



# Medical/Office Space

8215 VAN NUYS BLVD, PANORAMA CITY, CA 91402

## FOR LEASE



**SUITE 305** | Newly Renovated Spec Suite



±1,170 SF  
TO ±7,069 SF  
AVAILABLE

**29K**

SQUARE FEET  
BUILDING SIZE



3.5/1,000 SF  
PARKING RATIO



3-STORY  
BUILDING



39,200 CARS PER DAY  
TRAFFIC COUNT

**Kidder  
Mathews**

**MICHAEL NEIL**  
213.324.1915  
[michael.neil@kidder.com](mailto:michael.neil@kidder.com)  
LIC N° 01271103

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

[KIDDER.COM](http://KIDDER.COM)



FOR LEASE

# Medical/Office Space

8215 VAN NUYS BLVD, PANORAMA CITY, CA 91402

## DEMOGRAPHICS MAP



## AREA HOSPITAL MAP



## DEMOGRAPHICS

2022	1 Mile	3 Miles	5 Miles
Population	59,252	366,368	803,570
Average HH Income	\$53,846	\$63,732	\$76,261
Traffic Count	39,200 cars daily		

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**km** Kidder Mathews

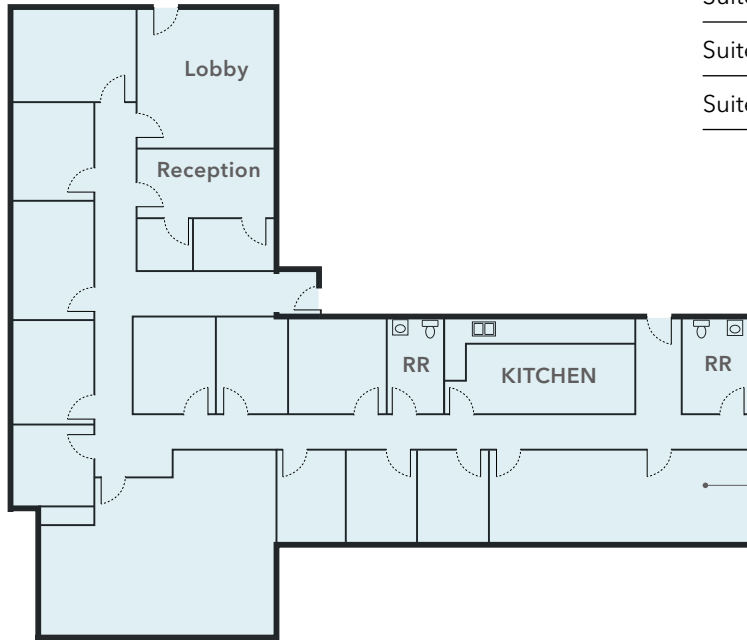


**FOR LEASE**

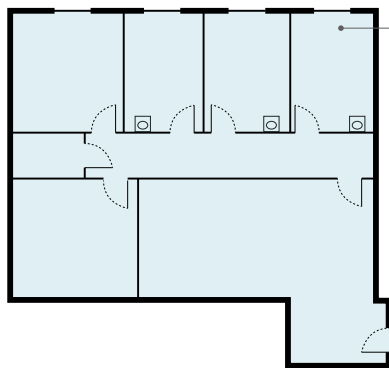
# Medical/Office Space

8215 VAN NUYS BLVD, PANORAMA CITY, CA 91402

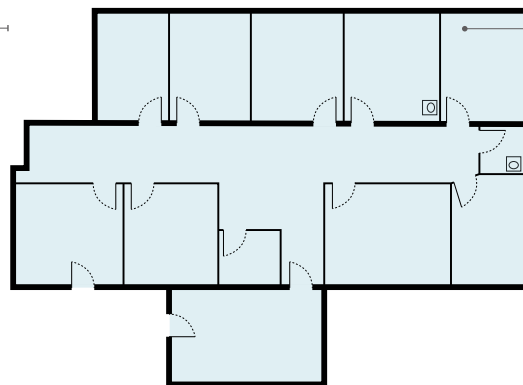
## Floor Plan



**SUITE 100**  
**FIRST FLOOR**



**SUITE 310**  
**FIRST FLOOR**



**SUITE 305**  
**FIRST FLOOR**

### AVAILABILITY

Suite 100	±4,261 SF	Available immediately
Suite 310	±1,170 SF	Available immediately
Suite 305	±1,638 SF	Available immediately

\*Not to scale

**AVAILABLE** Suite 100, 310 & 305

**TERM** 3 to 5 years

**YEAR BUILT** 1957, renovated in 2019

**HIGHLY VISIBLE** with excellent street appeal

**TRAFFIC COUNT** on Van Nuys Blvd is in excess of 34,000 cars per day

### FOUR MAJOR HOSPITALS

within this area (Mission Community Hospital, Kaiser Permanente, Valley Presbyterian Hospital & Northridge Hospital Medical Center)

**SIGNAGE** exterior building signage available in rear parking

**LOCATION** conveniently located in the heart of San Fernando Valley, proximate to 405, 170, & 101 freeways

### PROPERTY DESCRIPTION

The Panorama Medical Arts Building is a 3-story office/medical building located in the heart of the CRA/ LA Redevelopment Business Improvement District. The building has gone through recent renovation in 2019 and includes move-in ready medical suites.

**FIRST FLOOR** \$2.35/Full Service Gross

**THIRD FLOOR** \$2.05/Full Service Gross

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.





FOR LEASE

# Medical/Office Space

8215 VAN NUYS BLVD, PANORAMA CITY, CA 91402



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**km** Kidder Mathews