

CLASS A OUTPATIENT MEDICAL SPACE FOR LEASE

THE FUTURE OF HEALTHCARE
DESIGNED WITH YOU IN MIND



WOODLAKE

MEDICAL OFFICE

7320 WOODLAKE AVENUE | WEST HILLS, CA

CBRE

LEED[®]
LEADERSHIP IN ENERGY AND
ENVIRONMENTAL DESIGN

THE NEXT GENERATION OF HEALTHCARE IS HERE



Woodlake Medical Office is a state-of-the-art medical facility located immediately adjacent to the West Hills Hospital. With ±70,000 square feet of Class A outpatient medical space, it offers patients and healthcare providers alike a modern and innovative approach to healthcare. The project has recently undergone \$10M in improvements and is equipped with the latest technology and amenities to provide the best possible care to patients.

HIGHLIGHTS



Adjacent to
West Hills Hospital



Institutional
ownership



Central location with
convenient access to
Hollywood (101) and Ronald
Reagan (118) Freeways



Tenant improvement
allowance available



Strong tenant mix
with several primary
care physicians

AVAILABILITIES

SUITE	SIZE	RATE	AVAILABILITY
100*	±1,317 RSF	Negotiable	6/1/2026
150	±1,163 RSF	Negotiable	Immediate
210**	±1,298 RSF	Negotiable	Immediate
215**	±1,457 RSF	Negotiable	5/1/2026
250**	±1,607 RSF	Negotiable	Immediate
260	±1,909 RSF	Negotiable	4/1/2026

*Pharmacy

**Suites 210, 215 & 250 are contiguous to 4,362 RSF

DESIGNED WITH YOUR COMFORT IN MIND

AMENITIES

Welcoming Lobby with Floor-to-Ceiling Glass

New Electrical & Mechanical Systems, Exhaust Fans, Water Pumps, Electric Switch Gear, etc.

Spacious Waiting Rooms

Tech Centric

On-Site Pharmacy and Day Porter

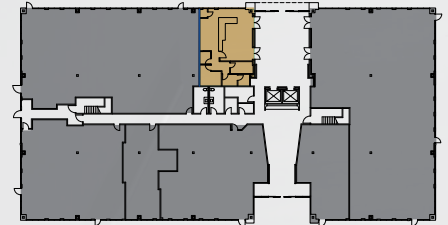
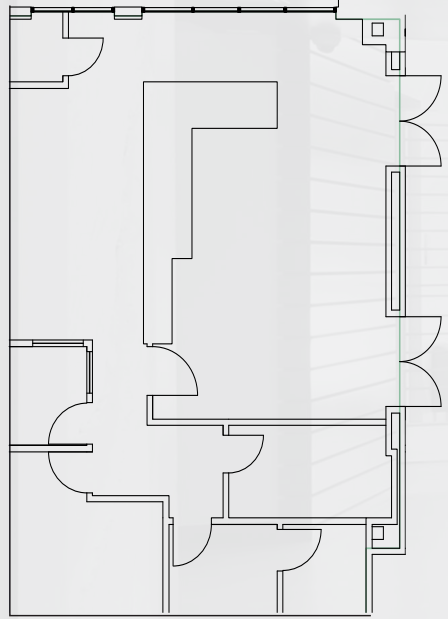
Open Patio Space



