



WOODCOURT

## WOODCOURT OFFICE & MEDICAL SPACE FOR LEASE

20251-20315 VENTURA BOULEVARD, WOODLAND HILLS, CA 91364

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## OFFICE & MEDICAL SPACE FOR LEASE - UNDER NEW OWNERSHIP/MANAGEMENT

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### Highlights

- Full Service Gross with Generous Tenant Improvement Allowances
- Property has Heavy Landscaping & Water Features
- Open, Flowing Design
- Flexible Floorplans and Lease Terms
- Plenty of Services & Restaurants Nearby
- Within Close Proximity to All Major Transportation Corridors
- Prominent Ventura Blvd Address
- Close Proximity to Tarzana Hospital
- Renovations Underway

### Suites Available

- |                   |  |
|-------------------|--|
| <b>121:</b>       | +/- 1,195 SF (Med)                     |
| <b>340:</b>       | +/- 870 SF (Med) - Restroom            |
| <b>350:</b>       | +/- 1,750 SF (Off/Med)                 |
| <b>20265 C:</b>   | +/- 1,245 SF (Med) - Restroom, Signage |
| <b>20251 B/E:</b> | +/- 4,277 SF Divisible                 |
| <b>20259:</b>     | +/- 4,033 SF - Freestanding Building   |

