

TARZANA EXCHANGE OFFICE/MEDICAL

T"סב

NEXT TO PROVIDENCE CEDARS SINAI

18401, 18425, & 18455 BURBANK BLVD, TARZANA, CA

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



COMMERCIAL
ASSET GROUP

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: ±430 SF - ±8,691 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. Its close proximity to Ventura Boulevard, executive housing, and multiple restaurants, shopping, and entertainment amenities make this one of the premier office center in the region.

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.

18401, 18425 & 18455 BURBANK BLVD, TARZANA, CA 91356

18401 BURBANK BLVD INFORMATION



SPACE SIZE

SUITE 106: ±1,348 RSF
SUITE 203: ±815 RSF
SUITE 215: ±430 RSF
SUITE 222: ±640 RSF
SUITE 225: ±893 RSF
SUITE 228: ±450 RSF

RENTAL RATE

\$2.00 PSF/MO, MG
(TENANT PAYS
PRO-RATE SHARE OF
ELECTRIC)

TERM

NEGOTIABLE

RENOVATED

2015

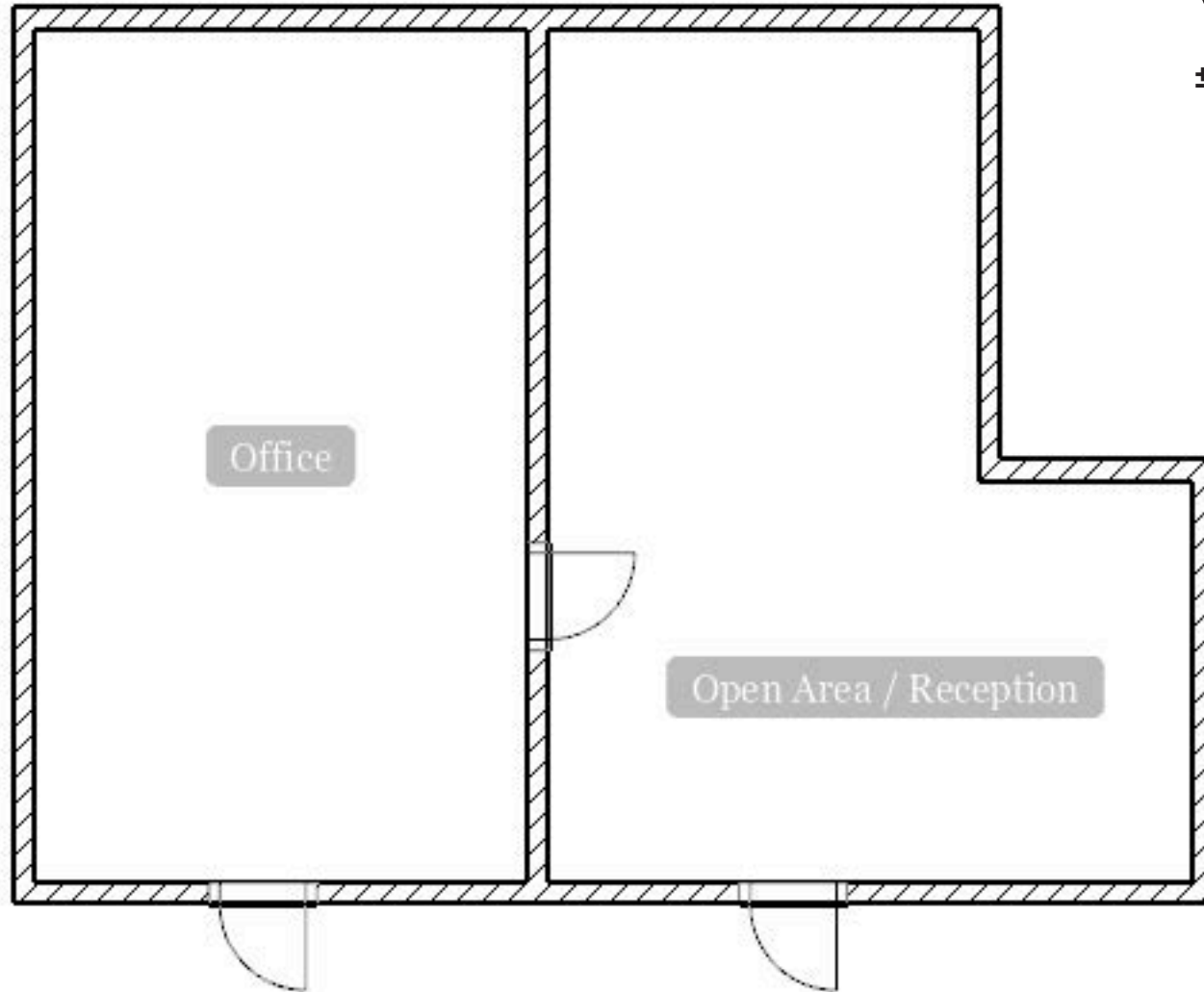
PARKING

3/1,000 SF LEASED
\$90/CAR/MO UNRESERVED
\$110/CAR/MO RESERVED
VALET PARKING AVAILABLE

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SUITE 225



18425 BURBANK BLVD INFORMATION



SPACE SIZE

SUITE 112: ±2,436 RSF
SUITE 404: ±8,691 RSF
SUITE 412: ±1,963 RSF
SUITE 413: ±3,960 RSF
SUITE 418: ±1,136 RSF
SUITE 507: ±1,454 RSF
SUITE 509: ±1,714 RSF
SUITE 510: ±688 RSF
SUITE 511: ±1,379 RSF
SUITE 514: ±2,136 RSF
SUITE 606: ±2,409 RSF
SUITE 609: ±2,678 RSF
SUITE 706: ±2,740 RSF
SUITE 709: ±2,080 RSF
SUITE 712: ±2,930 RSF
SUITE 713: ±1,300 RSF
SUITE 715: ±2,843 RSF

RENTAL RATE

\$2.00 PSF/MO, MG
(TENANT PAYS PRO-RATE
SHARE OF ELECTRIC)