FIRST FLOOR

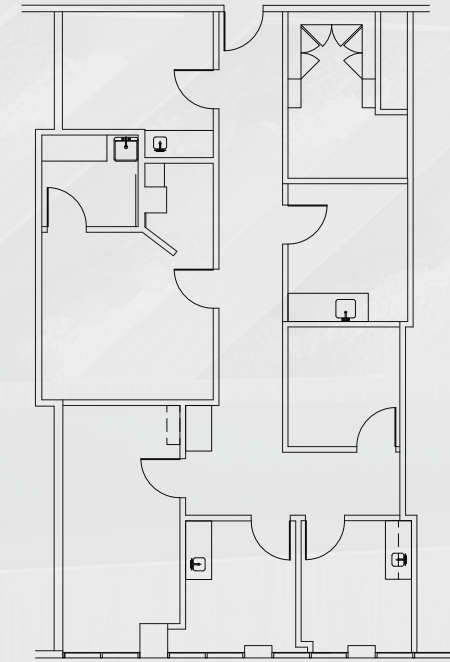
SUITE 100* ±1,317 RSF

Available: 6/1/2026



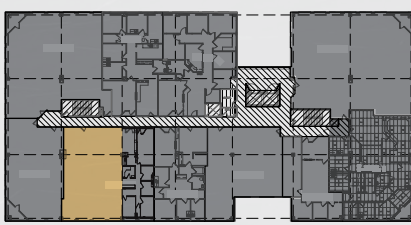
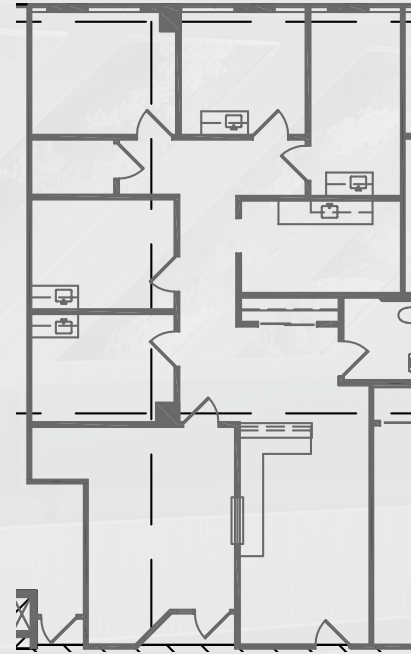
FIRST FLOOR

SUITE 150 ±1,163 RSF



SECOND FLOOR

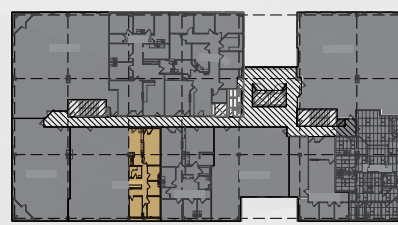
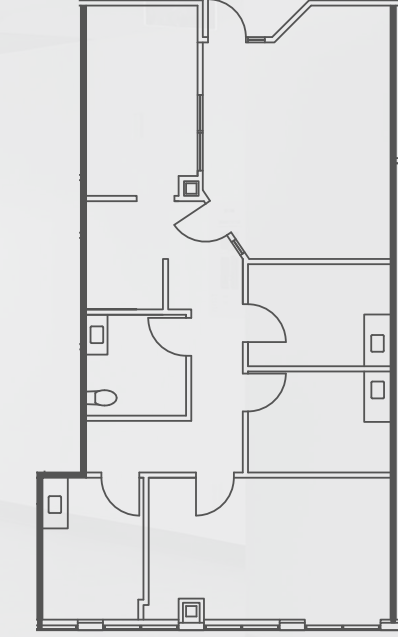
SUITE 210** ±1,298 RSF



SECOND FLOOR

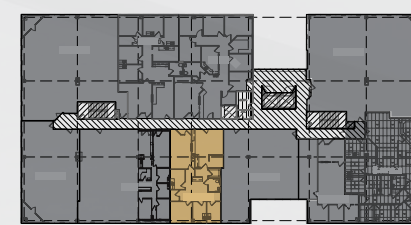
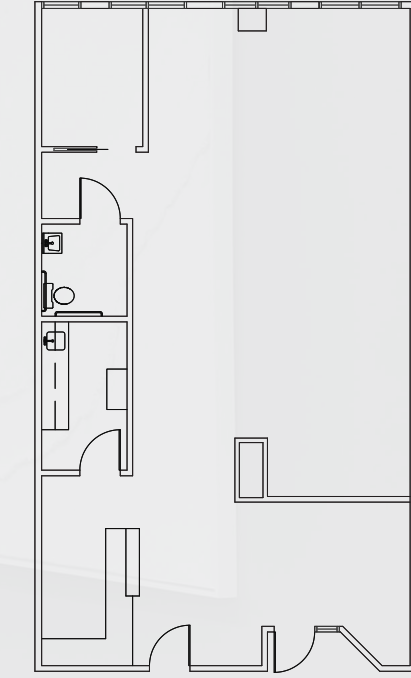
SUITE 215** ±1,457 RSF

