

18740 Ventura Boulevard

Tarzana, CA 91356



Tarzana Medical Center



MEDICAL OFFICE SPACE Available For Lease



PACIFIC PARTNERS
COMMERCIAL, INC.

23901 Calabasas Rd., Suite 2024
Calabasas, CA 91302
Office 818.862.2848

Michelle Buckner

Vice President
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Lisa Shirliff

Investment Sales & Leasing
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Bruce A. Frasco

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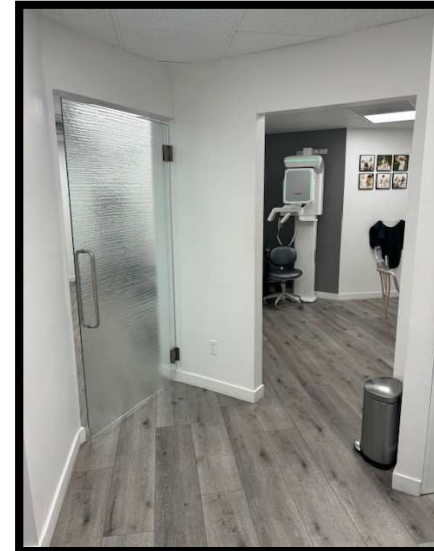
Tarzana , CA 91356



Property Photos

PROPERTY HIGHLIGHTS:

- Prime Tarzana Location
- Excellent Proximity to numerous Medical Centers
- Immediate Occupancy
- Free Visitor & Tenant Parking
- Walking Distance To Many Shops And Restaurants



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Availability & Rates

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<u>Suite</u>	<u>Available</u>	<u>Approx. SF</u>	<u>Rate / SF</u>
*205	Now	1,351 RSF	\$3.15 FSG
*209	Now	1,133 RSF	\$3.15 FSG
303	Now	670 RSF	\$3.15 FSG
307	Now	1,323 RSF	\$3.15 FSG

* Suites 205 & 209 can be combined for a total square footage of 2,484



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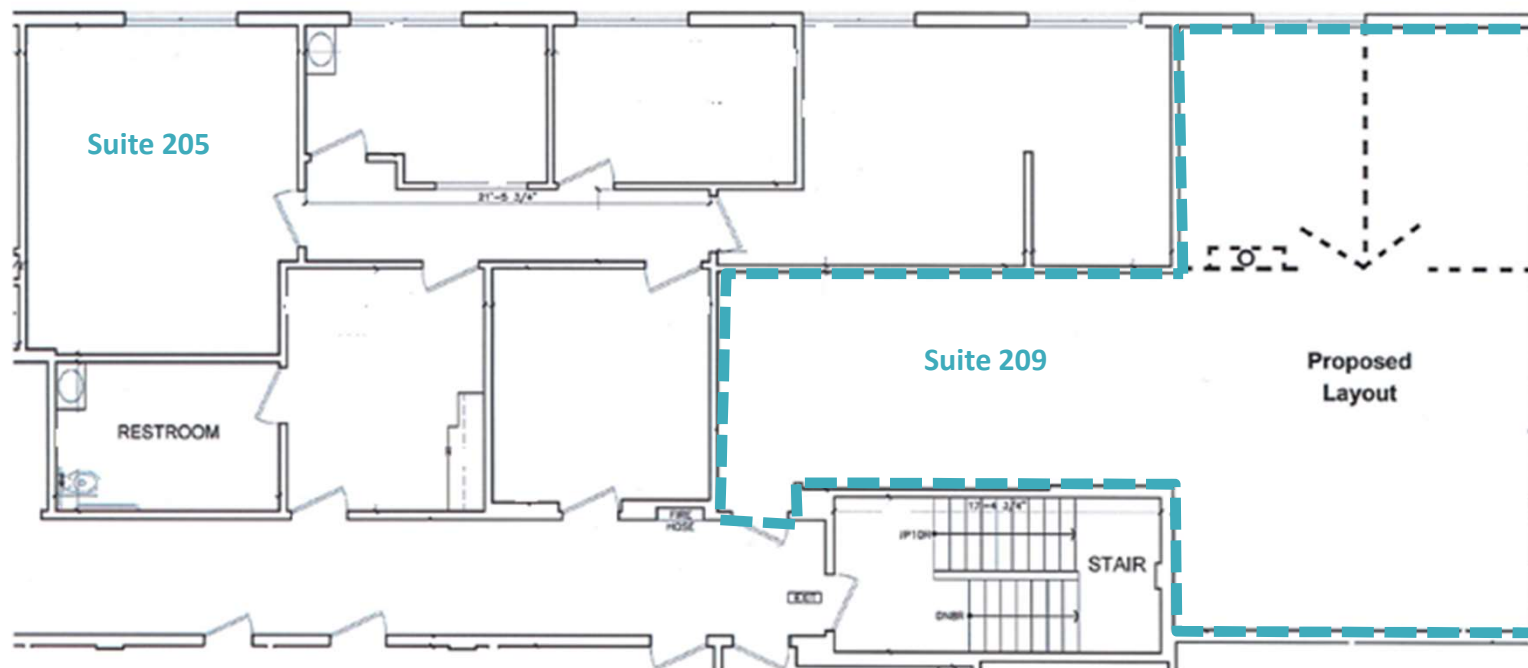
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Floorplans