TERM

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PARKING

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VALET PARKING AVAILABLE

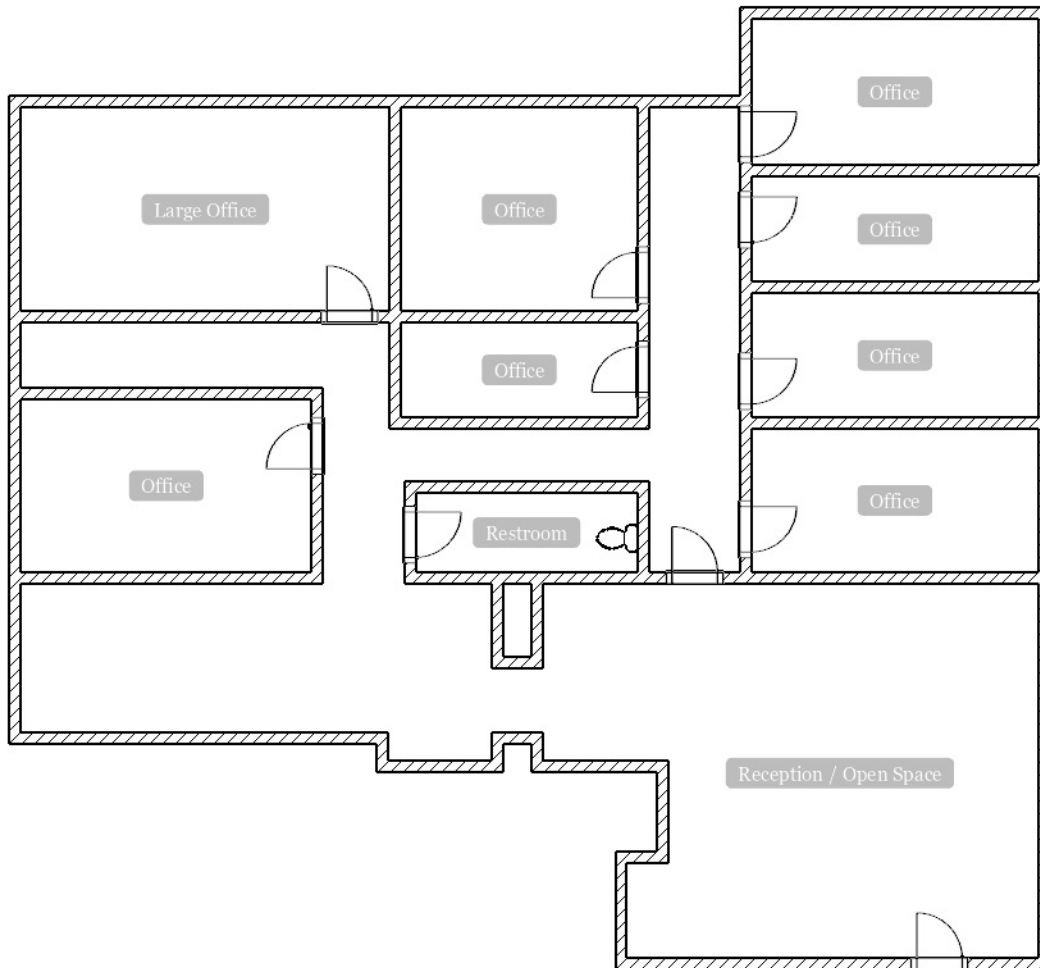
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SUITE 112 (GROUND FLOOR)