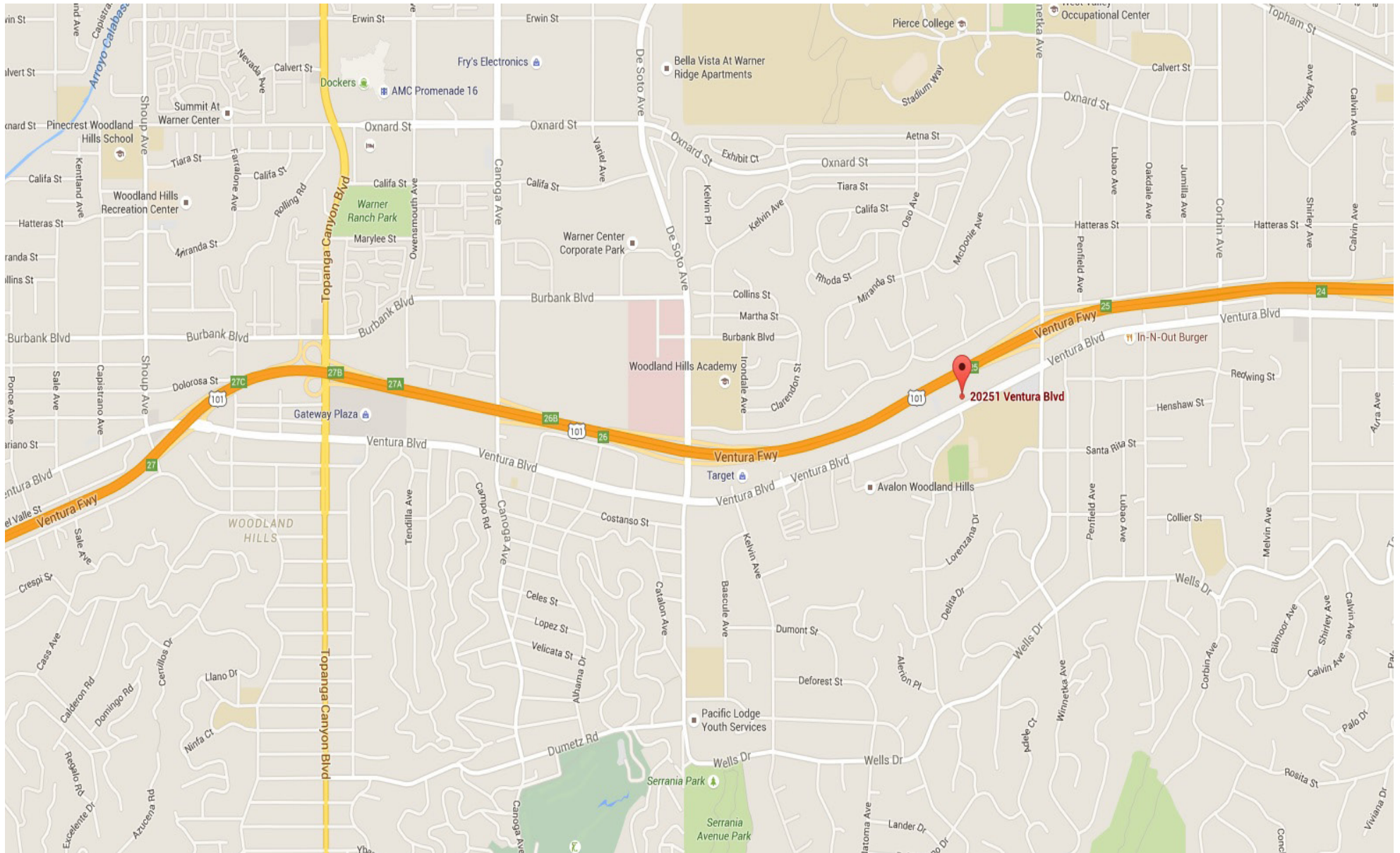
### Property Information

- |                     |   |
|---------------------|---|
| <b>Rental Rate:</b> | \$2.50-\$2.95 PSF FSG (Med)<br>\$1.90 PSF FSG (Off) |
| <b>Parking:</b>     | 5/1,000 SF with Free Visitor Parking                |



# OFFICE & MEDICAL SPACE FOR LEASE - MAP

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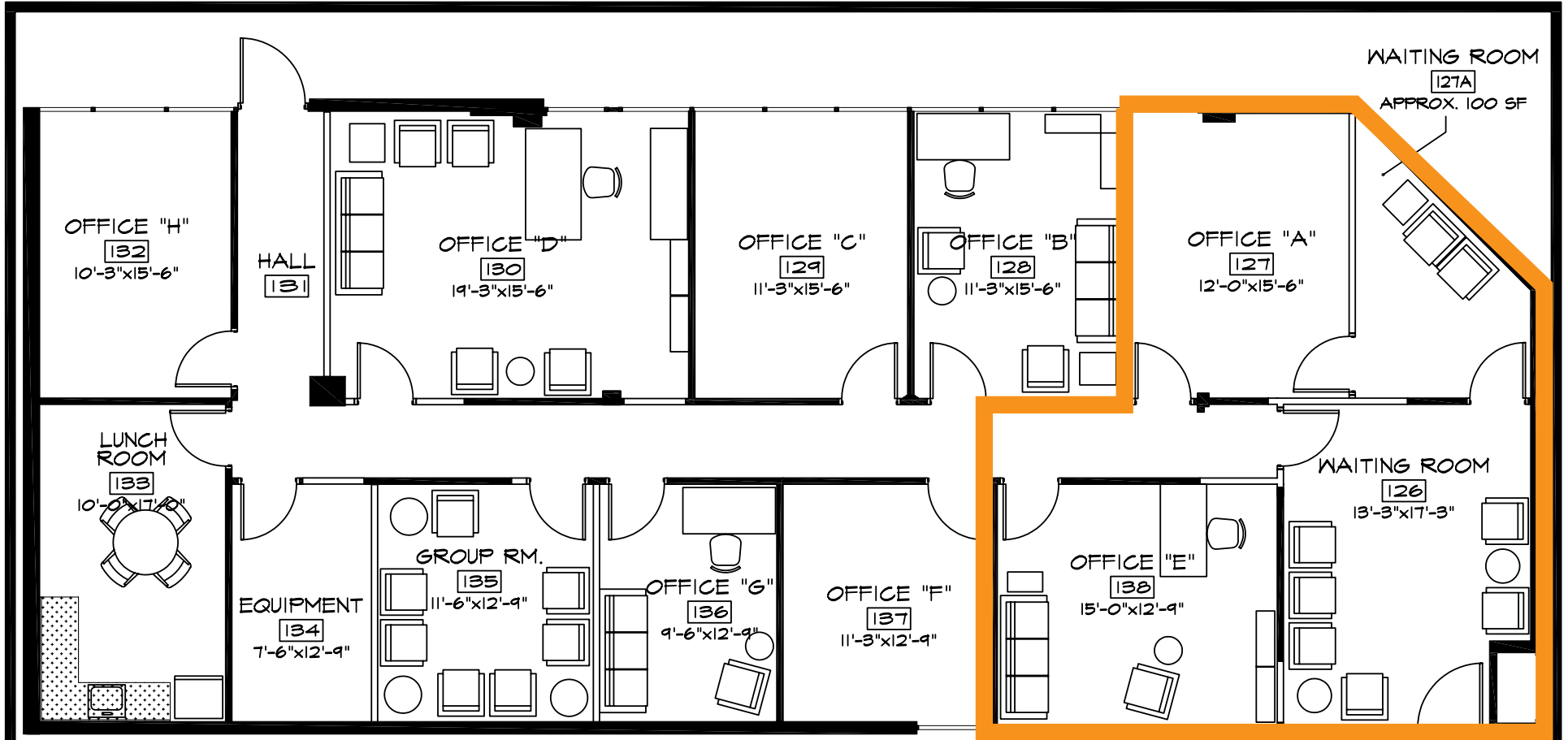
## OFFICE & MEDICAL SPACE FOR LEASE - WOODCOURT OFFICE SAMPLING

