

MEDICAL OFFICE SPACE FOR LEASE

NORTHRIDGE

I & II

MEDICAL PLAZA



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
707	1,276 SF	12/1/2026

*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

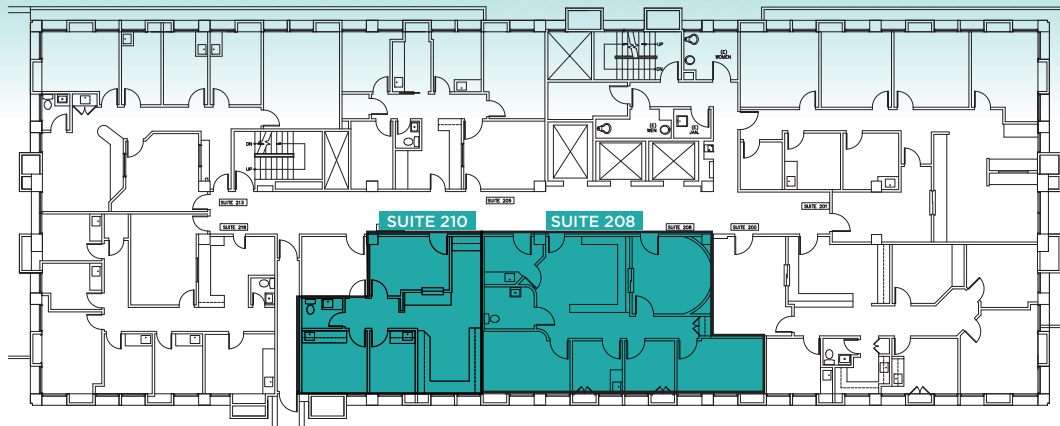


Full-service pharmacy on-site

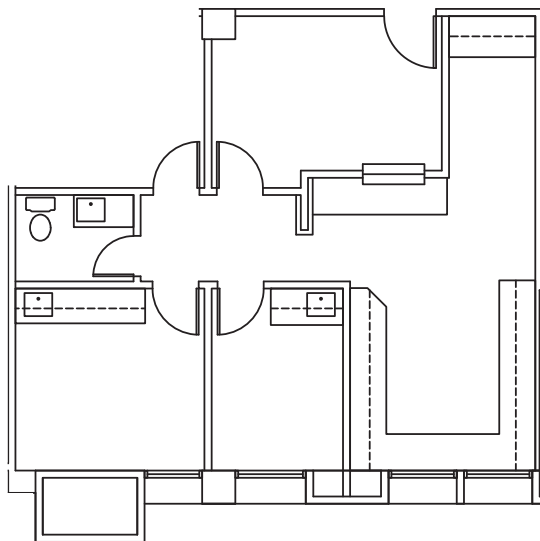