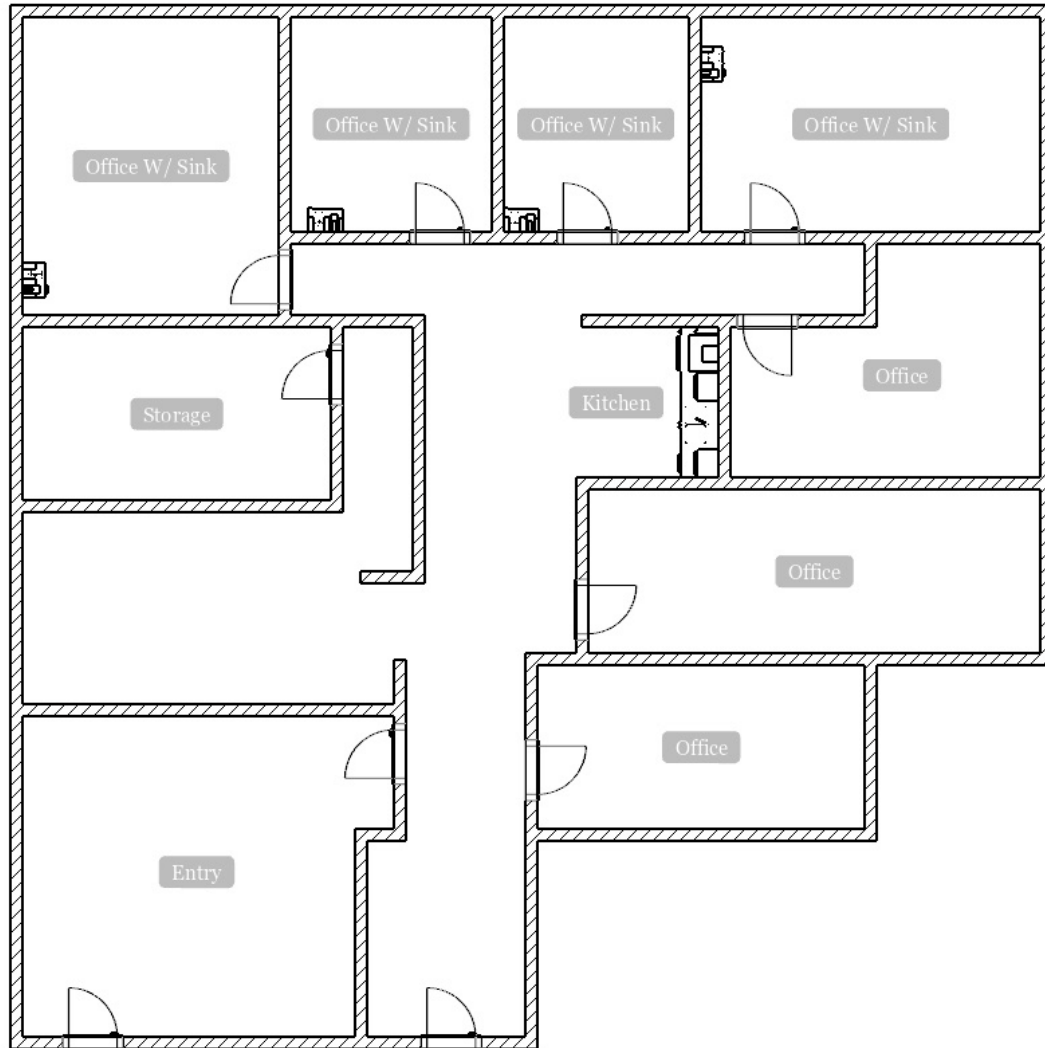
±2,436 SF



SUITE 412



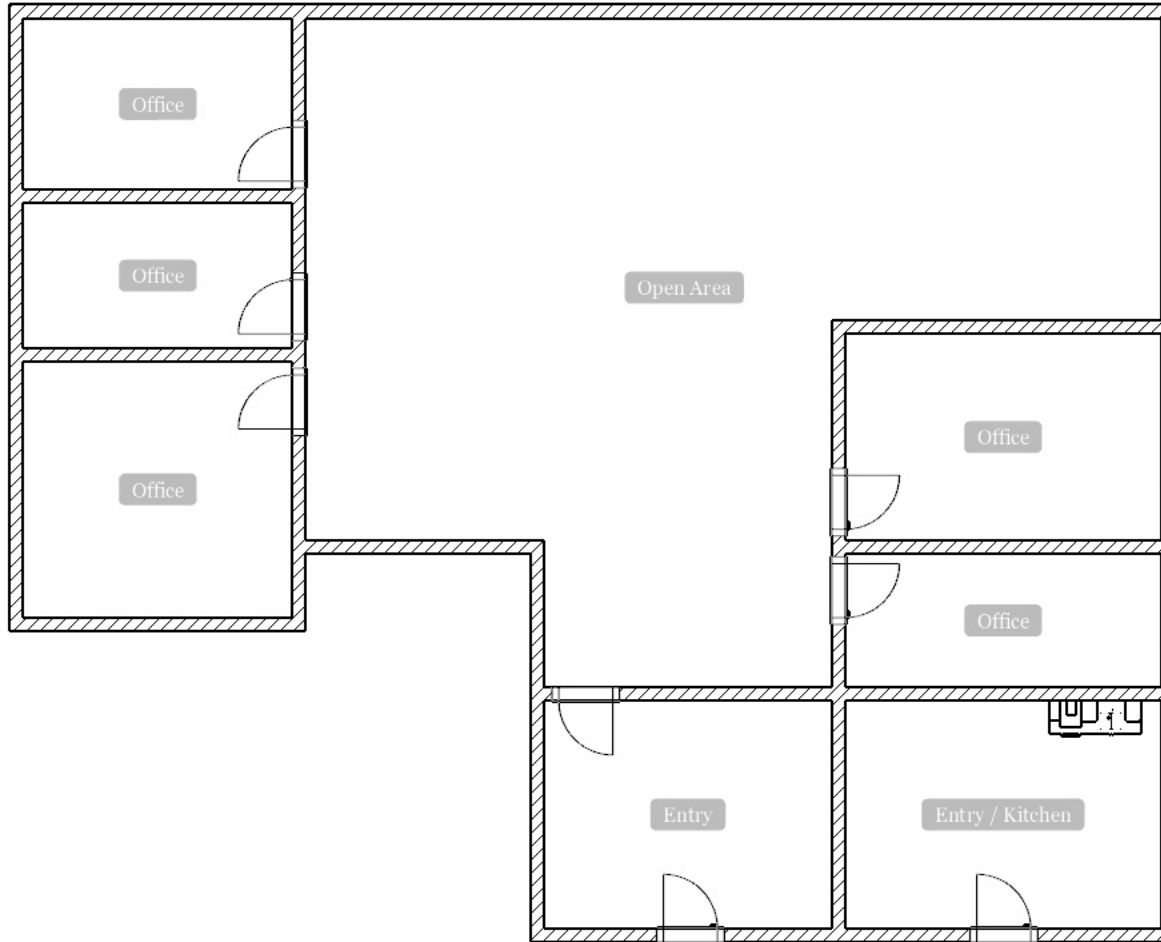
