

# FOR LEASE MEDICAL SPACES ACROSS FROM PROVIDENCE AND CEDARS SINAI

18344-18380 Clark Street, Tarzana, CA 91356



COMMERCIAL  
REAL ESTATE

MICHAEL SHARON (818) 572-4050

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## PROPERTY FEATURES

- 18372 Clark, #216 - ±990 SF former Pediatric Gastrologist—consists of reception office, waiting room, 3 exam rooms, 1 office and restroom
- 18344 Clark, 3 Suites Available\* - ±1,400-3,180 SF, reception, exam rooms, restrooms, and more (\*see floor plan pages for details)
- Excellent signage and visibility on Clark Street
- Onsite professional property management
- A lot of natural light
- Plentiful **free parking** for staff and patients
- Great medical co-tenancy
- Immediate access to retail, restaurants and services

## AREA AMENITIES

- Heavy pedestrian and automobile traffic
- Walk to Providence Cedars Sinai Medical Center (Tarzana Hospital)
- Neighboring tenants include: Gelson's, HomeGoods, Whole Foods, Black Bear Diner, Round Table Pizza, Sharky's Woodfire Mexican Grill, Petfood Express, Von's, CVS, Starbucks, The Coffee Bean Tea & Leaf, Walgreens, Office Depot, Brake Masters, ARCO, Winchell's Donuts
- Close proximity and easy access to the 101 FWY

## RENTAL RATE

- 18372 Clark Street, Suite 216 ±990 SF \$3.50/SF modified gross available
- 18344 Clark Street Suite 208 ±1,400 SF \$3.75/SF modified gross available (space is divisible)
- 18344 Clark Street Suite 110 ±3,072 SF \$4.25/SF modified gross available Q1 2024
- 18344 Clark Street Suite 101 ±3,180 SF \$4.25/SF modified gross available



DEMOS	1 mile	3 mile	5 mile
Population	39,032	165,925	470,638
Avg. HH Income	\$96,759	\$111,810	\$105,361
Daytime Pop.	32,545	137,030	384,762
Traffic Count	±37,889 cars per day		



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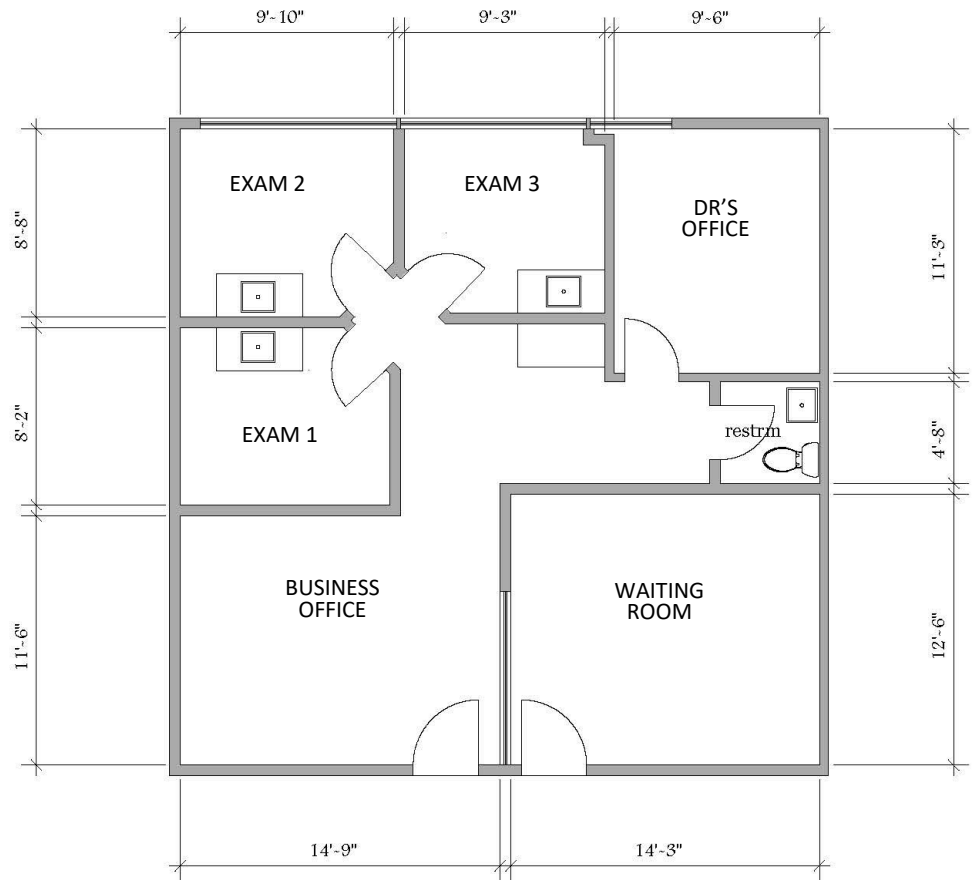