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## FLOORPLAN - SUITE 121

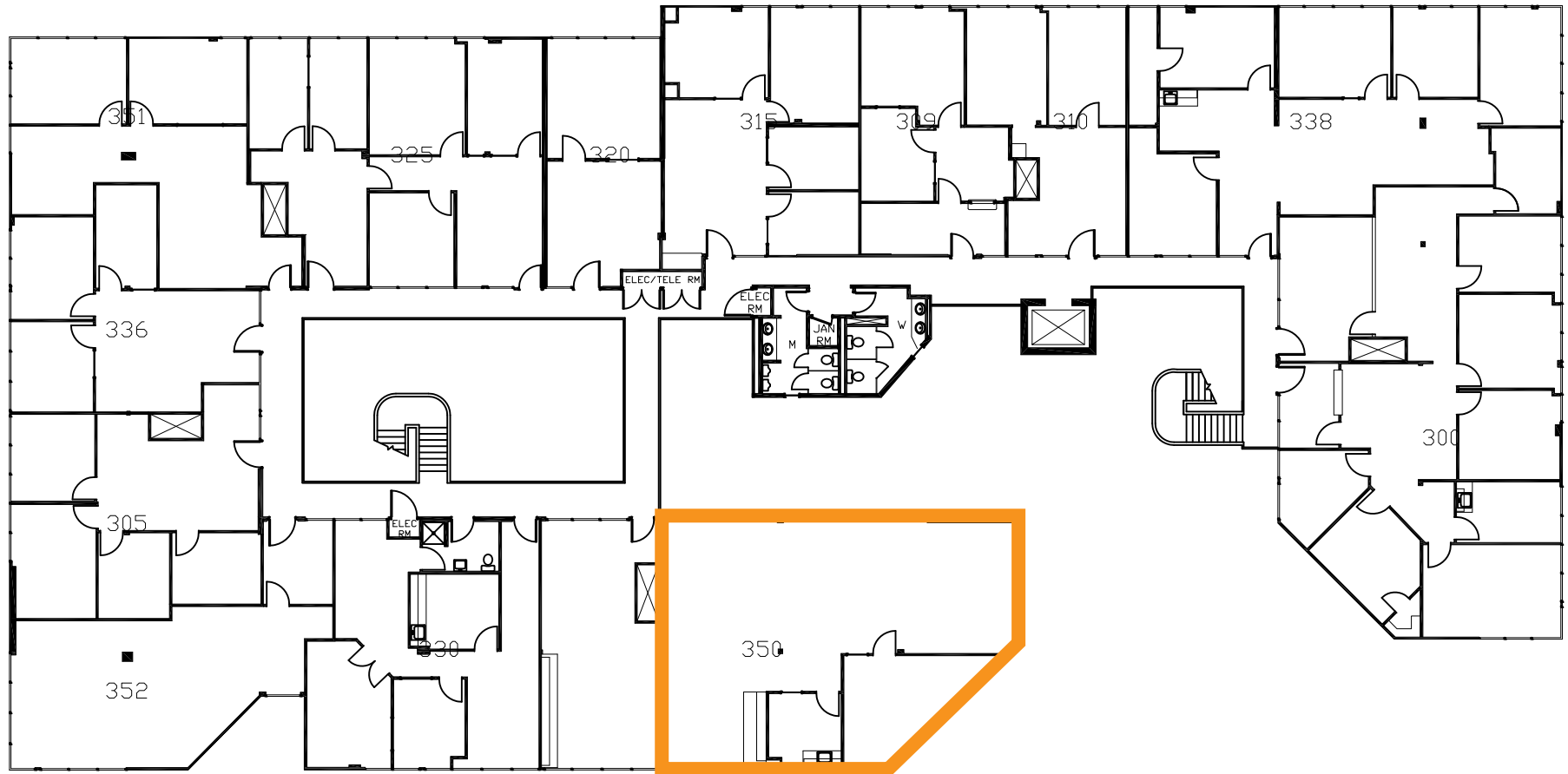
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**1,195 RSF**