±1,963 SF



SUITE 413



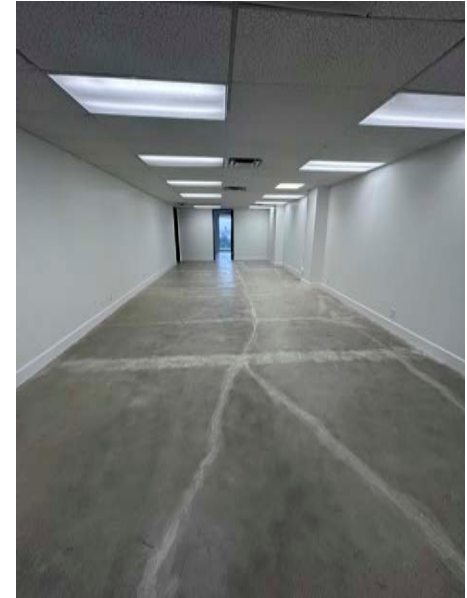
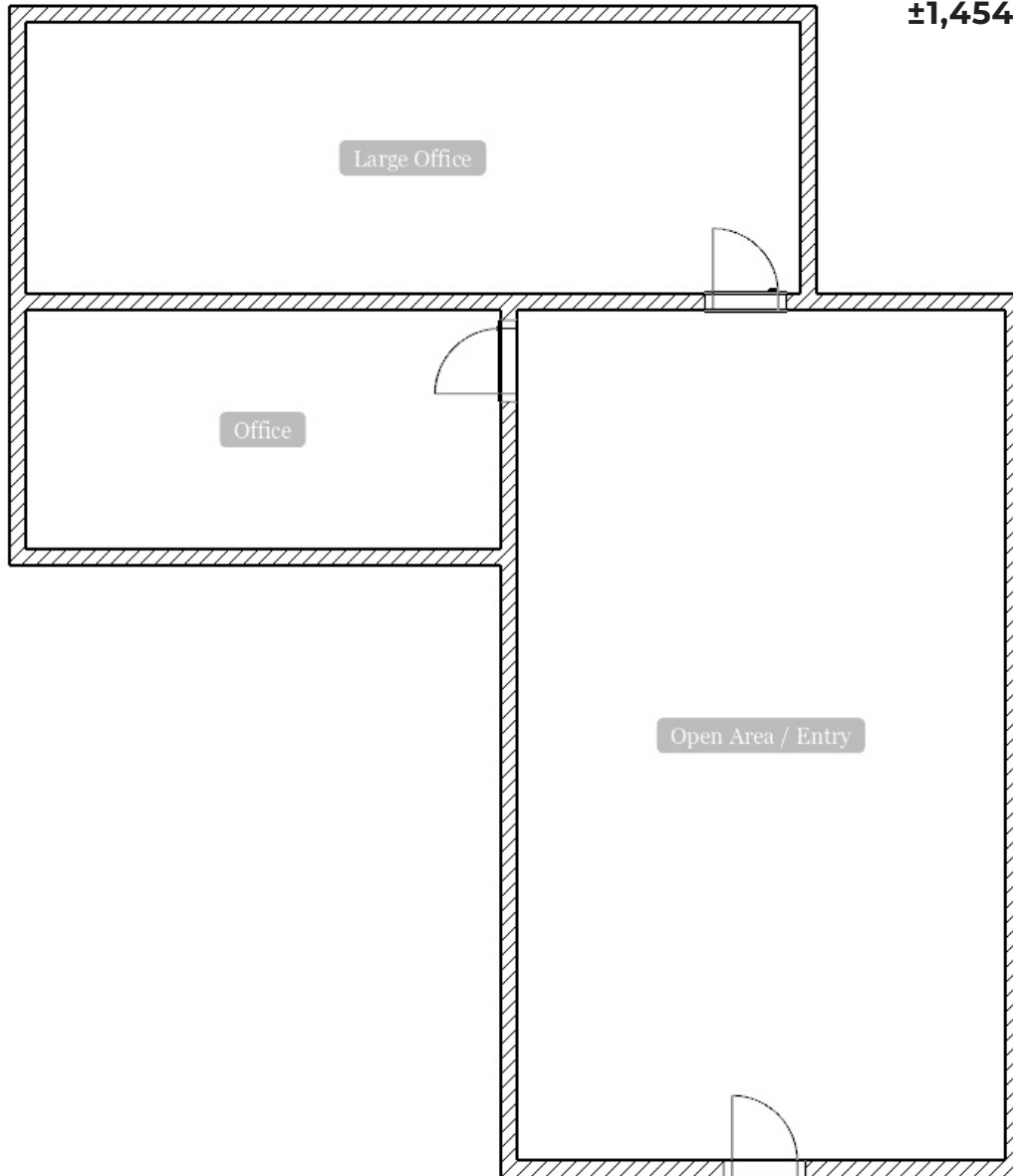
±3,960 SF



