

**NEW  
SPEC SUITES  
Now Available**

# The Oaks Health Campus

4835-4849 Van Nuys Boulevard, Sherman Oaks

9 1 4 0 3

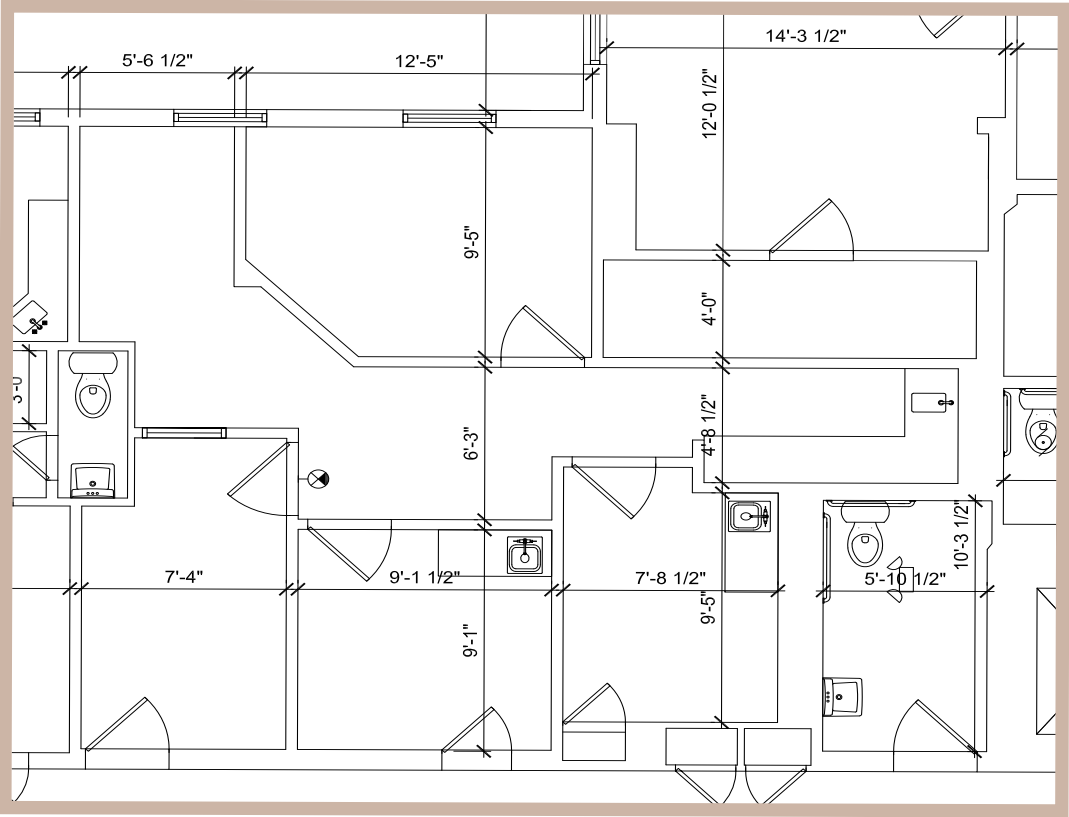




# For Lease

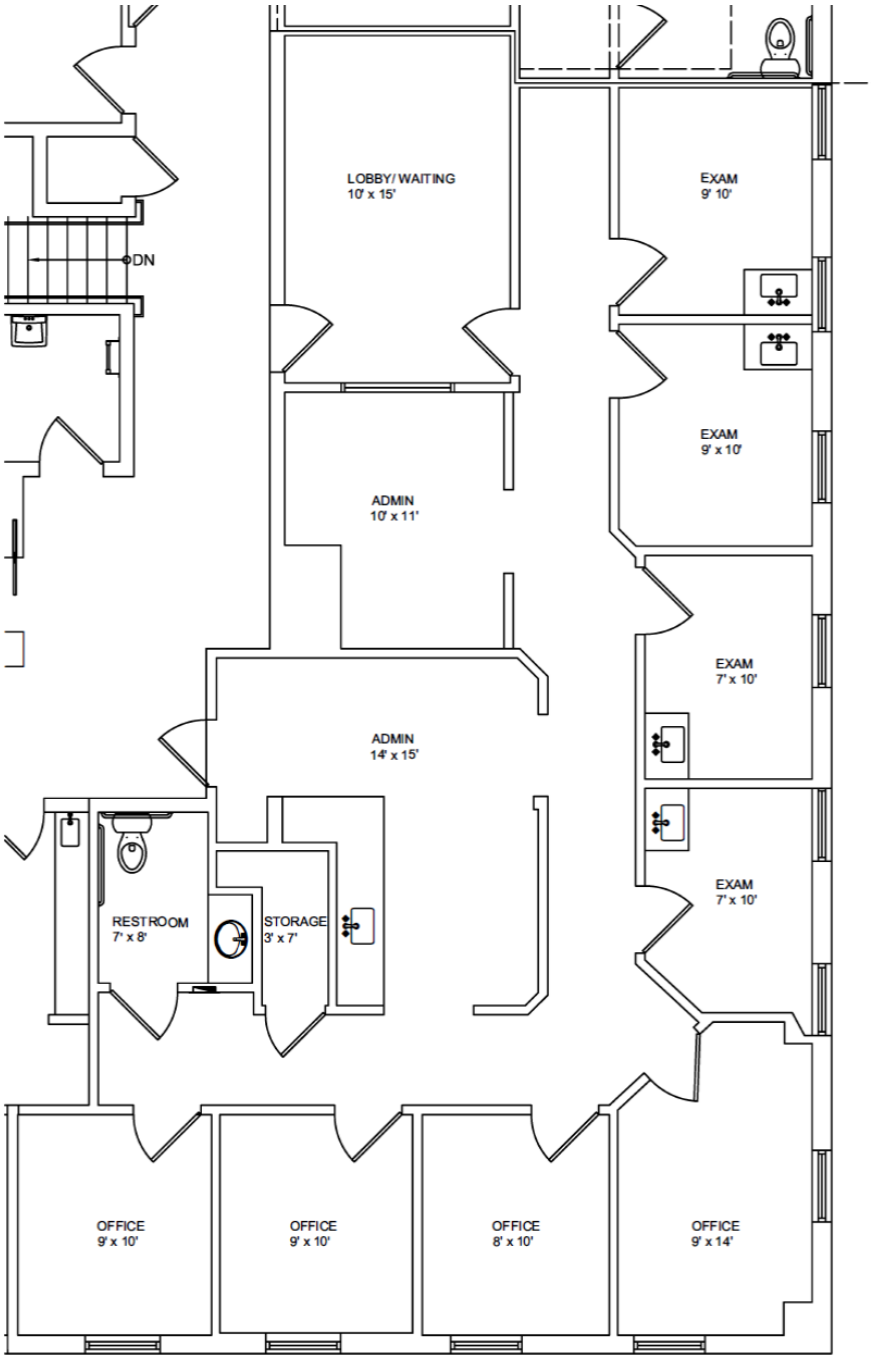
