

18401, 18425, & 19455 Burbank Blvd

Tarzana, CA 91356

TARZANA EXCHANGE OFFICE/MEDICAL NEXT TO
PROVIDENCE CEDARS SINAI

REDUCED RENTAL RATE:
\$2.00 PSF/MO, MG



COMMERCIAL
ASSET GROUP

Adam Funk
Managing Director
310.666.0124
afunk@cagre.com
Lic. 02129715

PROJECT INFORMATION

Location: Tarzana Offices and Medical Building is in the city of Los Angeles in the community of Tarzana.

Cross Streets: Reseda Boulevard and Burbank Boulevard

Suite Sizes: ±888 SF - ±3,960 SF

Features:

- Part of three-building office complex comprised of 160,345 SF
- Highly visible from the US 101 Ventura Freeway
- Immediately adjacent to Providence Tarzana Medical Center and dozens of retail amenities
- Amazing views of the San Fernando Valley
- Prominent signage opportunities available including freeway visible building signs and monument signs
- Extensive full-building renovations including all new corridors, restrooms, elevators and elevator lobbies
- Onsite management
- Immediate occupancy

Access:

Primary access to the subject neighborhood is provided by Ventura 101 Freeway, which runs in an east/west direction. The major north/south surface arterial is Reseda Boulevard and the major east/west surface arterial is Burbank Boulevard. Overall, access is considered to be good.

What Do We Offer:

A fully integrated office and medical campus consisting of approximately 160,345 rentable square feet in the highly desirable San Fernando Valley submarket of Tarzana, California. The 2.33-acre property is ideally situated directly off the U.S. 101 (Ventura Freeway) Reseda Boulevard on/off ramps at the northeast signalized corner of Reseda Boulevard and Burbank Boulevard. The Center has unparalleled visibility from the Ventura Freeway (300,000+ vehicles per day) and is located directly across the Providence Tarzana Medical Center, the top regional medical center in the San Fernando Valley.

Tarzana Professional Center is centrally located in the affluent, high-demand submarket of Tarzana. Tarzana boasts high-end demographics with multi-million dollar homes, dense population, high barriers to entry, and a landlord-favored leasing market. It is close proximity to Ventura Blvd, executive housing, and multiple restaurants, shopping, and entertainment amenities make this one of the premier office center in the region.



18401 BURBANK BLVD

SPACE SIZE

SUITE 106: ±1,466 RSF

SUITE 120: ±1,500 RSF

SUITE 121: ±888

***AVAILABLE WITH SINK**

RENTAL RATE

\$2.00 PSF/MO, MG

(TENANT PAYS PRO-RATE SHARE OF ELECTRIC)

TERM

NEGOTIABLE

RENOVATED

2015

PARKING

3/1,000 SF LEASED

\$90/CAR/MO UNRESERVED

\$110/CAR/MO RESERVED

VALET PARKING AVAILABLE



18425 BURBANK BLVD

SPACE SIZE

SUITE 112: ±2,436 RSF	SUITE 509: ±1,714 RSF
SUITE 400: ±1,179 RSF	SUITE 511: ±1,454 RSF
SUITE 403: ±1,194 RSF	SUITE 512: ±1,357 RSF
SUITE 404: ±3,370 RSF	SUITE 514: ±2,136 RSF
SUITE 405: ±1,786 RSF	SUITE 606: ±2,409 RSF
SUITE 406: ±1,932 RSF	SUITE 709: ±2,080 RSF
SUITE 412: ±1,963 RSF	SUITE 711: ±1,999 RSF
SUITE 413: ±3,960 RSF	SUITE 713: ±1,300 RSF
SUITE 418: ±1,158 RSF	SUITE 715: ±2,843 RSF
SUITE 507: ±1,379 RSF	

***AVAILABLE WITH SINK**

RENTAL RATE

\$2.00 PSF/MO, MG

(TENANT PAYS PRO-RATE SHARE OF ELECTRIC)