SUITE 507



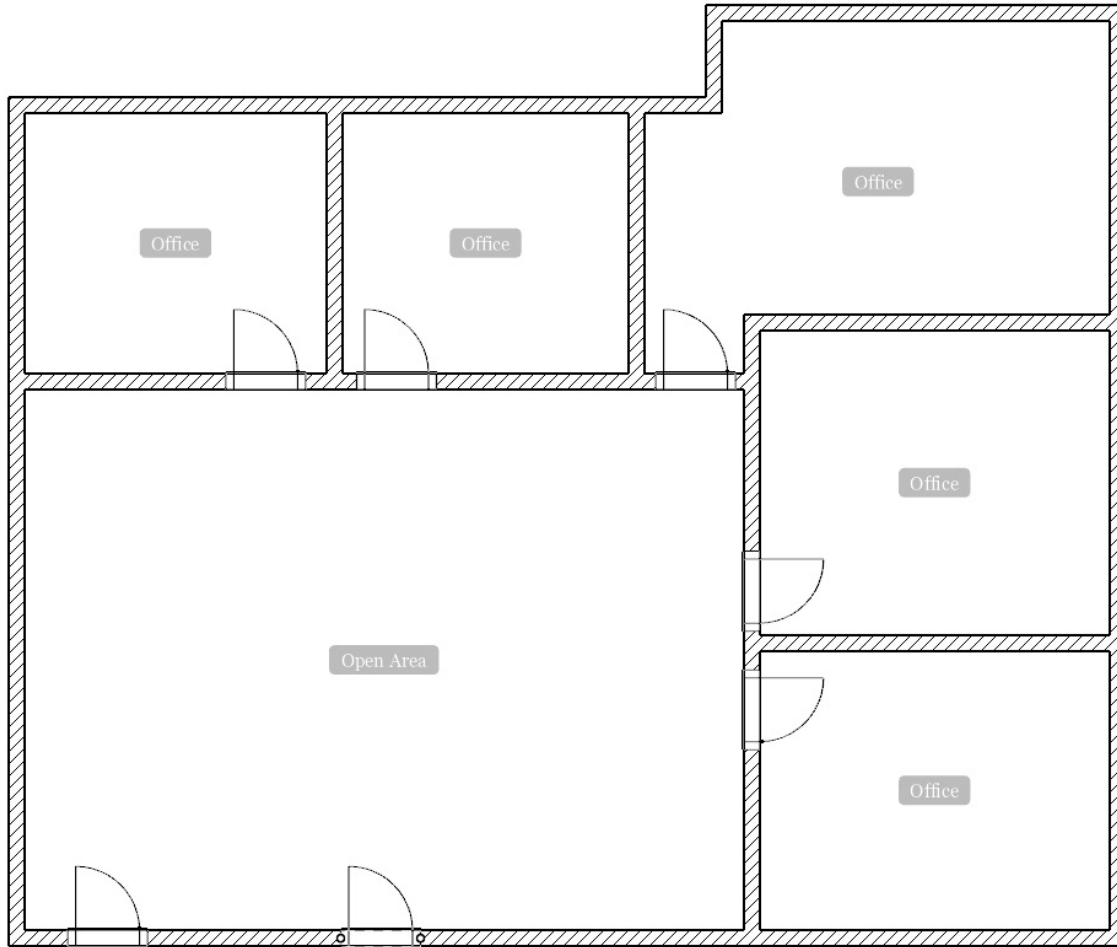
±1,454 SF



SUITE 509



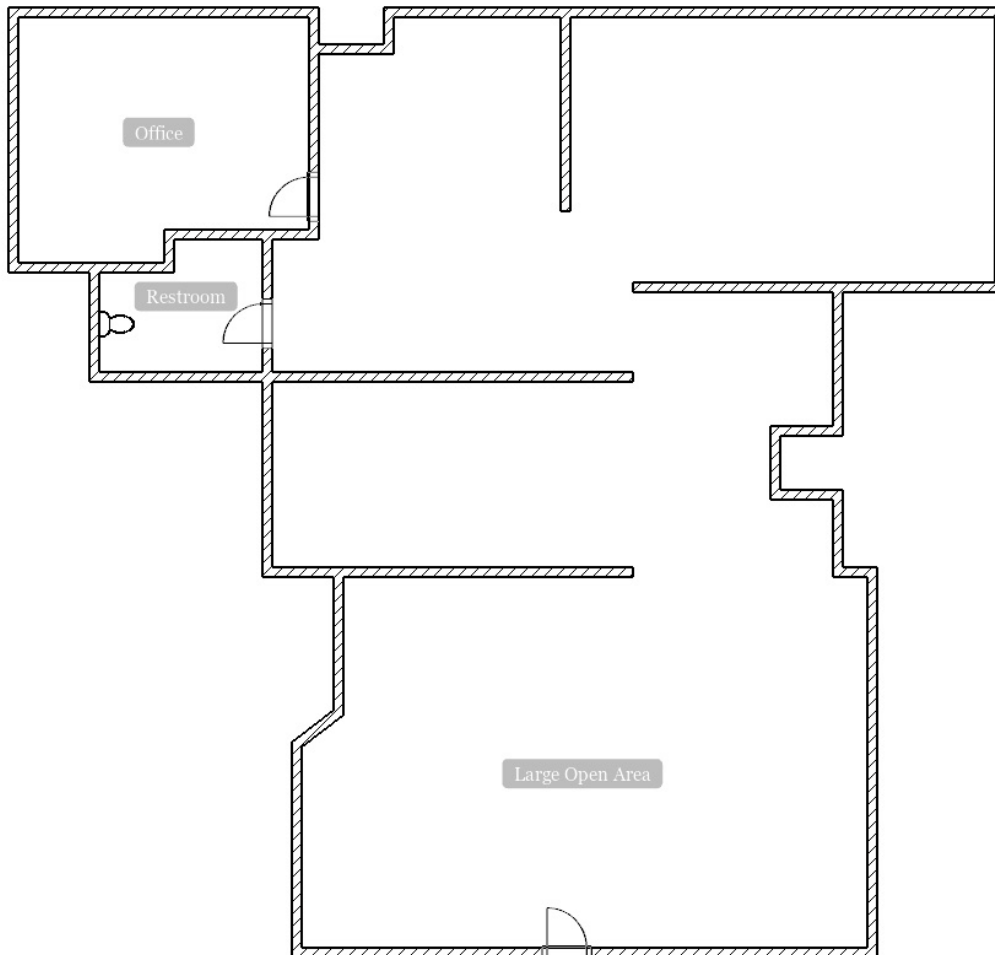
±1,714 SF



SUITE 514



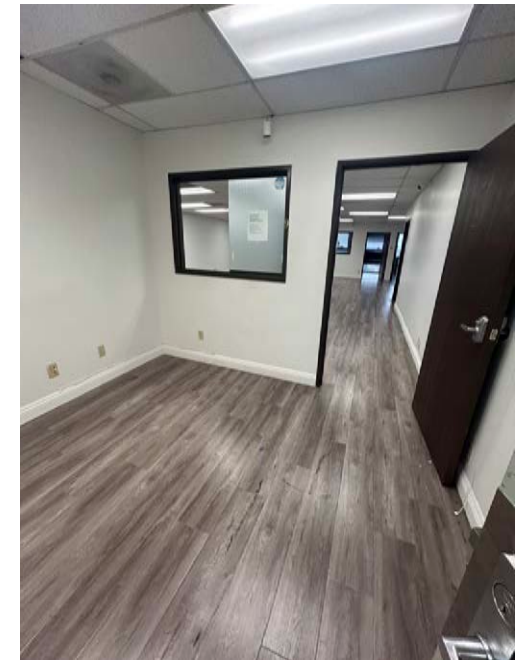
