

MEDICAL OFFICE SPACE FOR LEASE

NORTHRIDGE

I & II

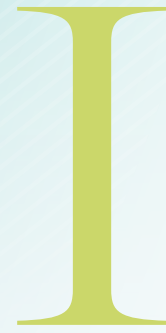
MEDICAL PLAZA



CBRE

18350 ROSCOE BOULEVARD & 18546 ROSCOE BOULEVARD, NORTHRIDGE, CA 91325

# NORTHRIDGE MEDICAL PLAZA



18350 ROSCOE BOULEVARD



# AVAILABILITIES



## 18350 ROSCOE BLVD.

SUITE	SIZE	AVAILABILITY
208*	1,268 SF	Immediate
210*	718 SF	Immediate
303	1,456 SF	Immediate
304	1,284 SF	Immediate
307	1,009 SF	Immediate

\*Suites 208 & 210 are contiguous for a total of 1,986 SF

## HIGHLIGHTS



Professional onsite management with institutional ownership



Medical Office Building



On the Dignity Health Northridge Hospital Center Campus - San Fernando Valley's largest hospital



Covered hospital connectors on 2nd and 5th floors

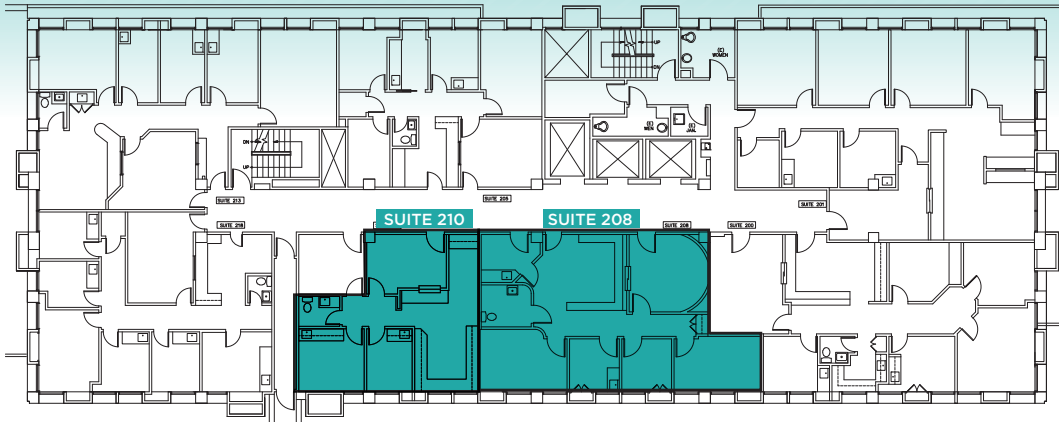


Full-service pharmacy on-site

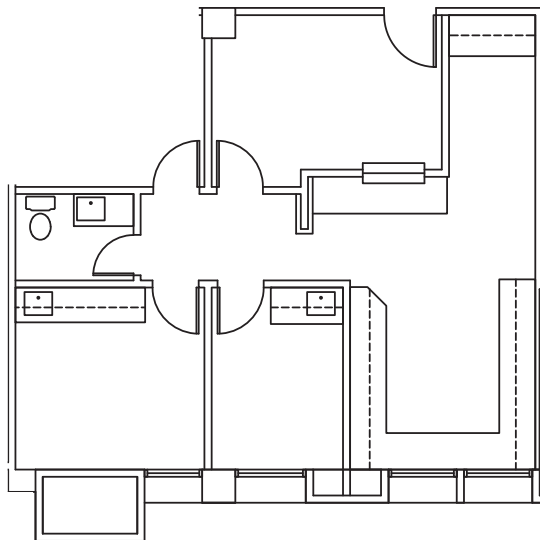