Suite #	Square Footage	Description
#205	1,351 RSF	3 Window Offices, Open Area, Interior Office, Restroom
#209	1,133 RSF	2 Window Offices, Open Area



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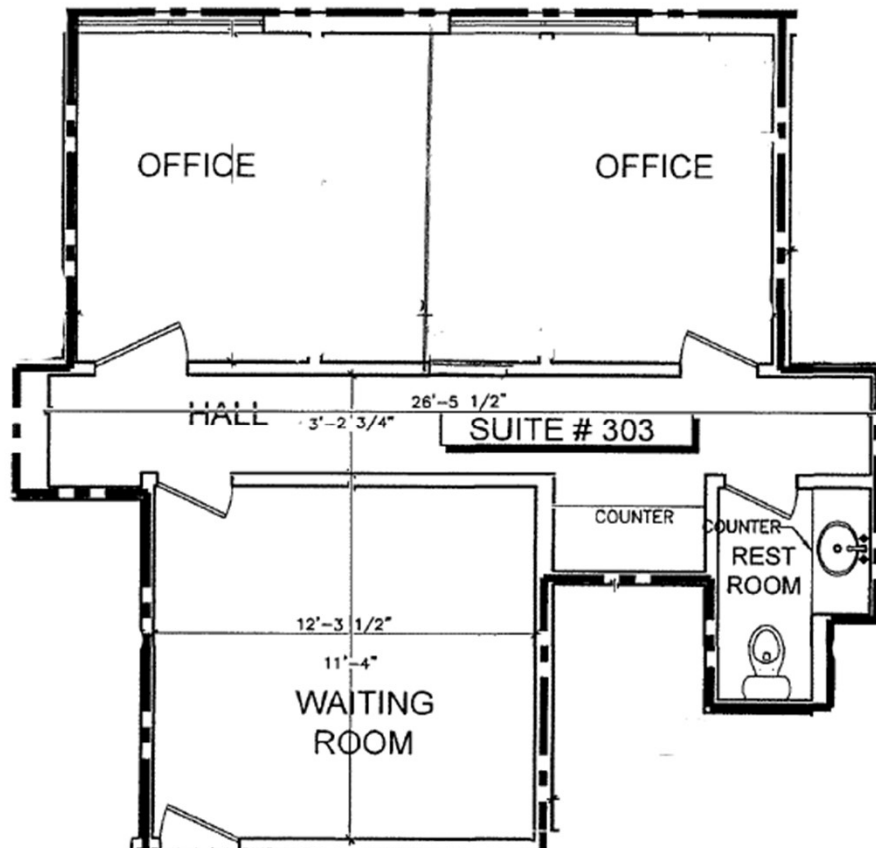
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Floorplans