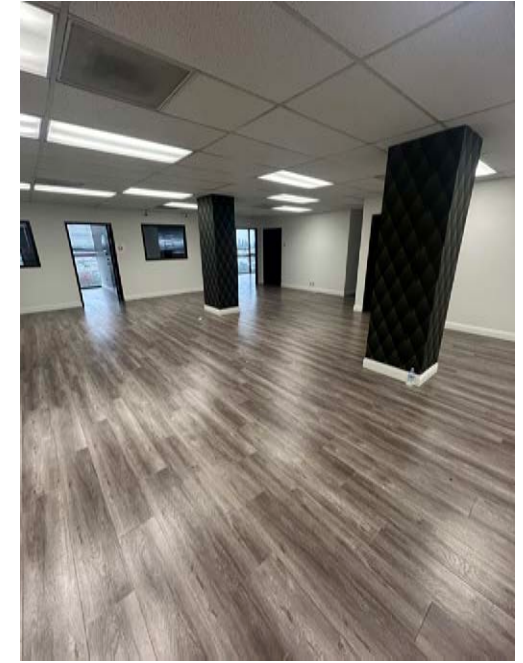
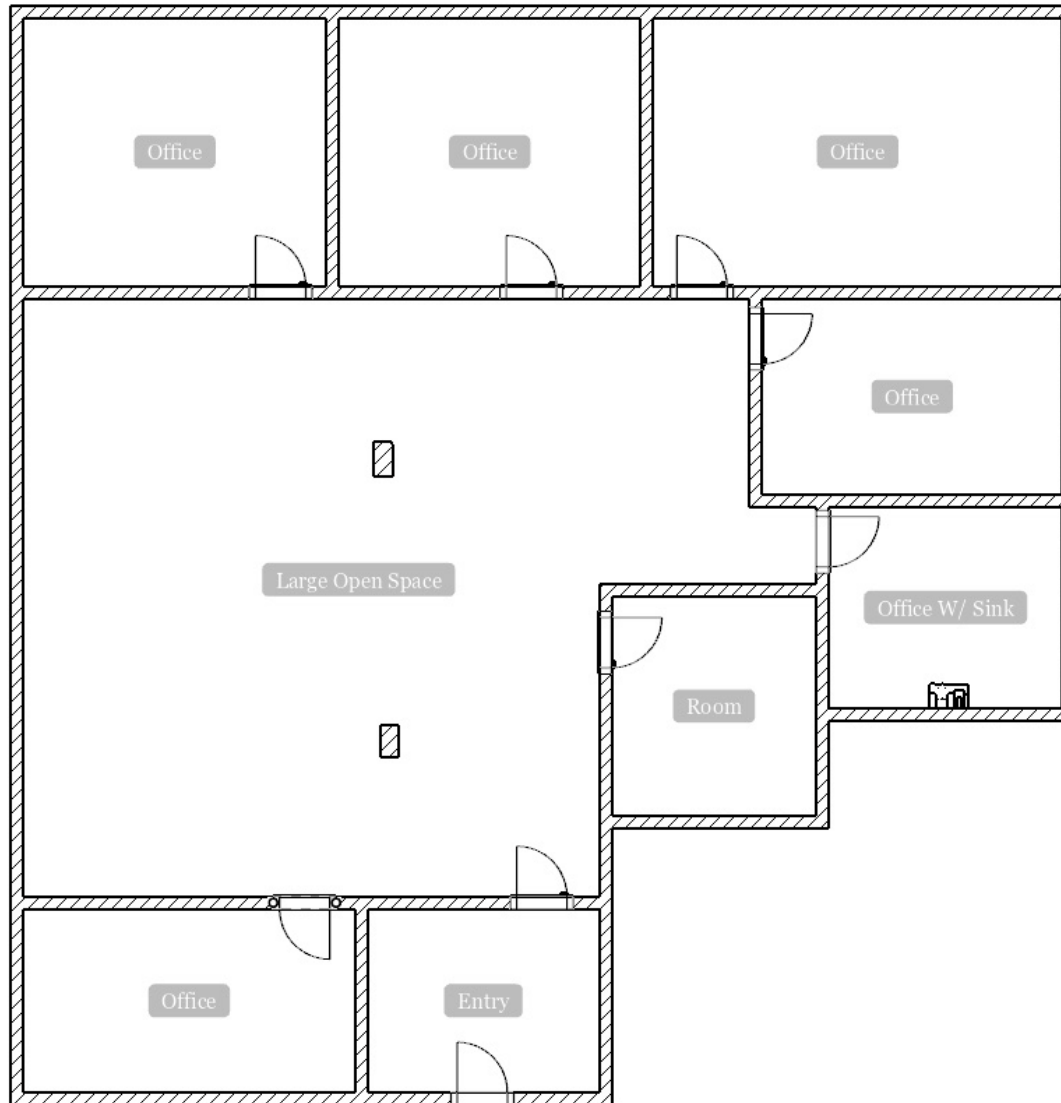
±2,136 SF



SUITE 606



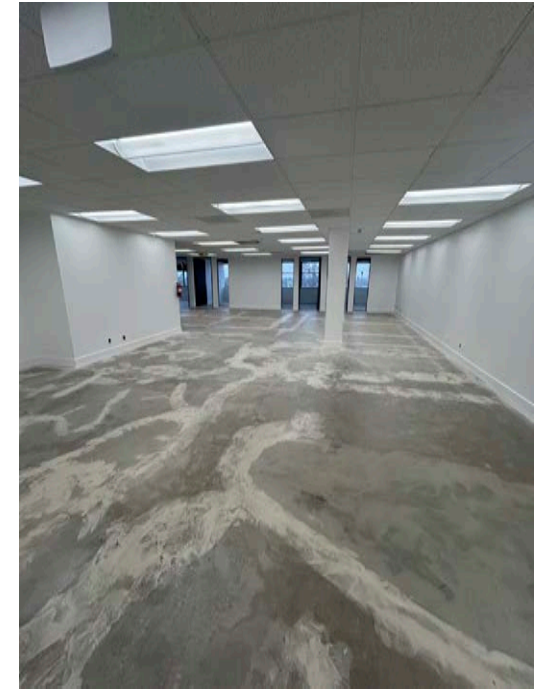
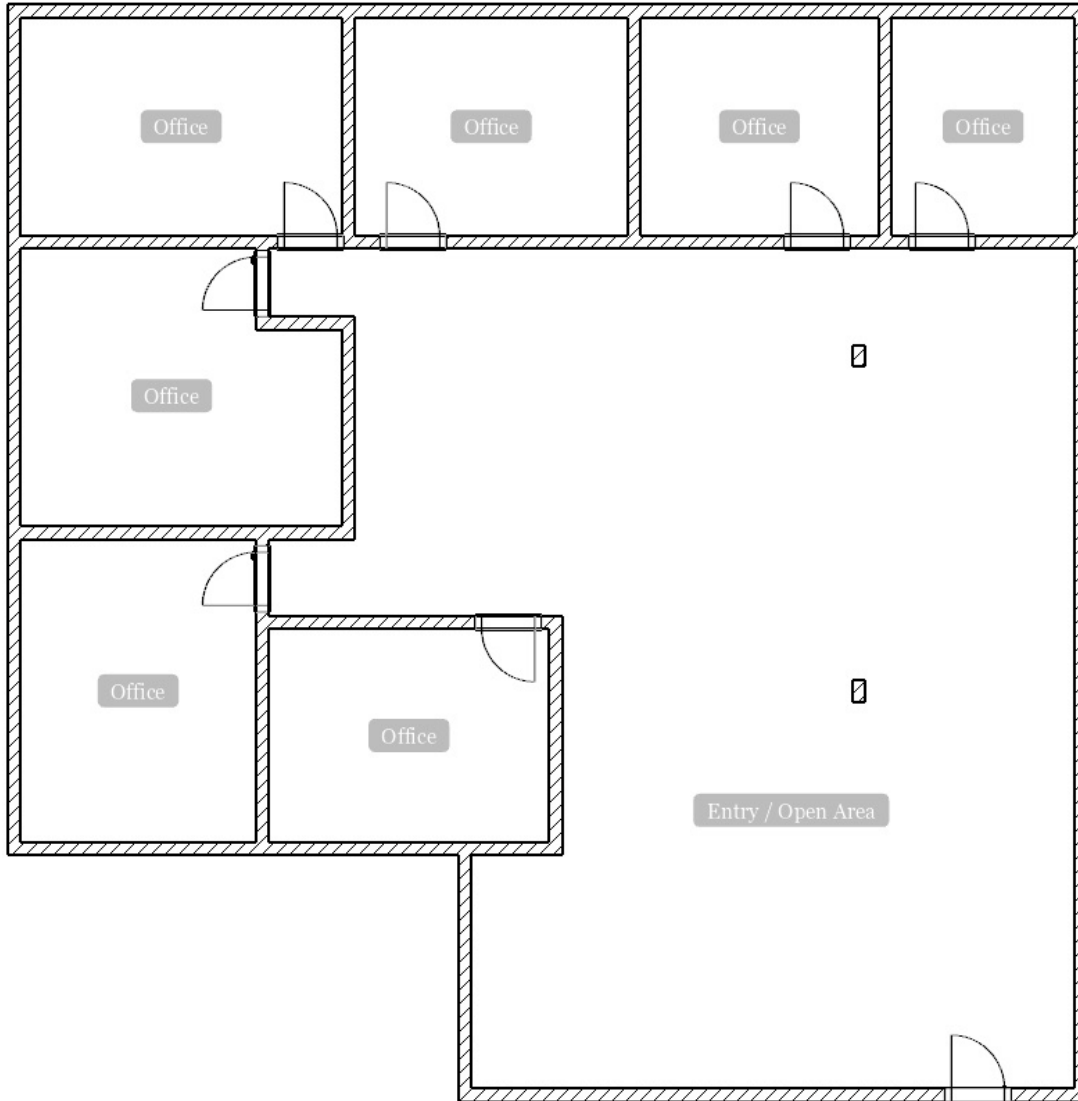
±2,409 SF



