

**NEW
SPEC SUITE
Now Available**

The Oaks Health Campus

4835-4849 Van Nuys Boulevard, Sherman Oaks

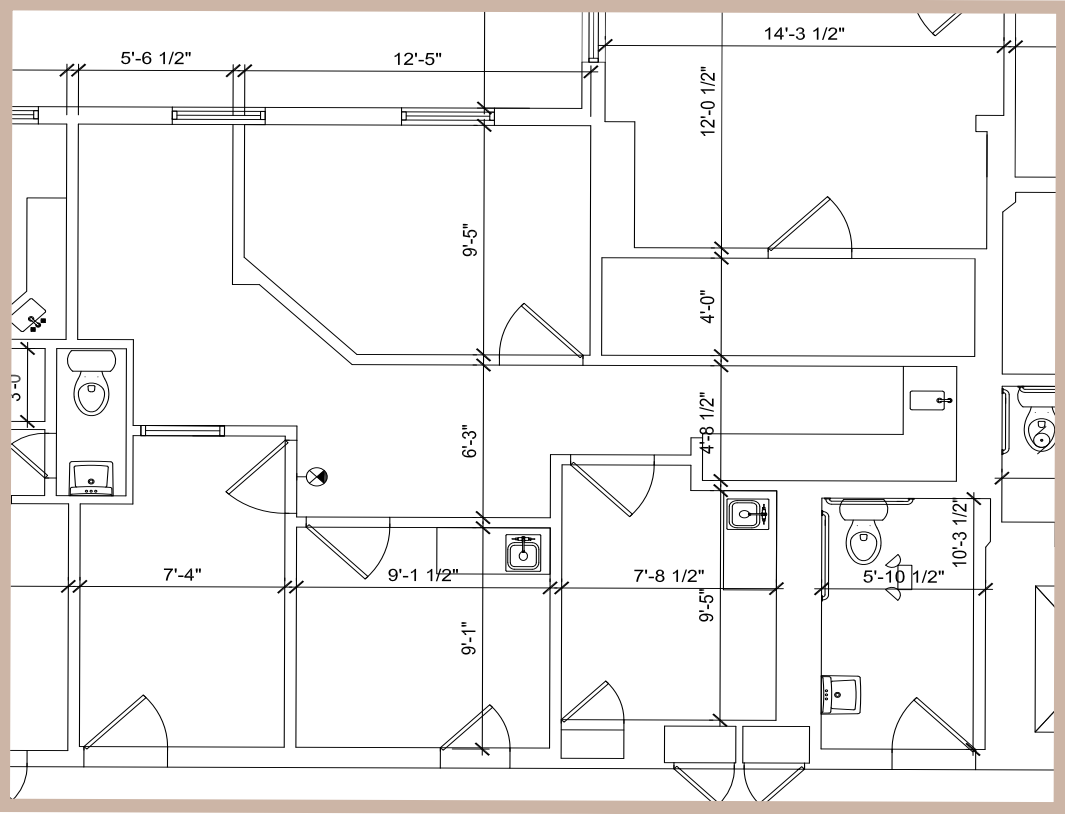
9 1 4 0 3



For Lease

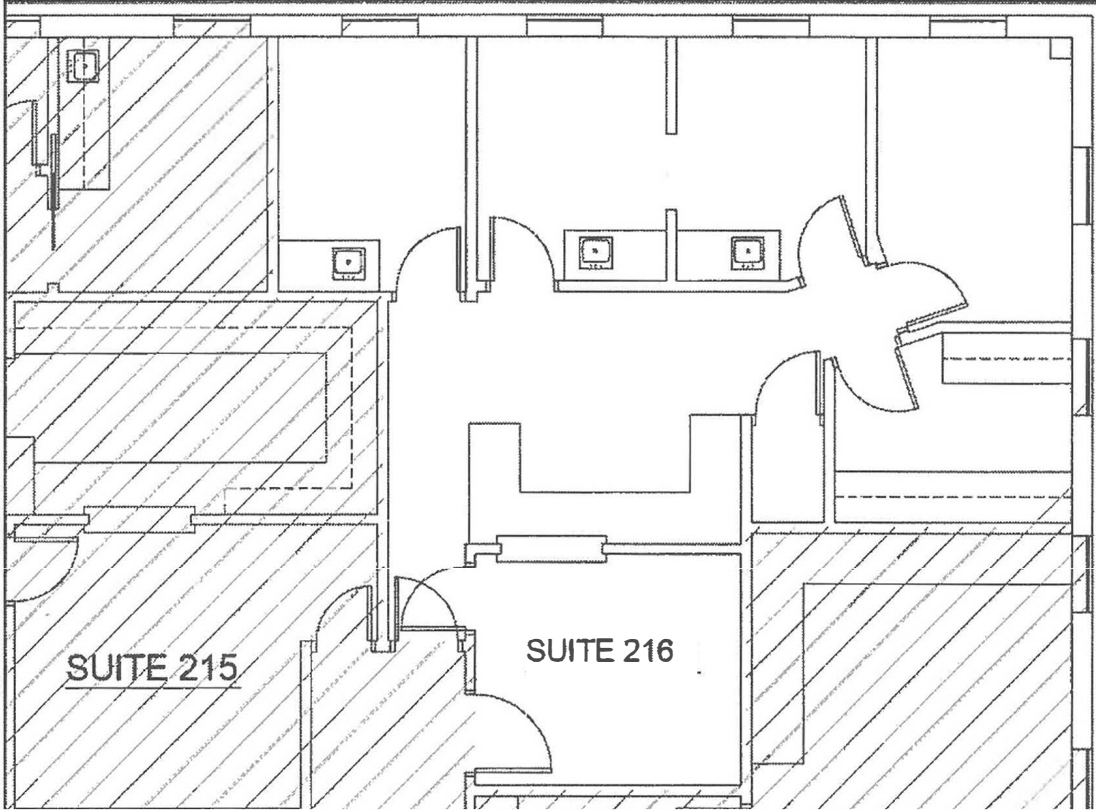
4835 Van Nuys, Second Floor

Suite 212 | 799 RSF



4835 Van Nuys, Second Floor

Suite 214 | 707 RSF



Spec Suite

4849, Second Floor

Suite 205 | 1,640 RSF

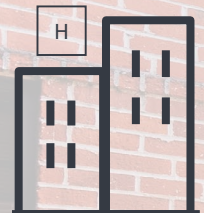
[Virtual Tour!](#)



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



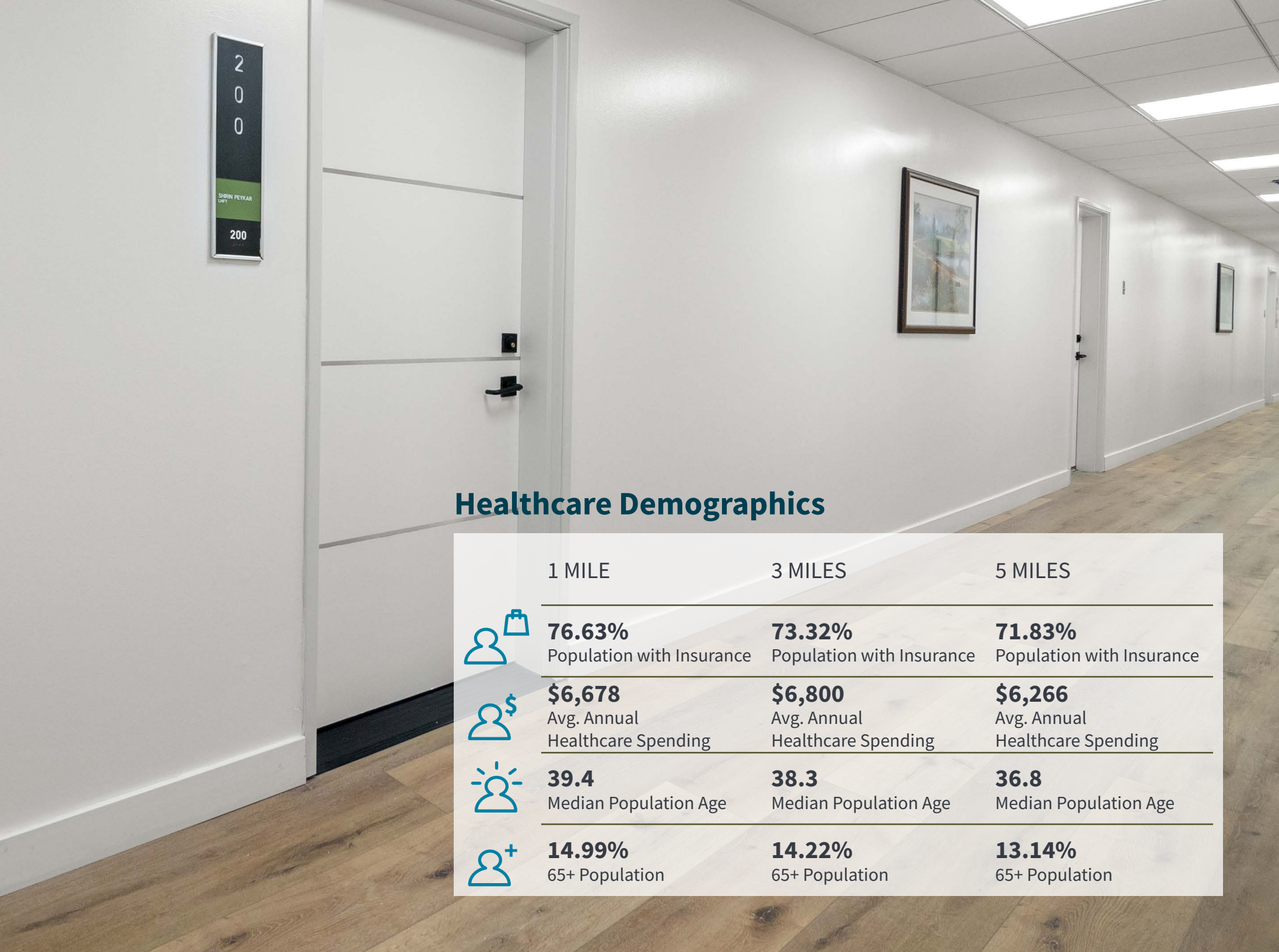
True 5/1,000 parking, offers easy access to patients and providers



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
76.63% Population with Insurance	73.32% Population with Insurance	71.83% Population with Insurance	
\$6,678 Avg. Annual Healthcare Spending	\$6,800 Avg. Annual Healthcare Spending	\$6,266 Avg. Annual Healthcare Spending	
39.4 Median Population Age	38.3 Median Population Age	36.8 Median Population Age	
14.99% 65+ Population	14.22% 65+ Population	13.14% 65+ Population	



Tenant Patio Lounge



4835

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