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18344-18380 Clark Street, Tarzana, CA 91356

FORMER PEDIATRIC GASTROLOGIST | 18372 CLARK STREET, SUITE 216

±990 SF | \$3.50/SF MODIFIED GROSS



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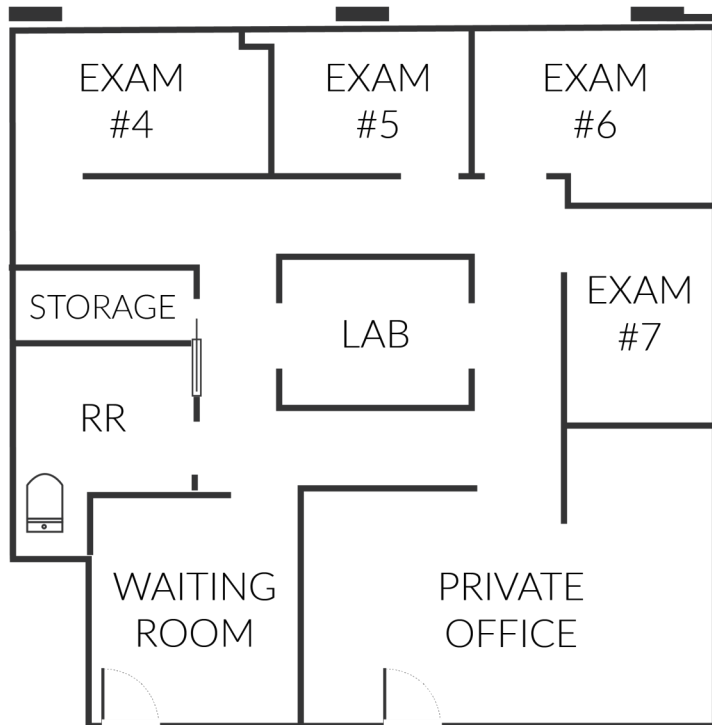