Suite #	Square Footage	Description
#303	670 RSF	3 Window Offices, Open Area, Interior Office, Restroom



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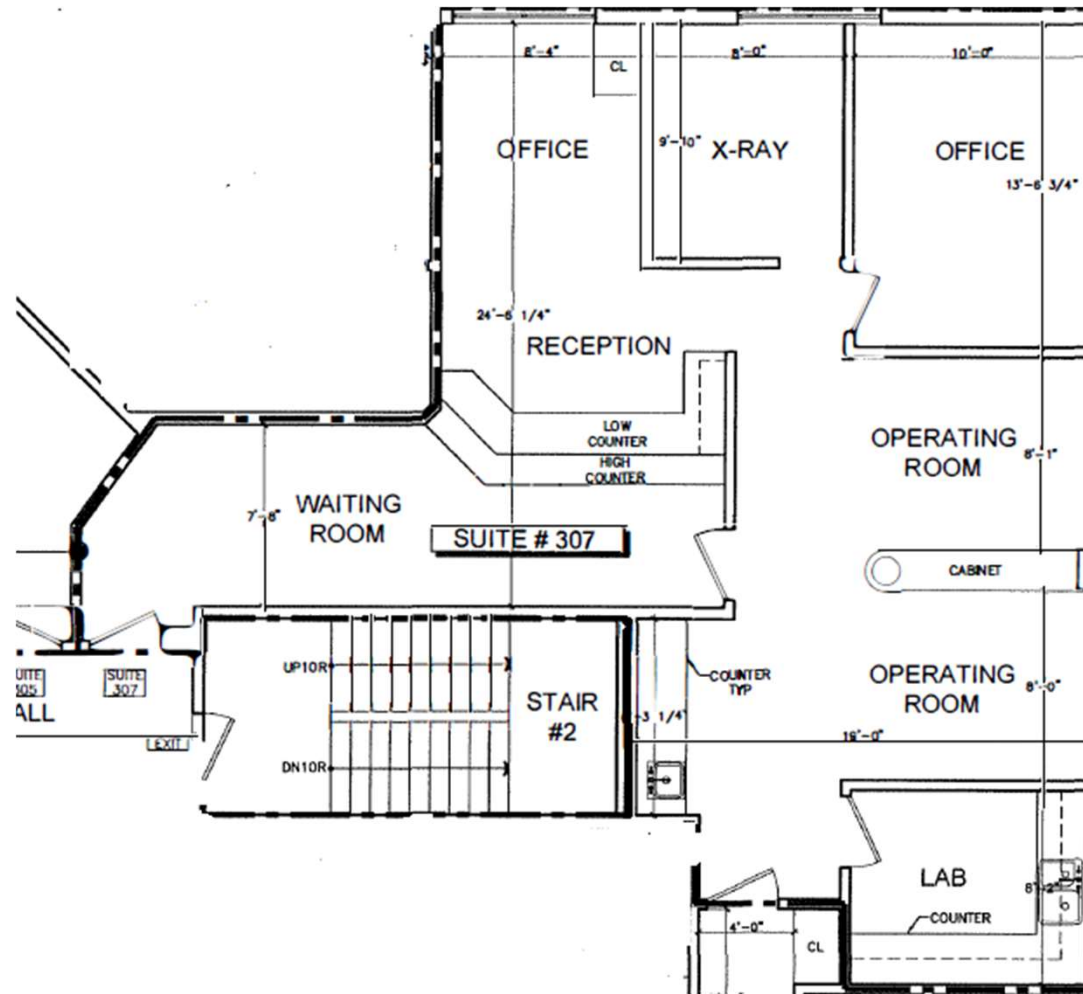
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Floorplans

Suite #	Square Footage	Description
#307	1,323 RSF	Former Dental Office.