SUITE 609



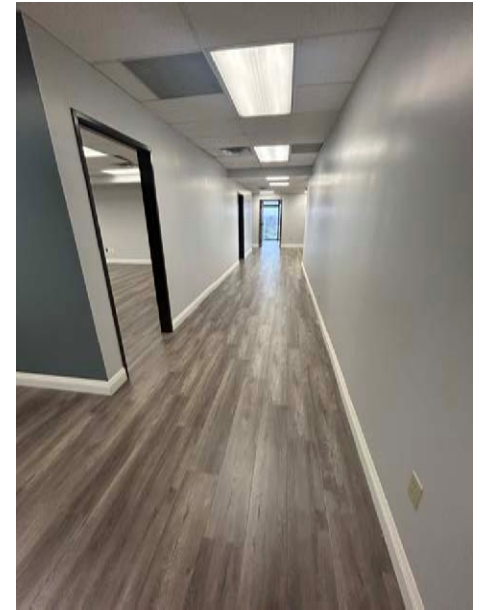
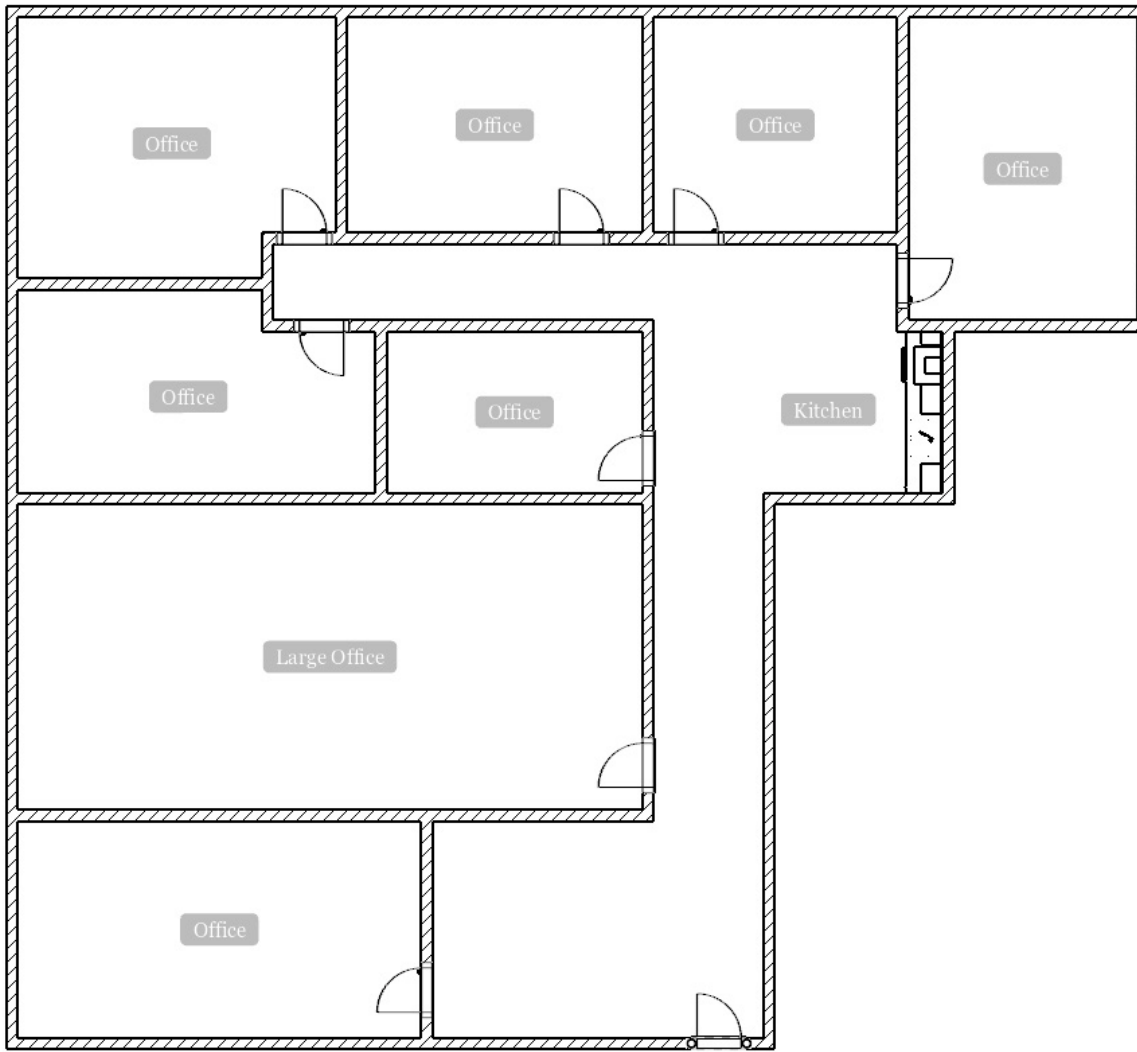
±2,678 SF