4835 Van Nuys, Second Floor

Suite 212 | 799 RSF



4835 Van Nuys, Second Floor

Suite 200B | 2,493 RSF

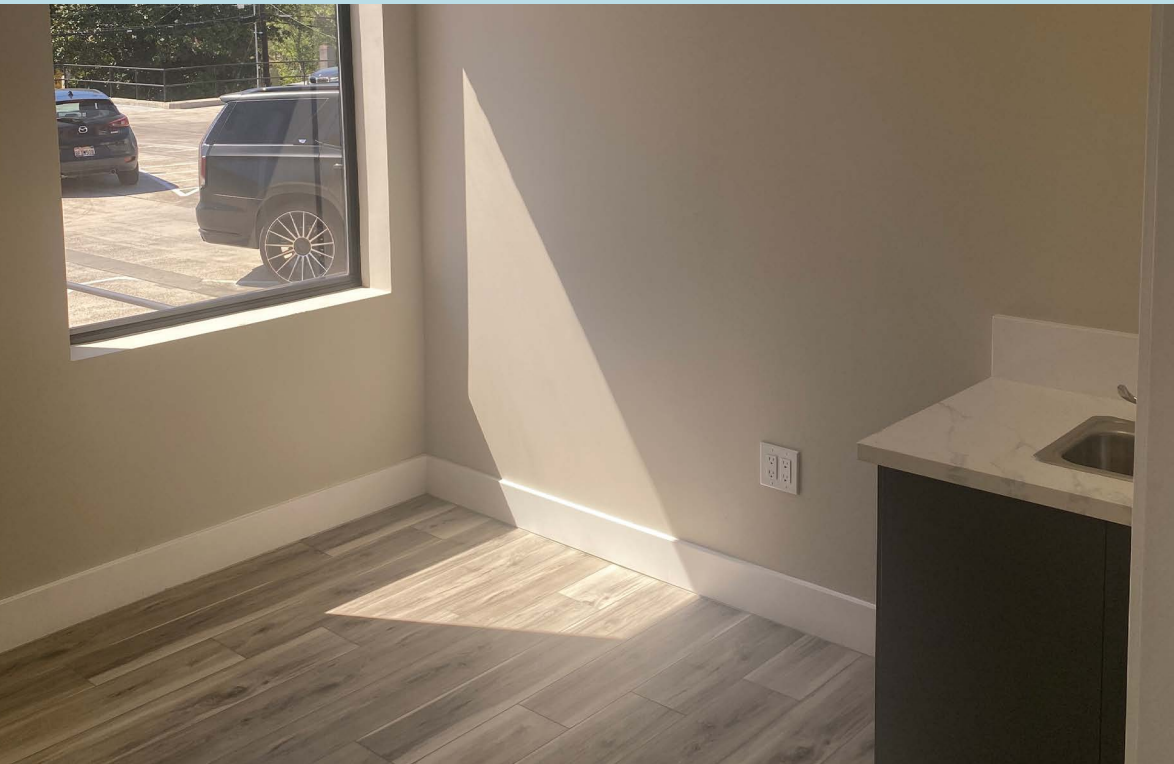


# Spec Suite

4849, Second Floor

Suite 205 | 1,640 RSF

Virtual Tour!

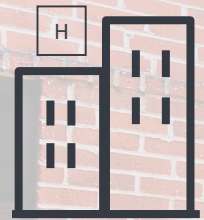




# Property Highlights



Landlord completed an extensive interior and exterior renovation of both buildings in 2nd Quarter 2021