## FLOORPLAN - SUITE 350

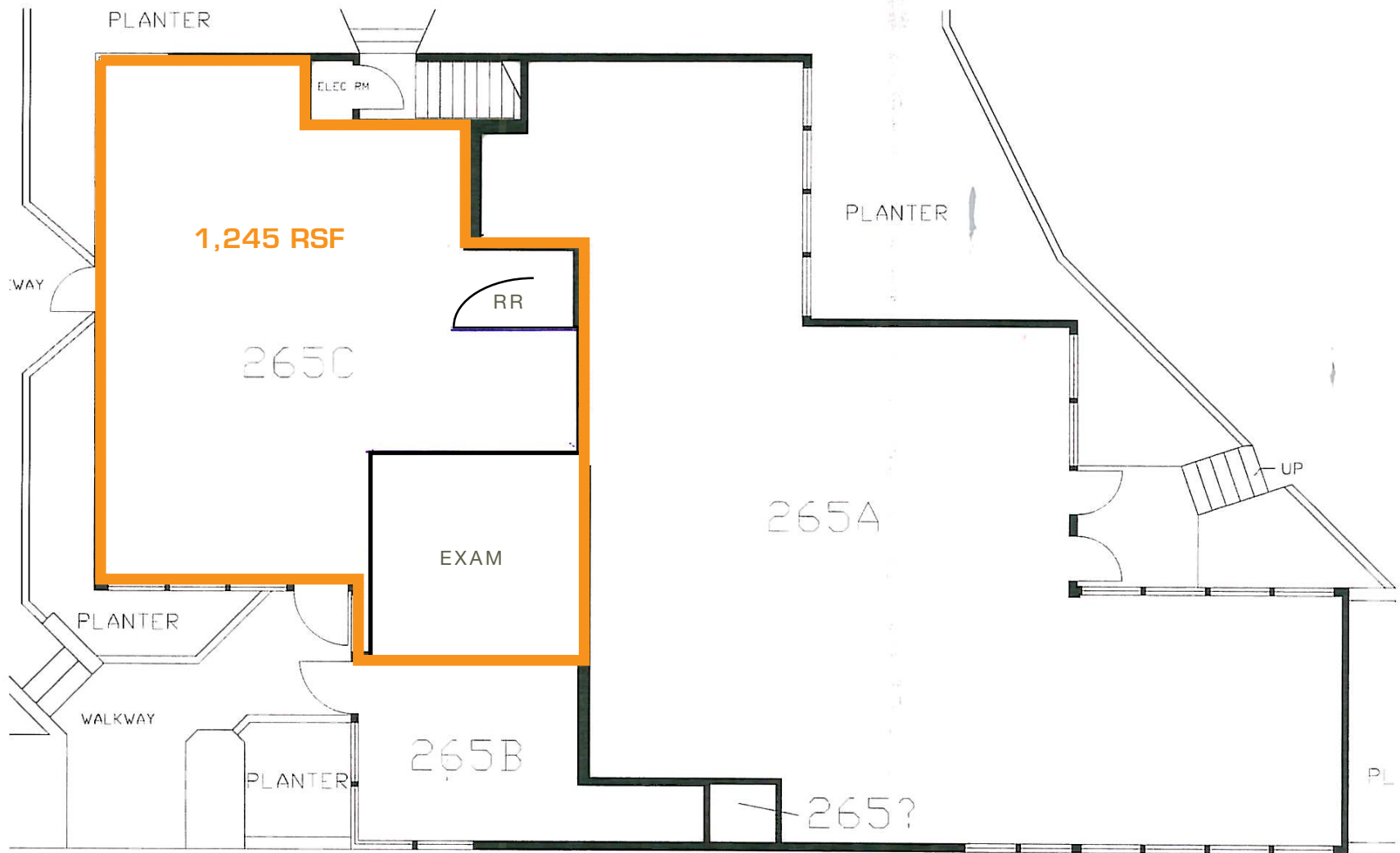
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**1,750 RSF**