Convenient access to the 101 and 405 freeways

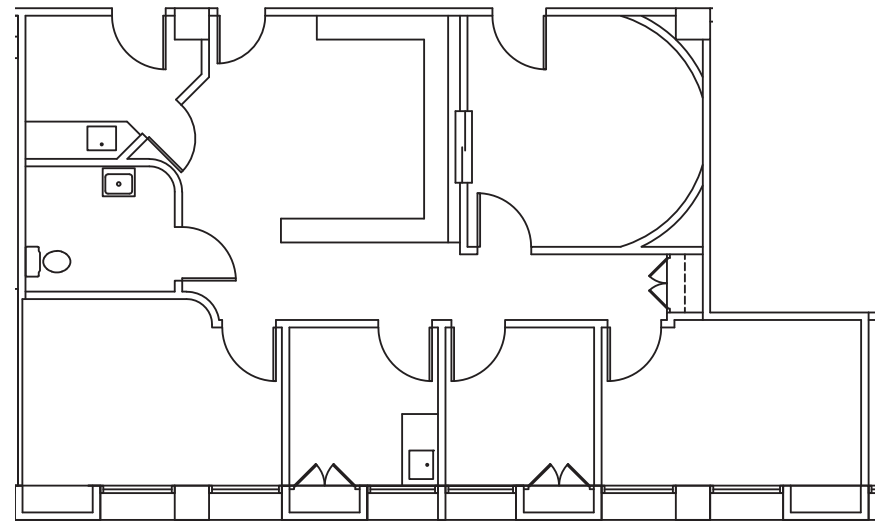
# FLOOR PLANS



**SECOND FLOOR\*:** Suites 208 & 210 are contiguous for a total of 1,986 SF

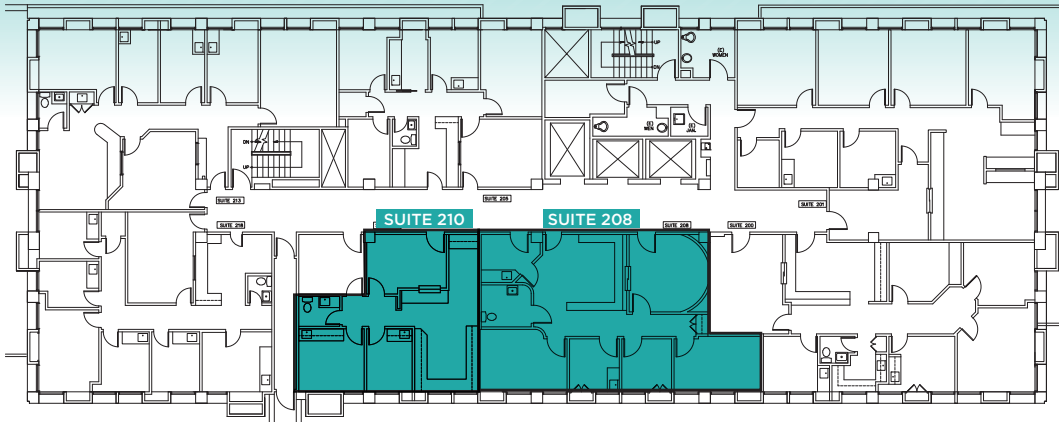


Suite 210\* | 718 SF

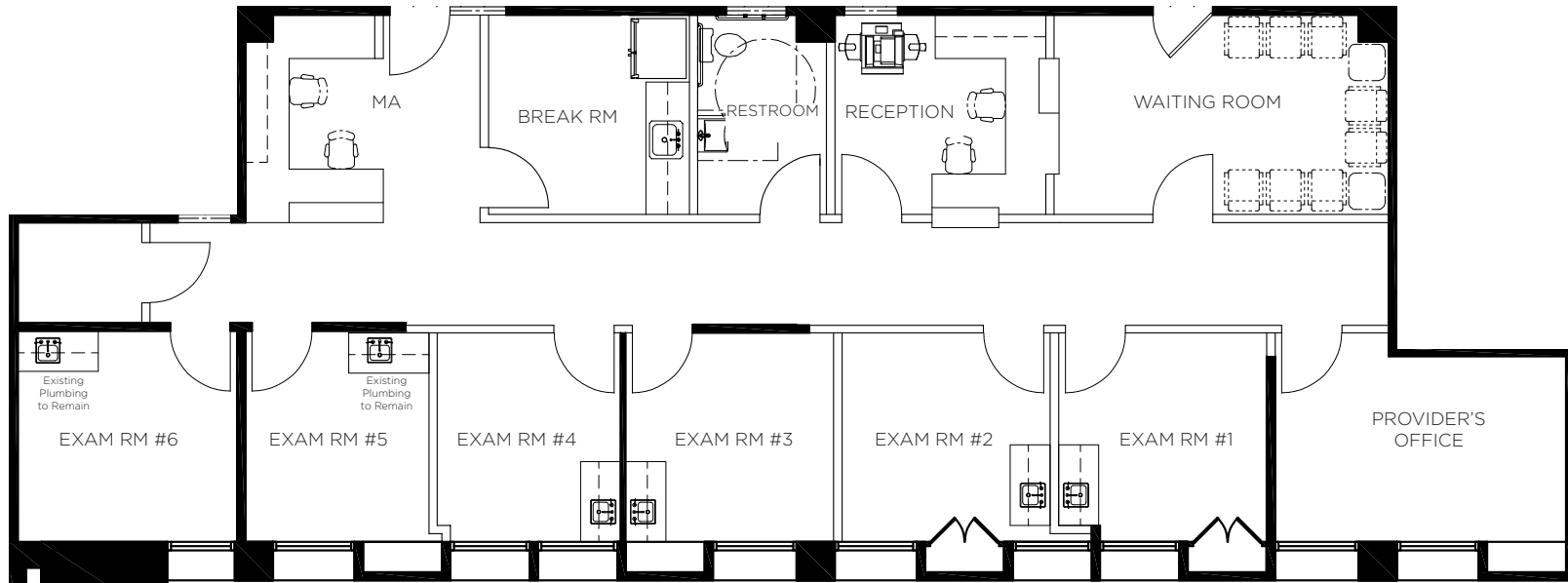


Suite 208\* | 1,268 SF

# FLOOR PLANS

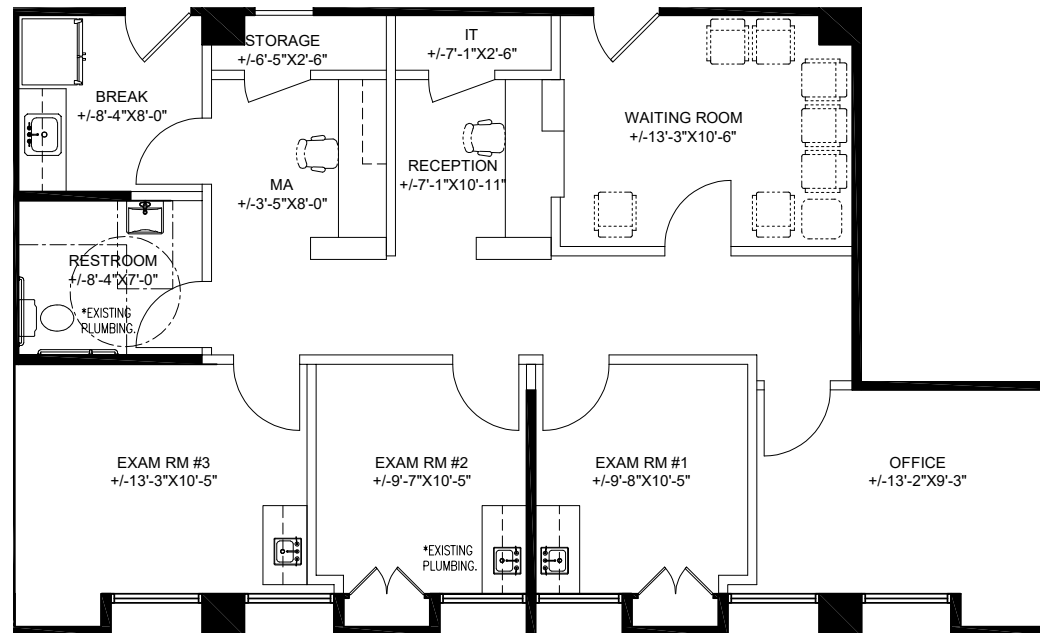
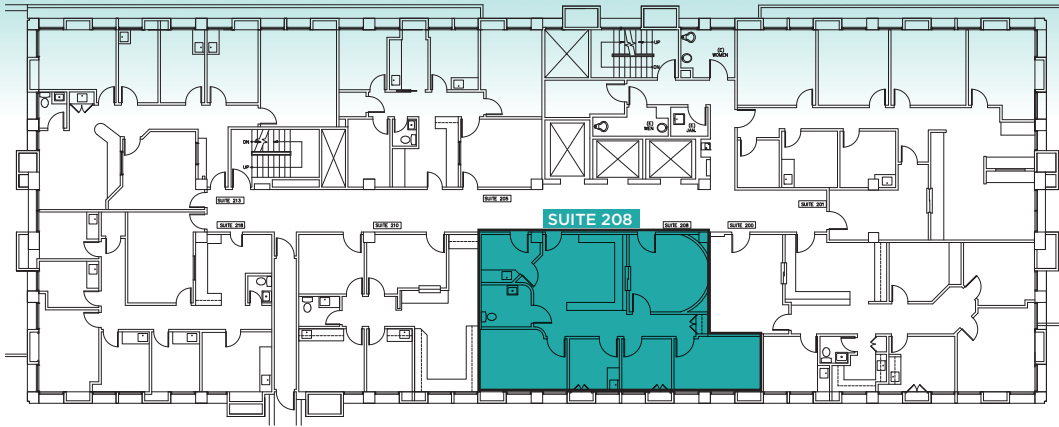