Available: 5/1/2026



SECOND FLOOR

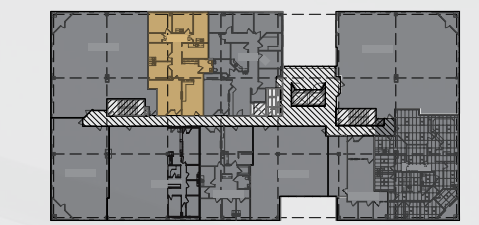
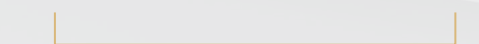
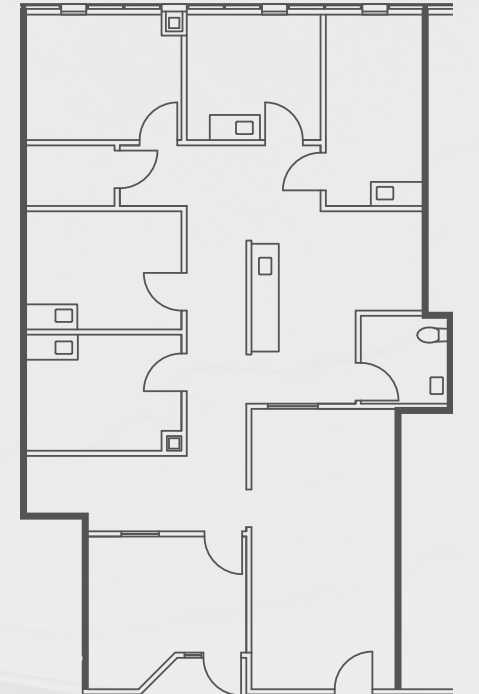
SUITE 250** ±1,607 RSF



SECOND FLOOR

SUITE 260 ±1,909 RSF

Available: 4/1/2026



*Pharmacy

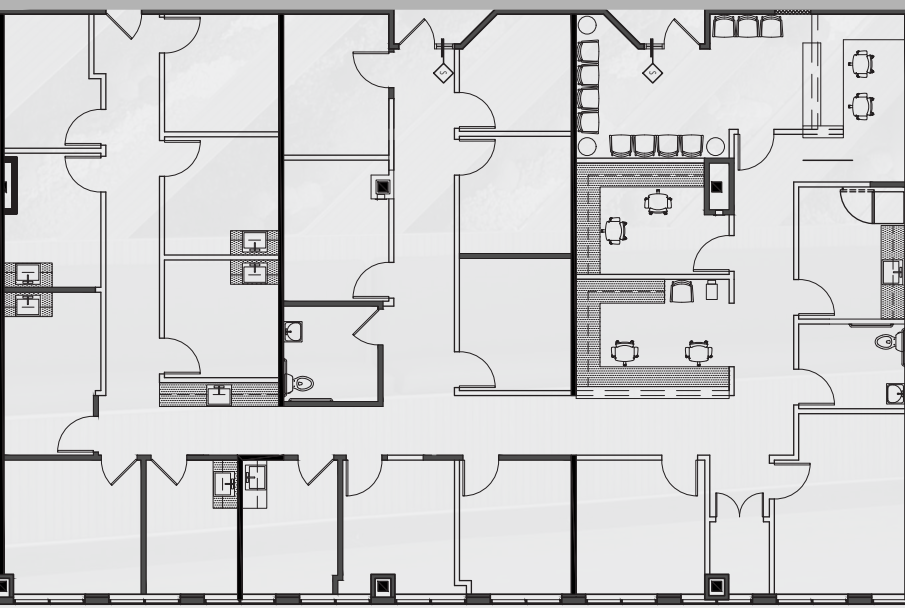
**Suites 210, 215 & 250 are contiguous to 4,362 RSF

HYPOTHETICAL PLANS
SUITES 210, 215 & 250 | 4,362 RSF

SPACE PLAN A



SPACE PLAN B



THIRD FLOOR PATIO
AREA WITH VIEW OF
THE HILLS

West Hills is a suburban community in western San Fernando Valley. It is located about 45 minutes from Downtown Los Angeles. The neighborhood is not only known for having many parks and green spaces but is also minutes away from Westfield Topanga, a large shopping mall with over 400 shops and 19.3 million visitors annually. With its close proximity to West Hills Hospital, the newly renovated Woodlake Medical Center is an excellent location for your outpatient medical space.

WHERE QUALITY
HEALTHCARE
MEETS A GREAT
NEIGHBORHOOD

WOODLAKE MEDICAL OFFICE



LOCATION AT A GLANCE

91307 - WEST HILLS



POPULATION

24,770

2024 POPULATION - A
CURRENT YEAR ESTIMATE

46.4

2024 MEDIAN AGE



HOUSEHOLD INCOME

\$182,330

2024 AVERAGE
HOUSEHOLD INCOME

\$140,640

2024 MEDIAN
HOUSEHOLD INCOME



HOUSING VALUE

\$828,791

2024 AVERAGE VALUE OF
OWNER OCC. HOUSING UNITS

DAYTIME POPULATION

23,566

2024 DAYTIME POPULATION

HOUSING UNITS

8,666

2024 OCCUPIED HOUSING UNITS

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