TERM

NEGOTIABLE

RENOVATED

2015

PARKING

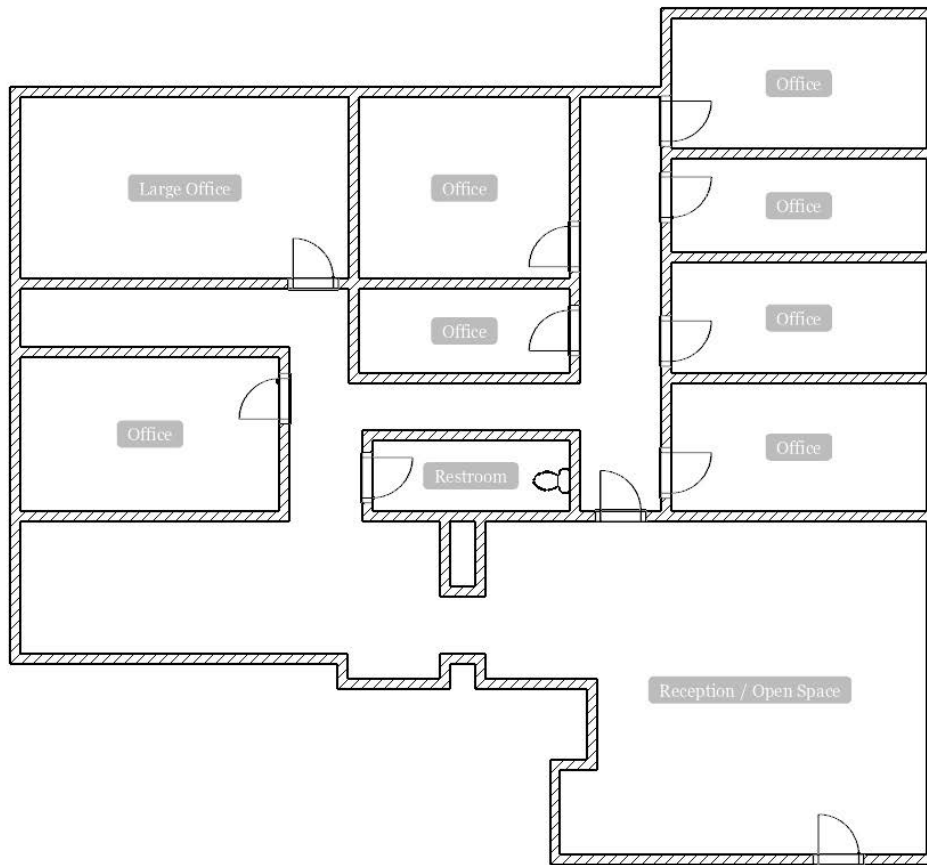
3/1,000 SF LEASED

\$90/CAR/MO UNRESERVED

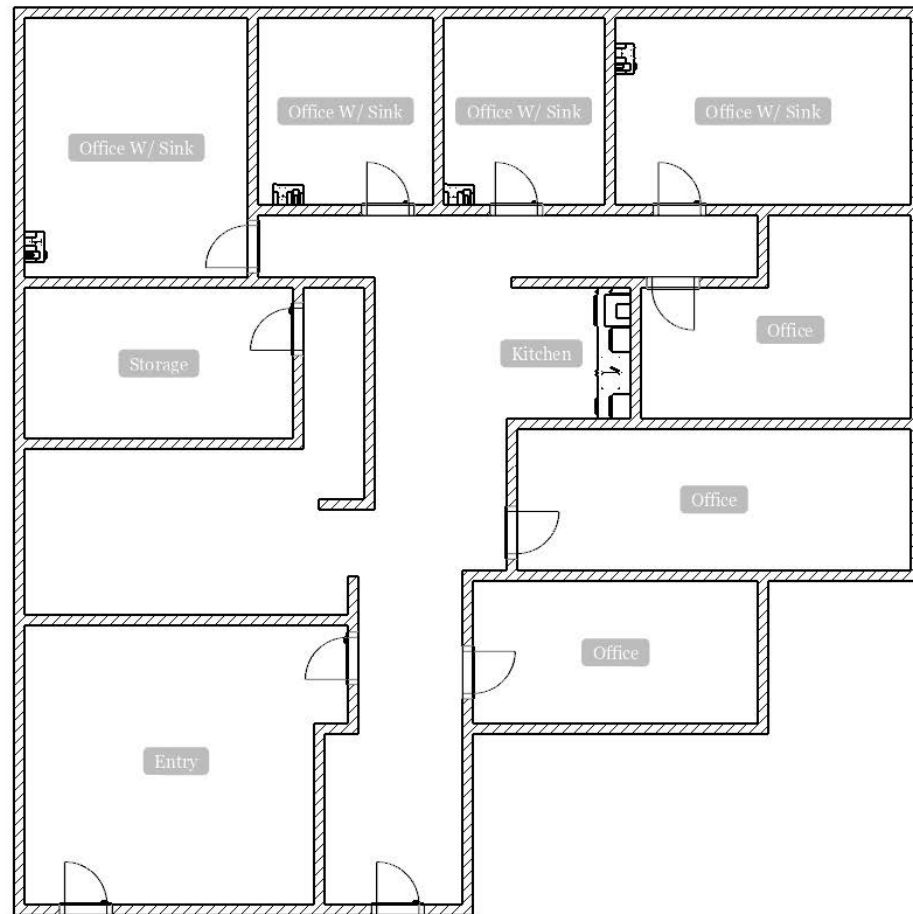
\$110/CAR/MO RESERVED

VALET PARKING AVAILABLE