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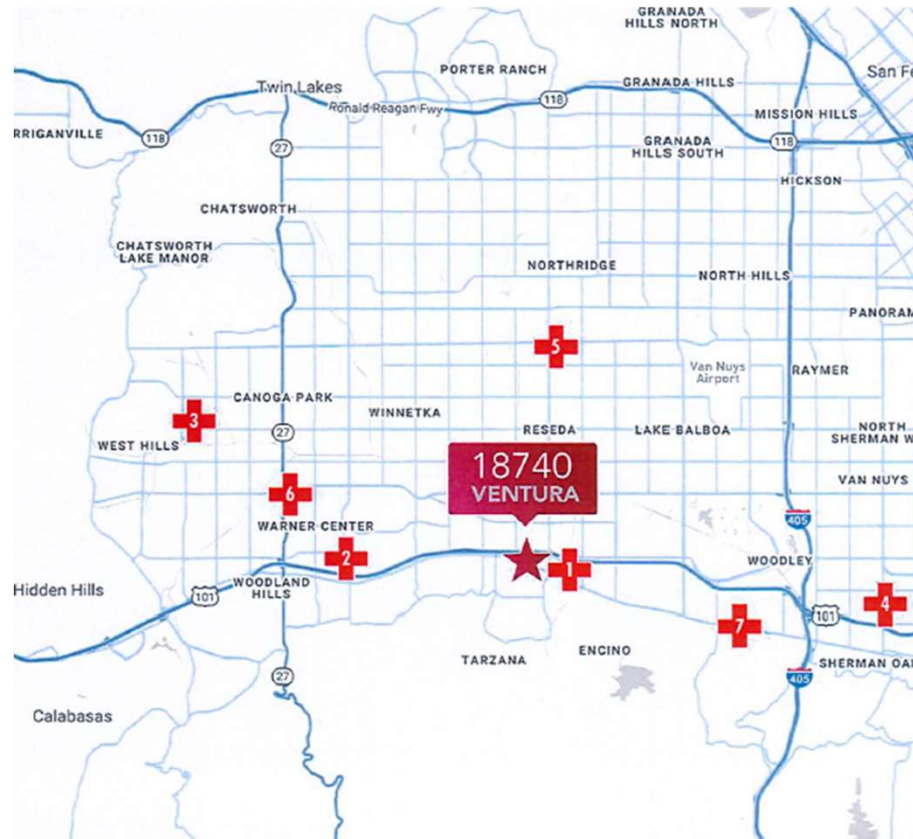
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Hospital & Medical Center Proximity Map



LOCAL HOSPITALS & MEDICAL CENTERS	
1. Cedars Sinai Tarzana Medical Center/Providence	0.9 Miles
2. Kaiser Permanente Medical Center Woodland Hills	3.3 Miles
3. West Hills Hospital & Medical Center	7.8 Miles
4. Sherman Oaks Hospital	6.1 Miles
5. Dignity Health Northridge Hospital Medical Center	4.4 Miles
6. UCLA Health Medical Center	5.1 Miles
7. Encino Hospital Medical Center	4.1 Miles



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Amenities Overview



ANYTIME FITNESS
ROSS
SUPERCUTS
citibank

Suburban
IHOP
Sith Sleep
McDonald's
Popeye's
Dominos
MAGPIES
HINO (USA)
SAS
CICIS
T-Mobile

SUBWAY
LI-HAUL
7
Tasty Bakes

Tarzana

18740 VENTURA

Shabby's
wonderful
KNOX
CUM
HAWAII

Providence | Cedars Sinai
TARZANA MEDICAL CENTER

WELLS FARGO

GELSON'S VONS CVS
FRANKIE'S HomeGoods
PICK Public Storage
perfood
MORT'S

WHOLE FOODS LA FITNESS KUSHIYO
TJ-MAXX Walgreens
SIL JAM
CHASE

Walgreens
OneWest Bank
UbaPops
POZZO'S GRILL

TACO BELL
BIG TIRES

Bank of America
Round Table
Black Bear Diner



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