**SECOND FLOOR\*:** Suites 208 & 210 are contiguous for a total of 1,986 SF

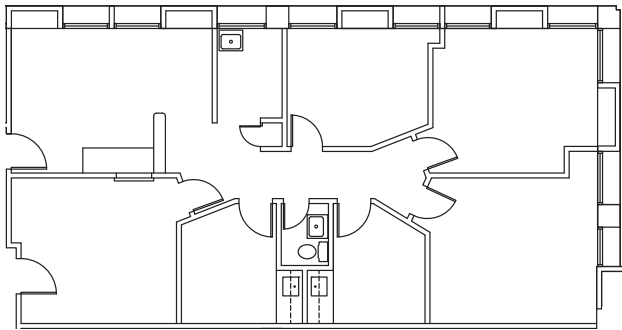


## HYPOTHETICAL PLAN - SUITES 208 & 210

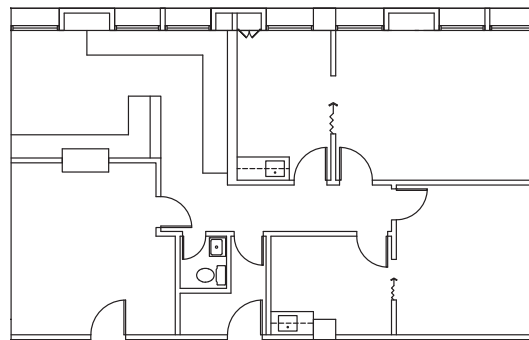
# FLOOR PLANS



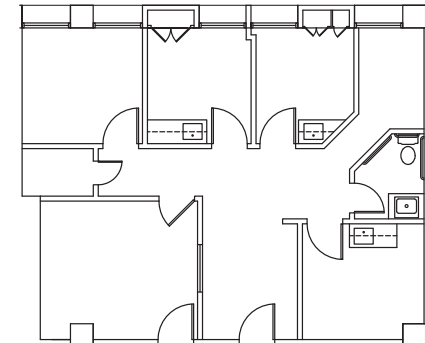
# FLOOR PLANS



Suite 303 | 1,456 SF



Suite 304 | 1,284 SF



Suite 307 | 1,009 SF

# NORTHRIDGE MEDICAL PLAZA

# II

18546 ROSCOE BOULEVARD



# AVAILABILITIES



18546 ROSCOE BLVD.

SUITE	SIZE	AVAILABILITY
210*	1,816 SF	Immediate
240*	1,189 SF	Immediate
302	1,605 SF	Immediate
308**	1,769 SF	Immediate
310**	484 SF	30 Days' Notice

\*Suites 210 & 240 are contiguous for a total of 3,005 SF

\*\*Suites 308 & 310 are contiguous for a total of 2,253 SF

**NORTHRIDGE**  
MEDICAL PLAZA **II**

# HIGHLIGHTS



Professional onsite management with institutional ownership



Medical Office Building



Full-service pharmacy on-site



Short walk to Dignity Health Northridge Hospital Center Campus – San Fernando Valley's largest hospital