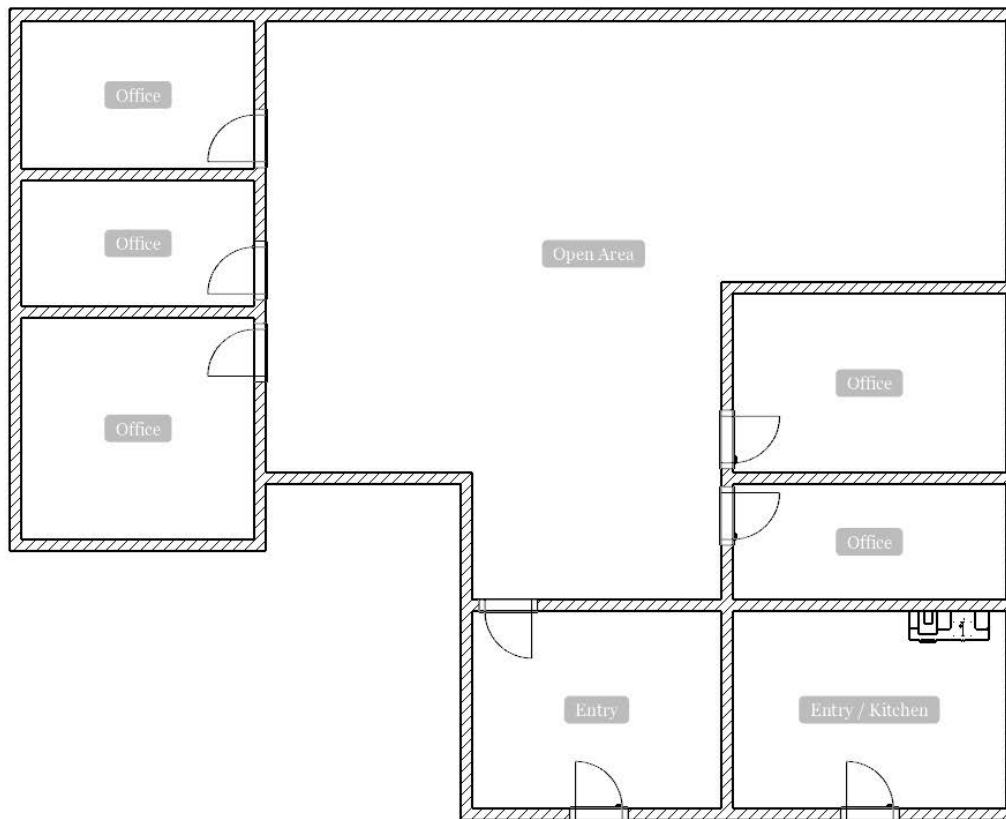
SUITE 112 (GROUND FLOOR): ±2,436 RSF



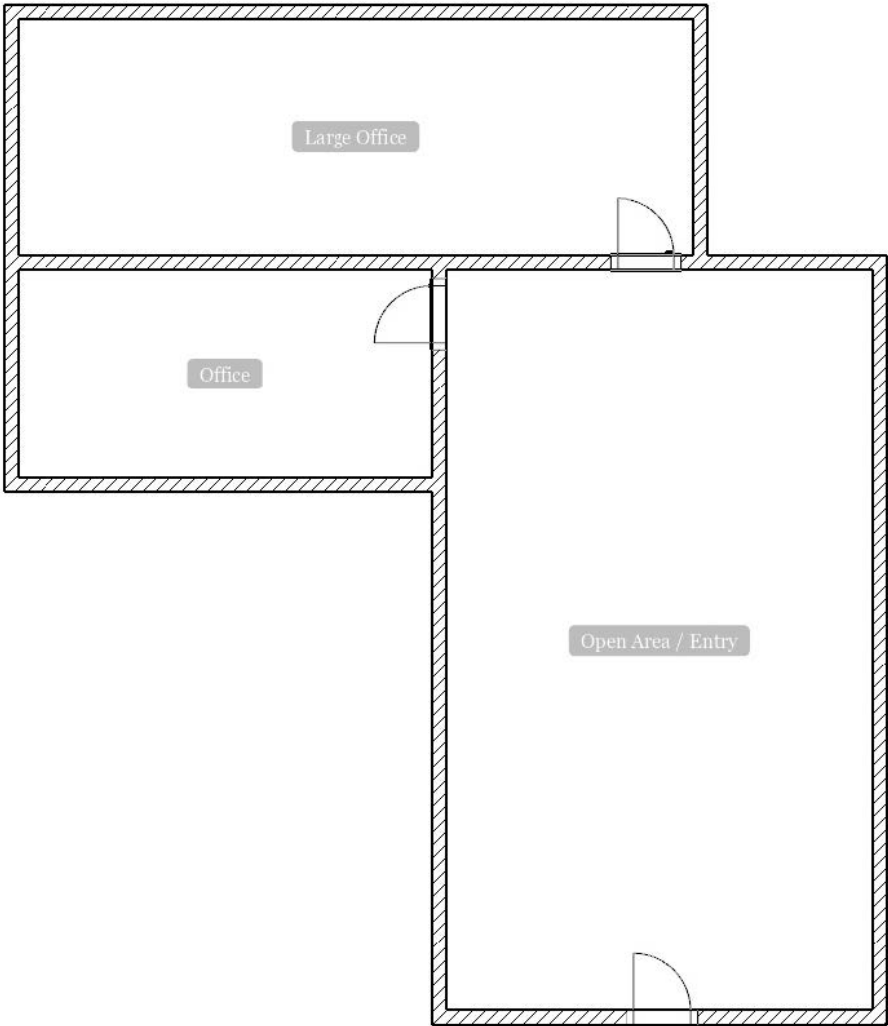
SUITE 413: ±1,963 RSF



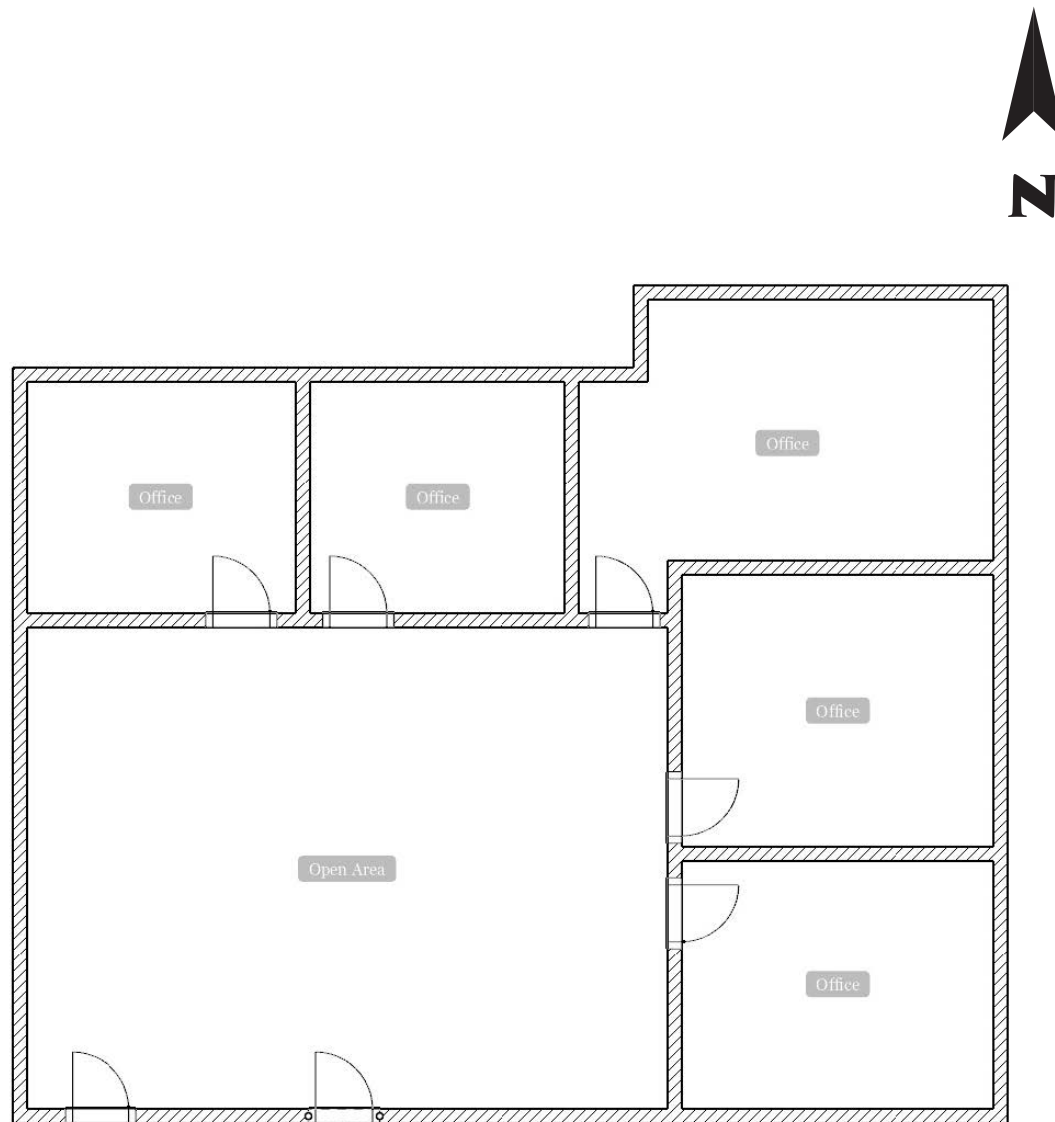
SUITE 413: ±3,960 RSF