Close proximity to Sherman Oaks Hospital and Encino Hospital Medical Center



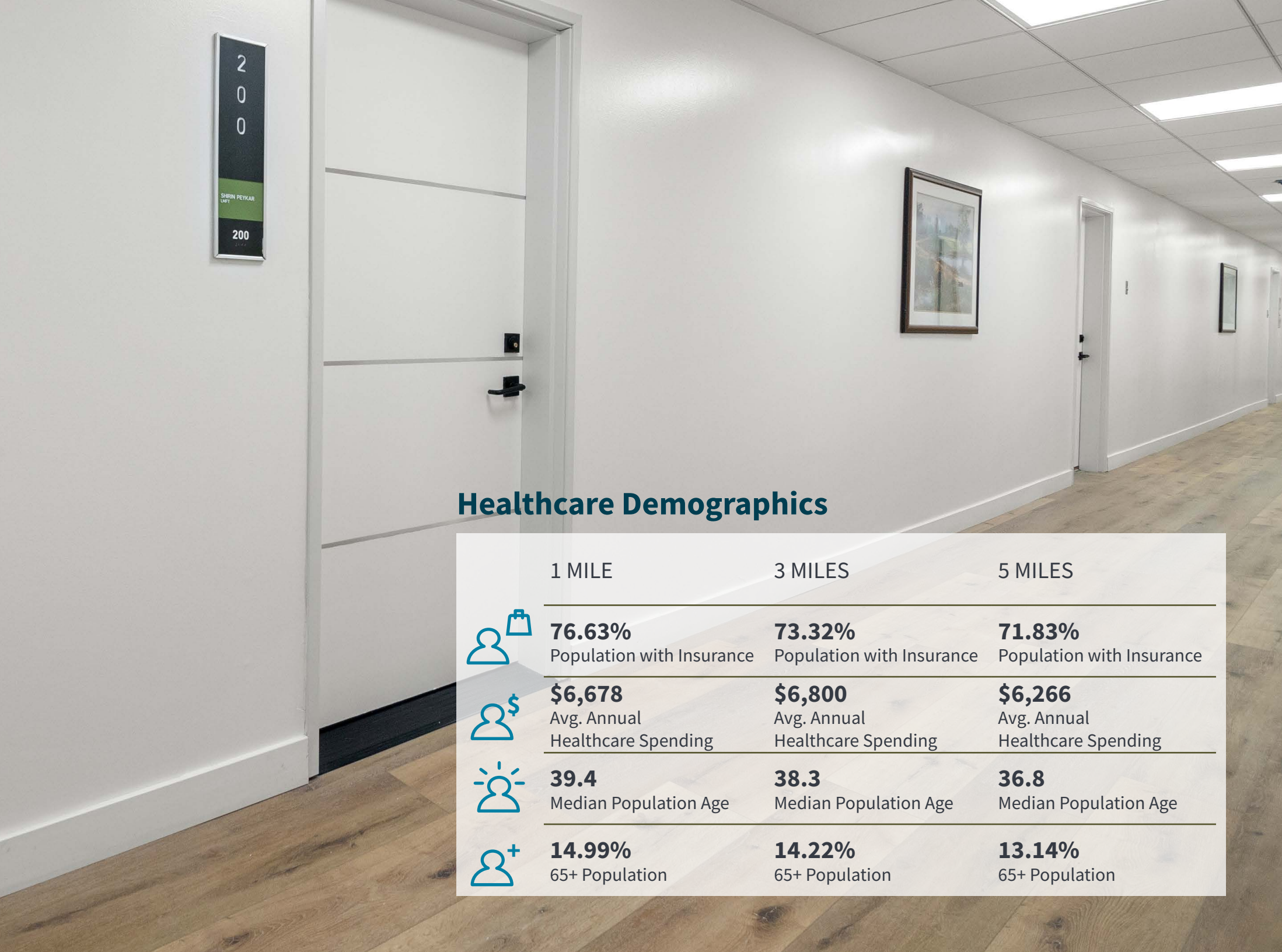
True 5/1,000 parking, offers easy access to patients and providers






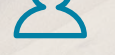
Central San Fernando Valley location with convenient access to Hollywood (101) and San Diego (405) Freeways



Well-capitalized landlord with capital available for tenant improvements and in-house construction expertise to complete TIs quickly



## Healthcare Demographics

	1 MILE	3 MILES	5 MILES
	<b>76.63%</b> Population with Insurance	<b>73.32%</b> Population with Insurance	<b>71.83%</b> Population with Insurance
	<b>\$6,678</b> Avg. Annual Healthcare Spending	<b>\$6,800</b> Avg. Annual Healthcare Spending	<b>\$6,266</b> Avg. Annual Healthcare Spending
	<b>39.4</b> Median Population Age	<b>38.3</b> Median Population Age	<b>36.8</b> Median Population Age
	<b>14.99%</b> 65+ Population	<b>14.22%</b> 65+ Population	<b>13.14%</b> 65+ Population





**Tenant Patio Lounge**





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