# FOR LEASE MEDICAL SPACES ACROSS FROM PROVIDENCE AND CEDARS SINAI

18344-18380 Clark Street, Tarzana, CA 91356

FORMER PHYSICAL THERAPIST | 18344 CLARK STREET, SUITE 208

±1,400 SF | \$3.75/SF MODIFIED GROSS



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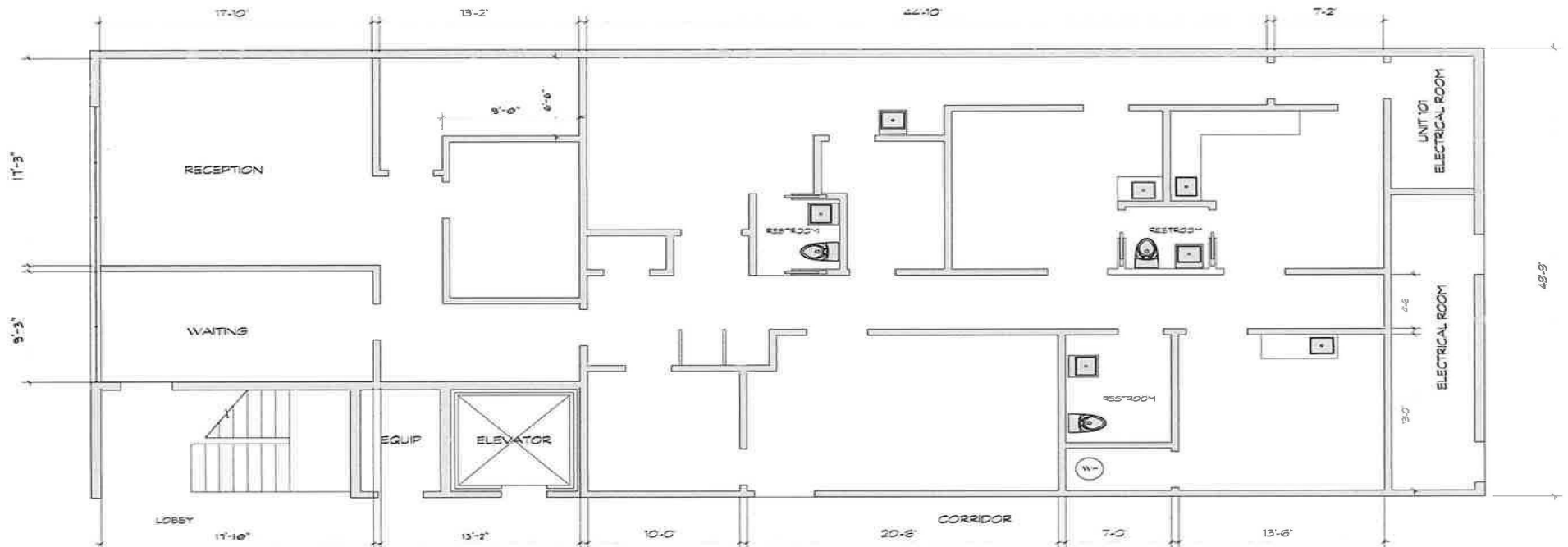
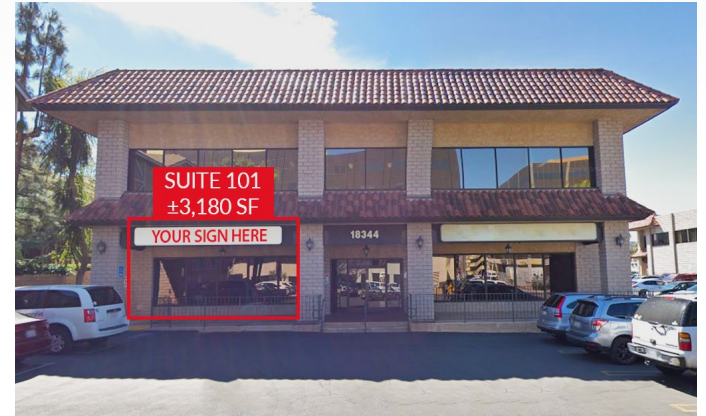
# FOR LEASE MEDICAL SPACES ACROSS FROM PROVIDENCE AND CEDARS SINAI

18344-18380 Clark Street, Tarzana, CA 91356

**FORMER MEDICAL SPACE | 18344 CLARK STREET, SUITE 101**

**±3,180 SF | \$4.25/SF MODIFIED GROSS**

- Ground unit with signage
- Heavy power already supplied previous x-ray, bone density, and CAT scan suite
- 800 amps of 120/208 3 Phase power



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## INTERIOR PHOTOS - SUITE 101