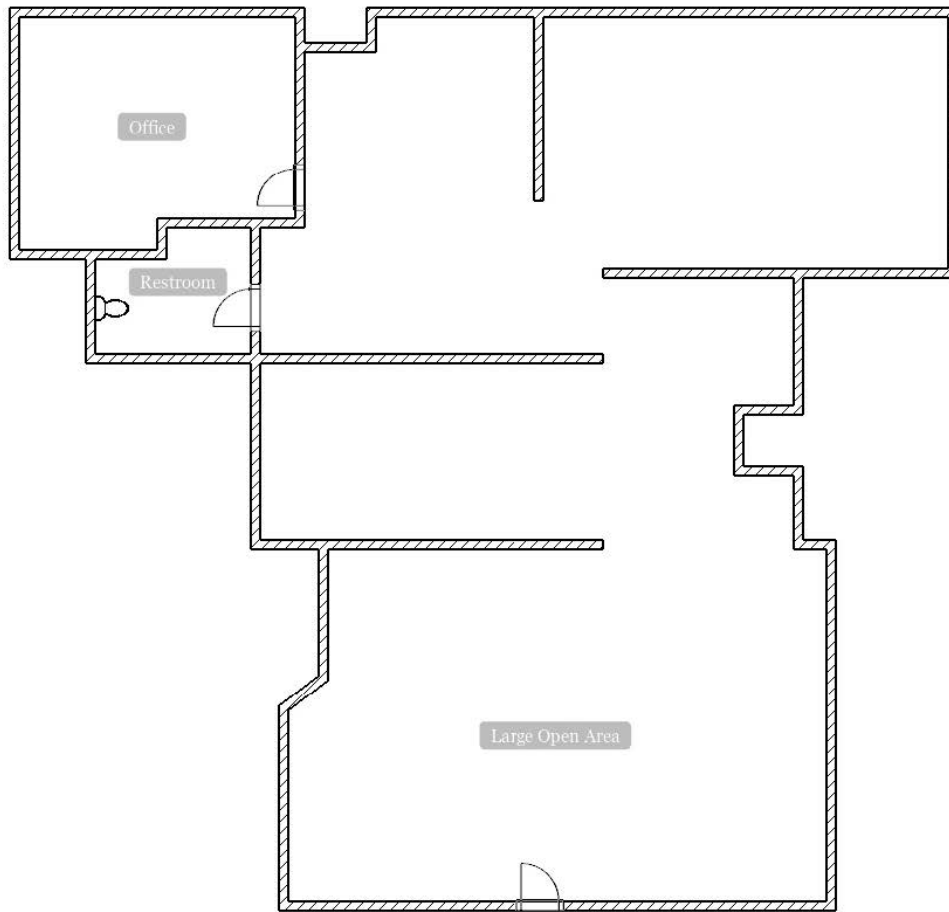
SUITE 507: ±1,454 RSF



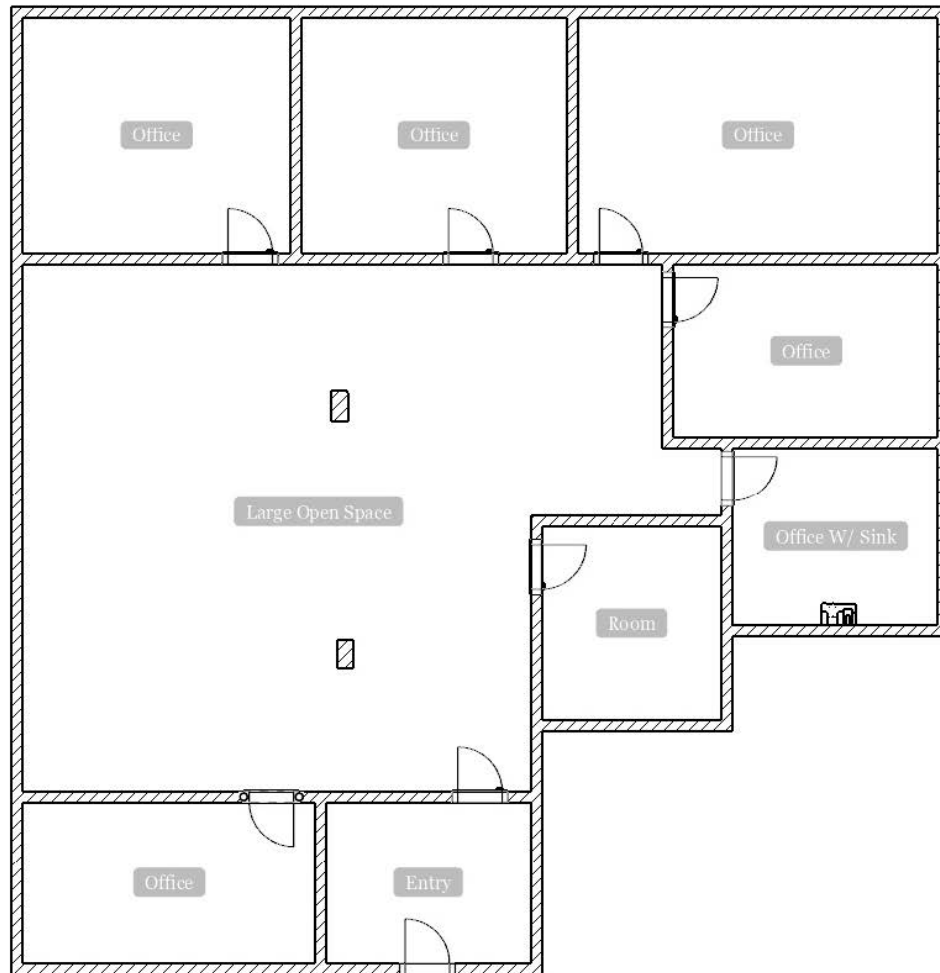
SUITE 509: ±1,714 RSF



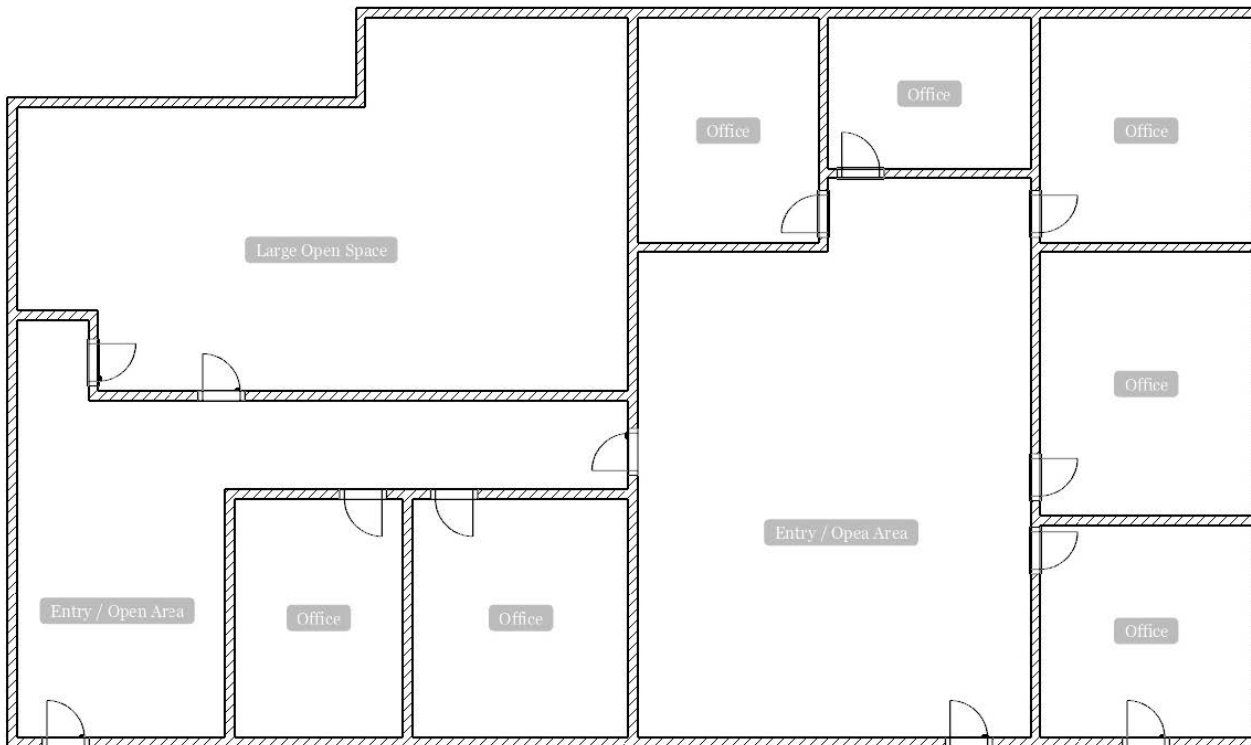
SUITE 514: ±2,136 RSF



SUITE 606: ±2,409 RSF



SUITE 715: ±2,843 RSF





18455 BURBANK BLVD

SPACE SIZE

SUITE 208: ±1,048 RSF

SUITE 210: ±947 RSF

RENTAL RATE

\$2.00 PSF/MO, MG

(TENANT PAYS PRO-RATE SHARE OF ELECTRIC)

TERM

NEGOTIABLE

RENOVATED

2015

PARKING

3/1,000 SF LEASED

\$90/CAR/MO UNRESERVED

\$110/CAR/MO RESERVED

VALET PARKING AVAILABLE

AERIAL



These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.



Adam Funk
Managing Director
310.666.0124
afunk@cagre.com
Lic. 02129715

Commercial Asset Group
190 N. Canon Drive, STE 300
Beverly Hills, CA 90210
P: 310.275.8222 F: 310.275.8223
www.cagre.com Lic. 01876070



**COMMERCIAL
ASSET GROUP**