## FLOORPLAN - SUITE 20265 C

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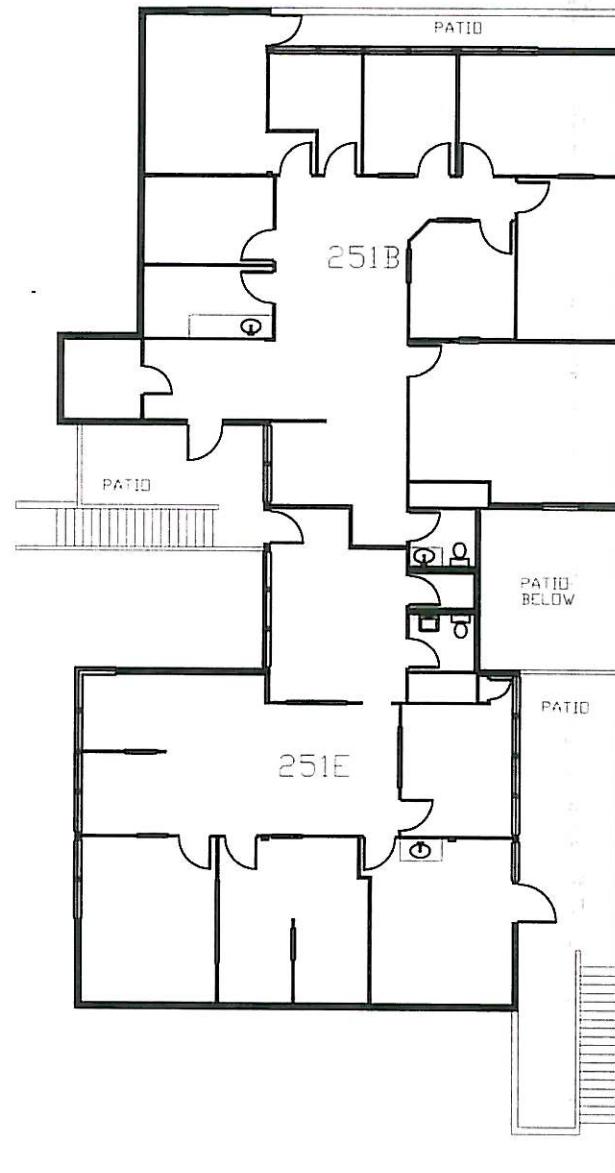