Upgraded HVAC



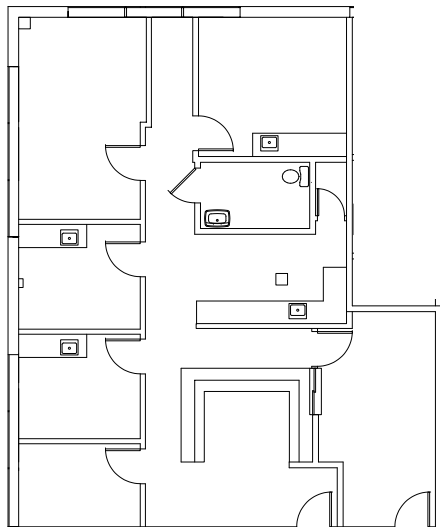
Covered and surface parking available



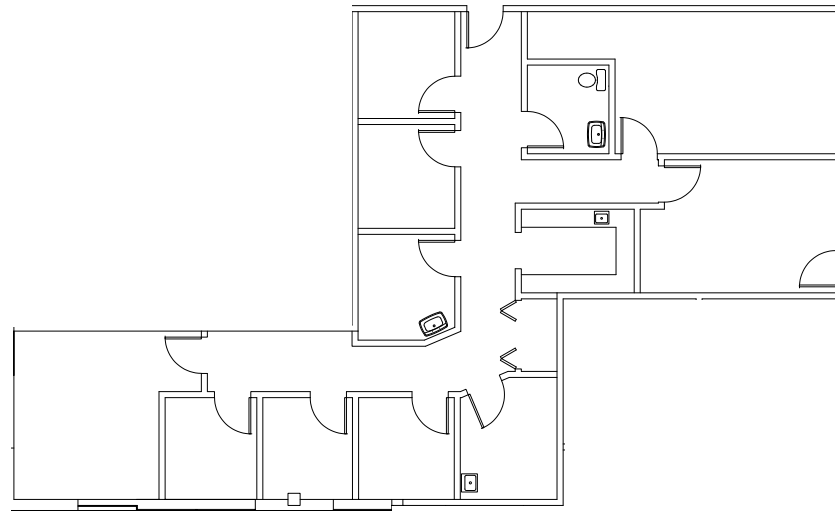
Convenient access to the 101 and 405 freeways