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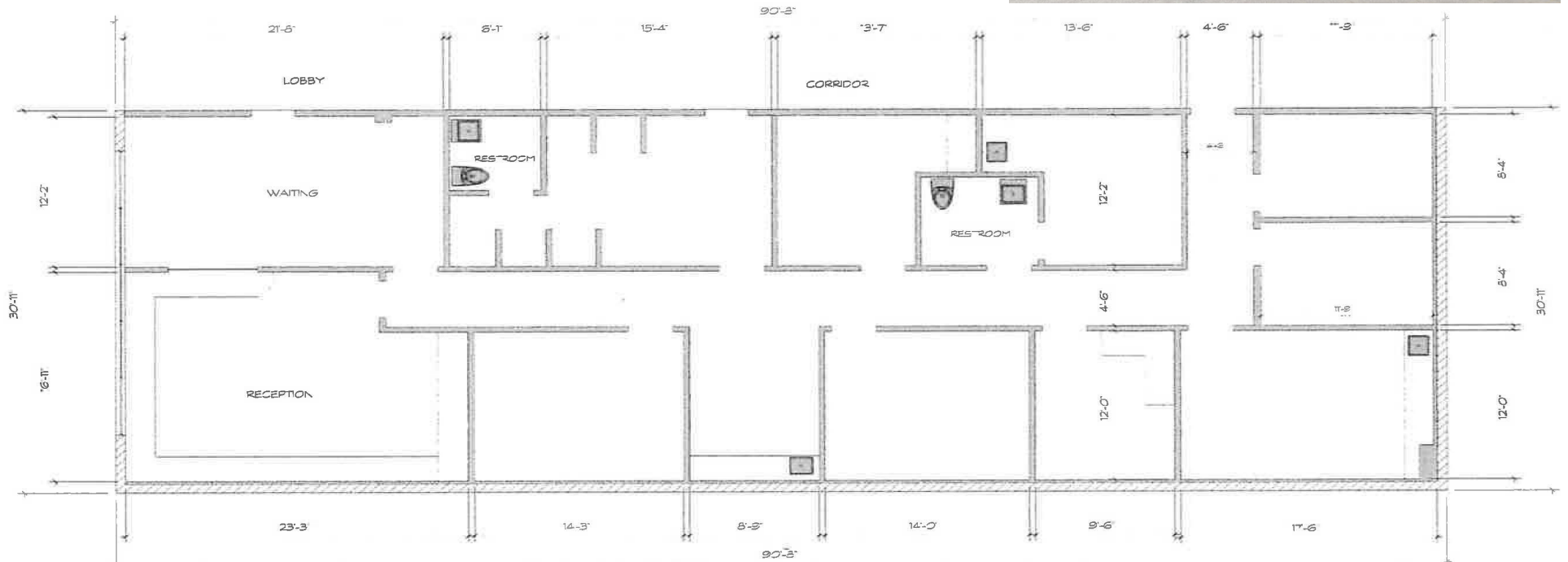
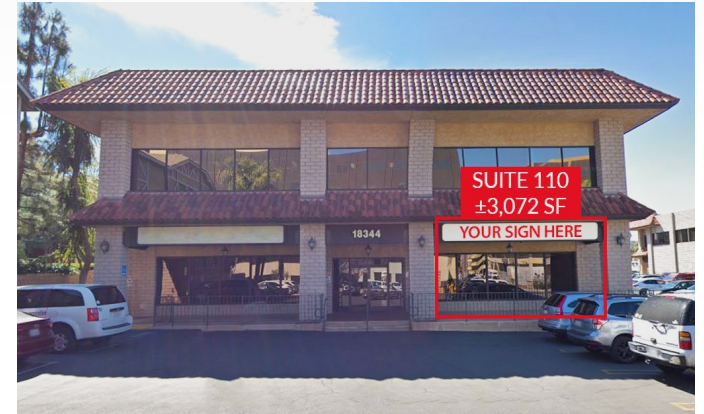
# FOR LEASE MEDICAL SPACES ACROSS FROM PROVIDENCE AND CEDARS SINAI

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**FORMER MEDICAL SPACE | 18344 CLARK STREET, SUITE 110**

**±3,072 SF | \$4.25/SF MODIFIED GROSS | AVAILABLE Q1 2024**

- Ground unit with signage



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