SUITE 706



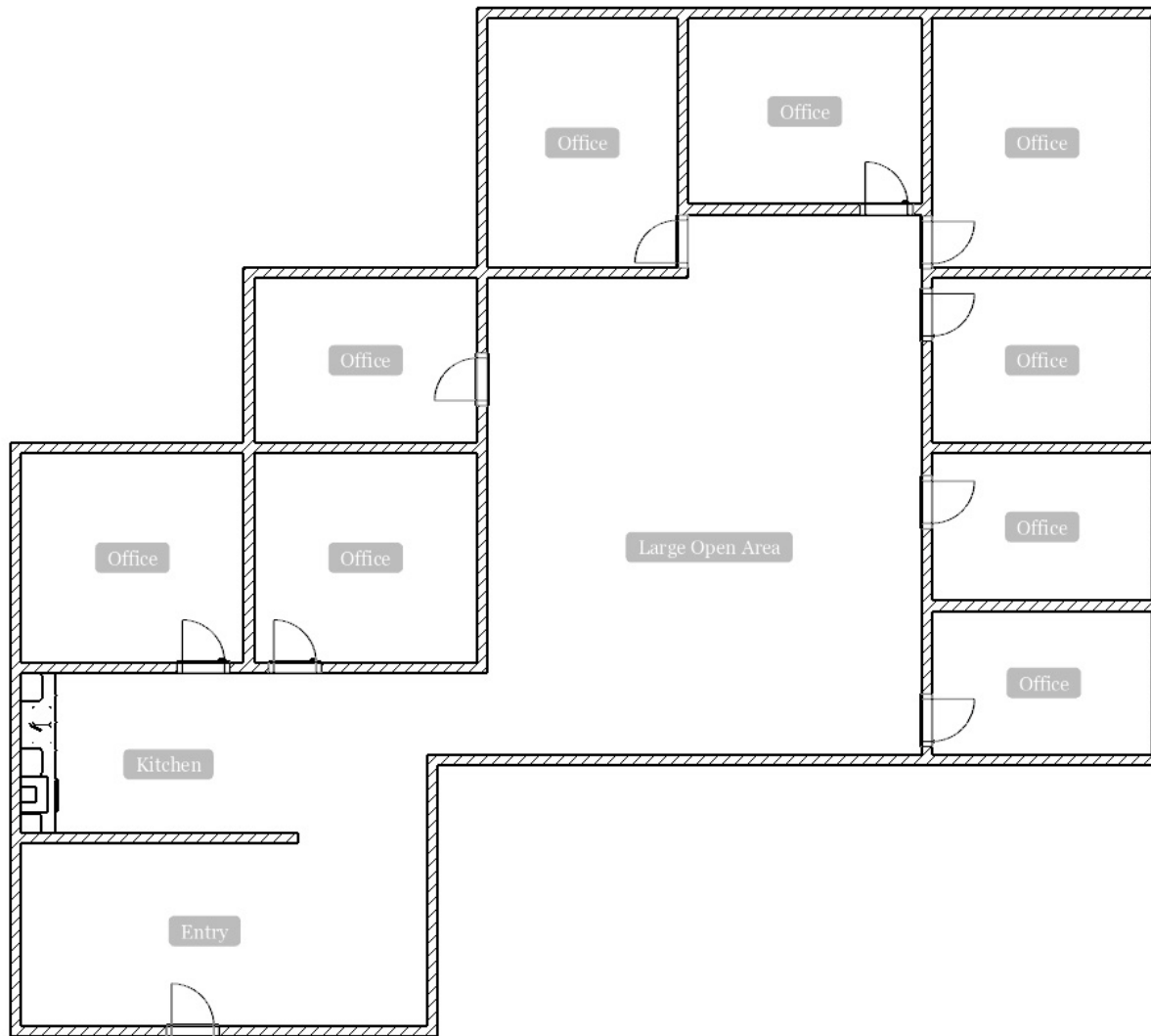
±2,740 SF



SUITE 712



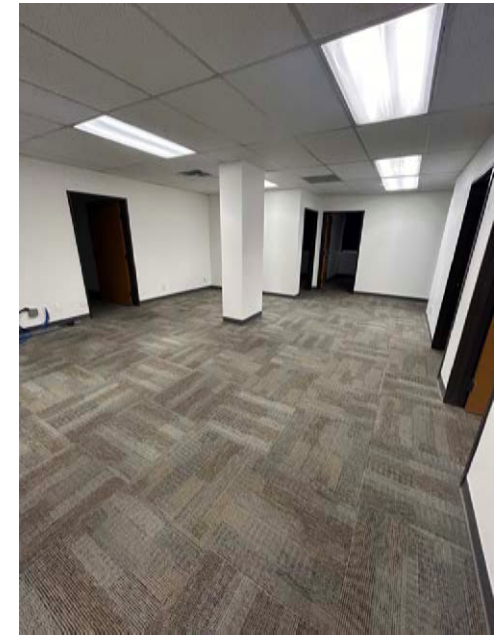
±2,930 SF



SUITE 715



±2,843 SF



18455 BURBANK BLVD INFORMATION



SPACE SIZE

SUITE 202: ±969 RSF
SUITE 204: ±1,160 RSF
SUITE 208: ±906 RSF

RENTAL RATE

\$2.00 PSF/MO, MG
(TENANT PAYS PRO-RATE
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AERIAL



Providence
Medical Center

VENTURA BLVD

SUBJECT
PROPERTIES



BURBANK BLVD

RESEDA BLVD

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NEARBY AMENITIES



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