# FLOOR PLANS



Suite 302 | **1,605 SF**



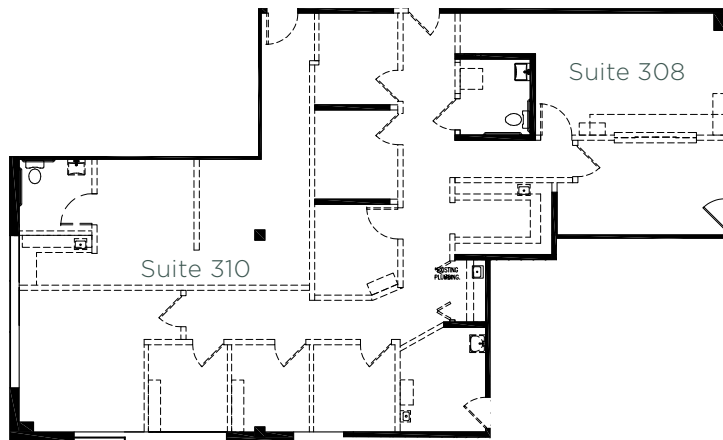
Suite 308 | **1,769 SF**

\*Suites 308 & 310 are contiguous for a total of 2,253 SF

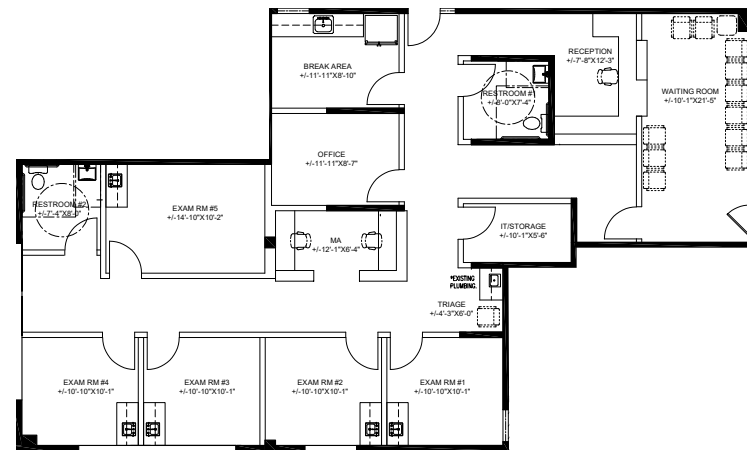
# FLOOR PLANS



**SUITE 308 & 310**



**SUITE 308 & 310 PROPOSED PLAN**




Suite 308 | **1,769 SF**


Suite 310 | **484 SF**

\*Suites 308 & 310 are contiguous for a total of 2,253 SF

# HOSPITAL MAP




Providence Holy Cross Medical Center



West Hills Hospital (HCA)



Dignity Health Northridge Hospital Medical Center

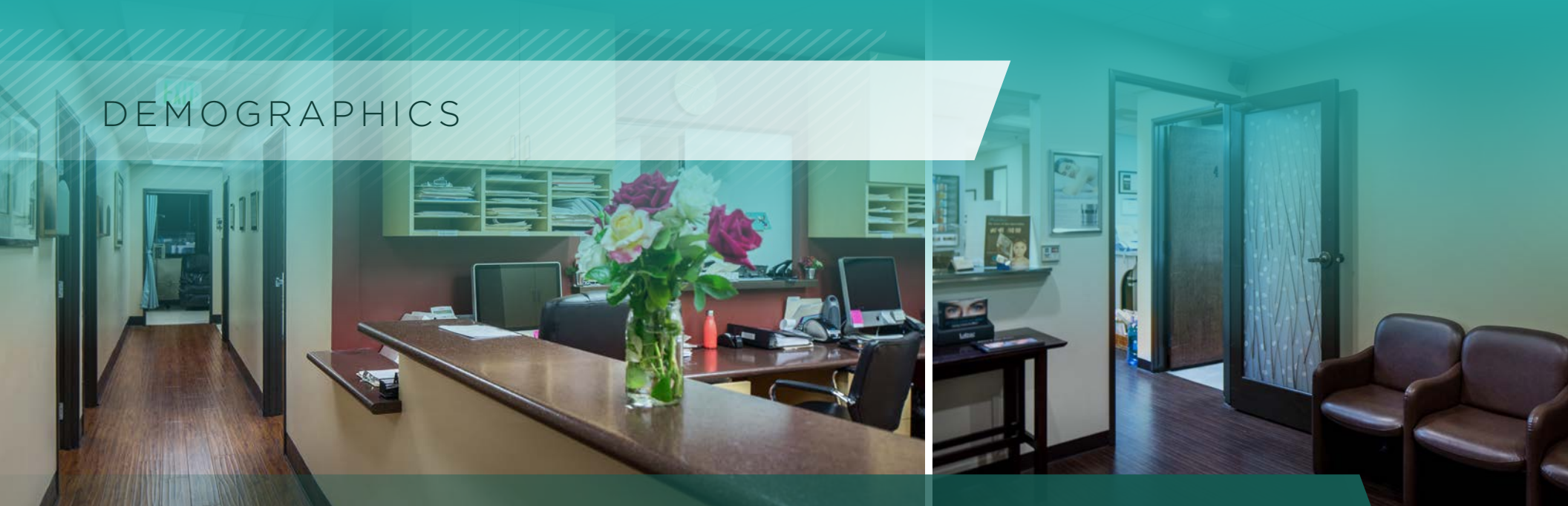


Providence Cedars-Sinai Tarzana Medical Center

5 MILE RADIUS



# DEMOGRAPHICS



2025 Daytime Population



2025 Population  
(Current year estimate)



2025 Median Age



2025 Average Household Income



2025 Average Value of Owner Occ. Housing units



NORTHRIDGE

I & II

MEDICAL PLAZA

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NORTHRIDGE, CA 91325

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**CBRE**

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