## FLOORPLAN - SUITE 20251 B/E

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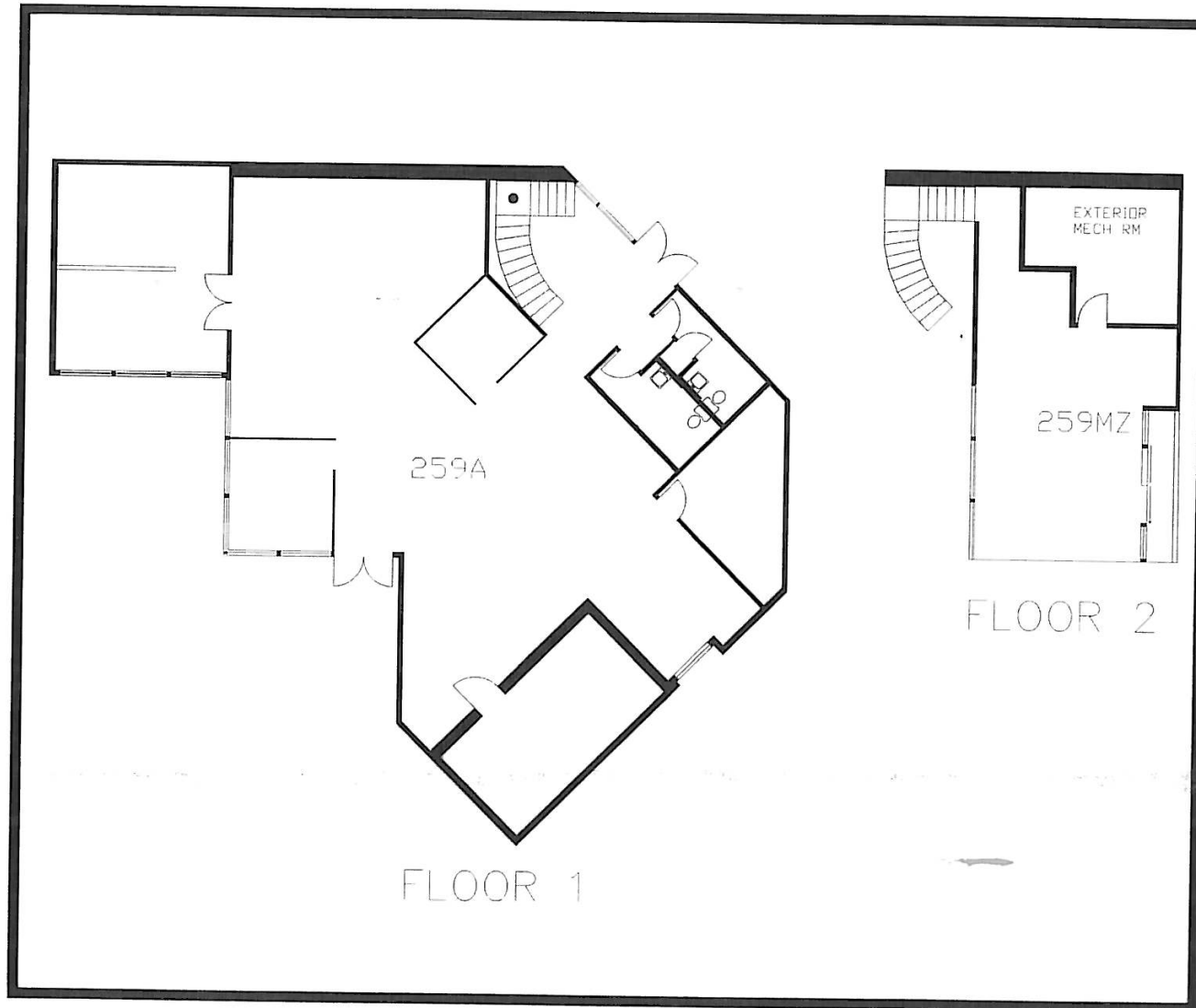
**4,277 RSF DIVISIBLE**





## FLOORPLAN - SUITE 20259

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For more information, please call.



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