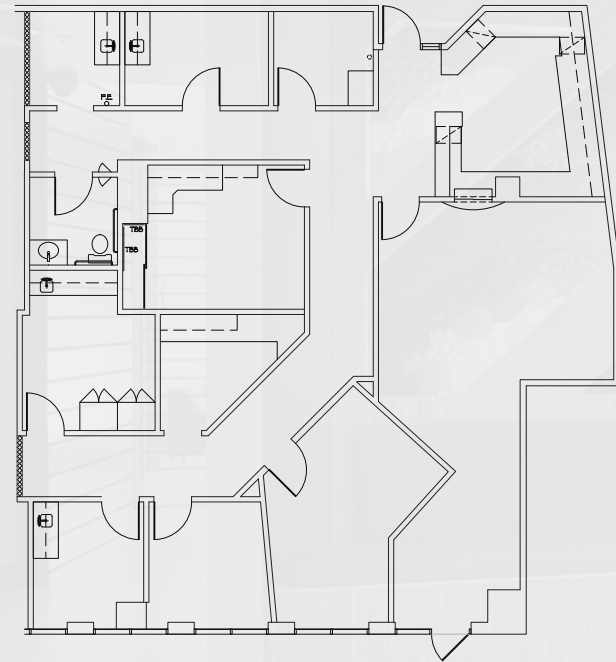
*Built-Out Surgery Center
Term: Three (3) to ten (10) years

DESIGNED WITH YOUR COMFORT IN MIND

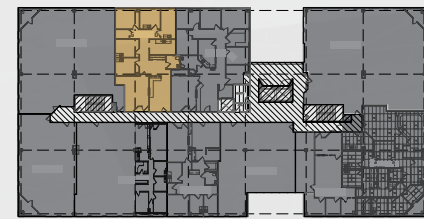
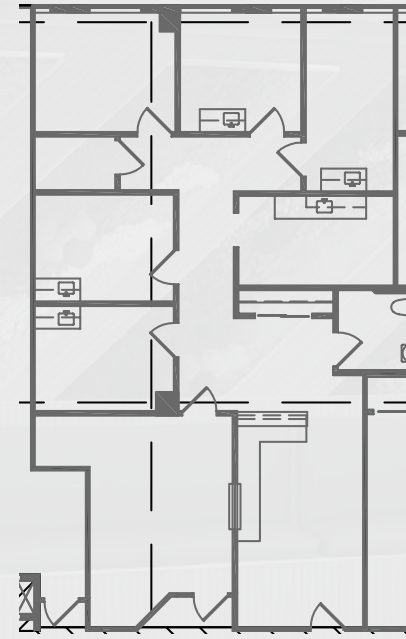
AMENITIES



FIRST FLOOR
SUITE 160 ±2,379 RSF



SECOND FLOOR
SUITE 210 ±1,246 RSF



SECOND FLOOR

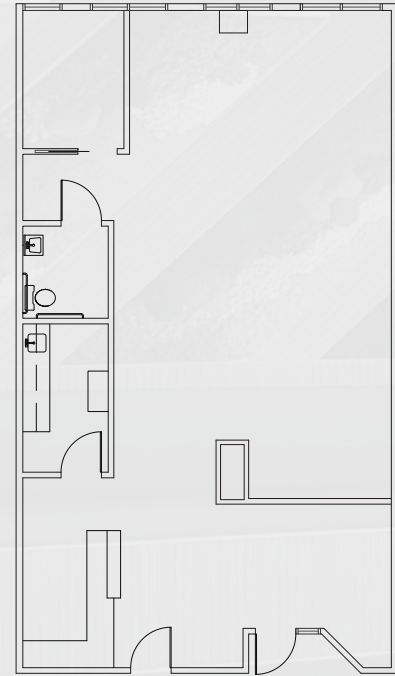
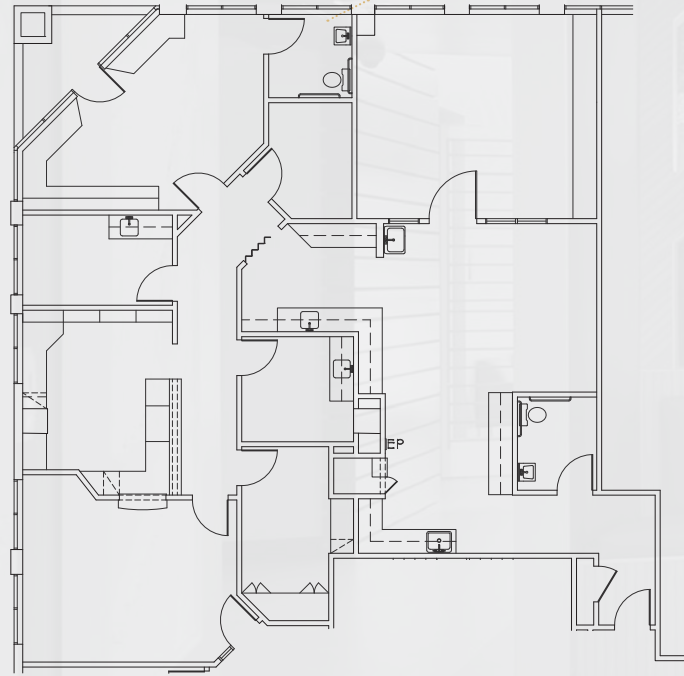
SUITE 220 ±2,867 RSF
BUILT-OUT SURGERY CENTER

SECOND FLOOR

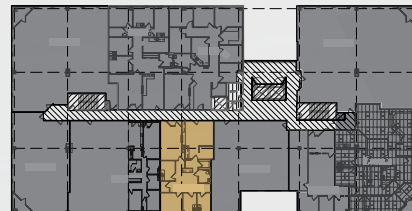
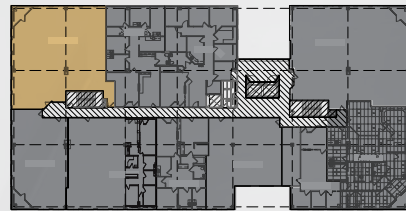
SUITE 250 ±1,534 RSF

THIRD FLOOR

SUITE 370 ±1,023 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

2022 POPULATION - A
CURRENT YEAR ESTIMATE

46.4

2022 MEDIAN AGE



HOUSEHOLD INCOME

\$182,330

2022 AVERAGE
HOUSEHOLD INCOME

\$140,640

2022 MEDIAN
HOUSEHOLD INCOME



HOUSING VALUE

\$828,791

2022 AVERAGE VALUE OF
OWNER OCC. HOUSING UNITS

DAYTIME POPULATION

23,566

2022 DAYTIME POPULATION

HOUSING UNITS

8,666

2022 OCCUPIED HOUSING UNITS

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