Convenient access to the 101 and 405 freeways

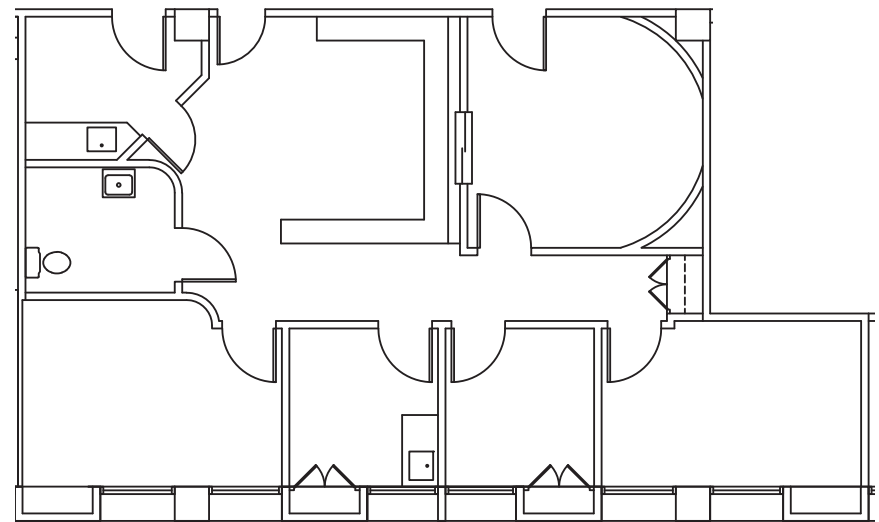
FLOOR PLANS



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

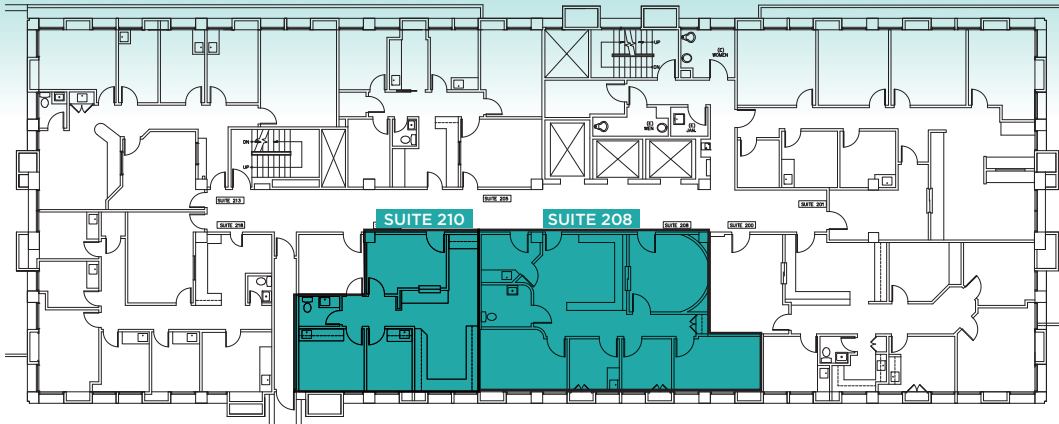


Suite 210* | **718 SF**

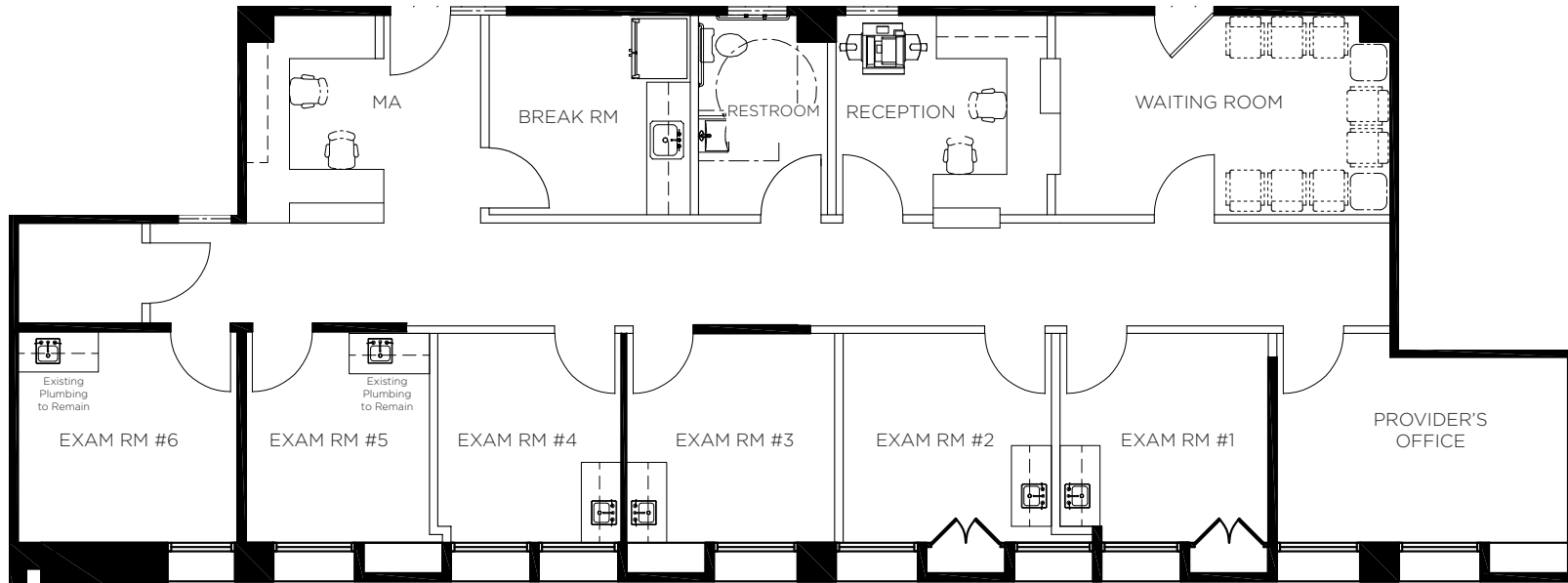


Suite 208* | **1,268 SF**

FLOOR PLANS

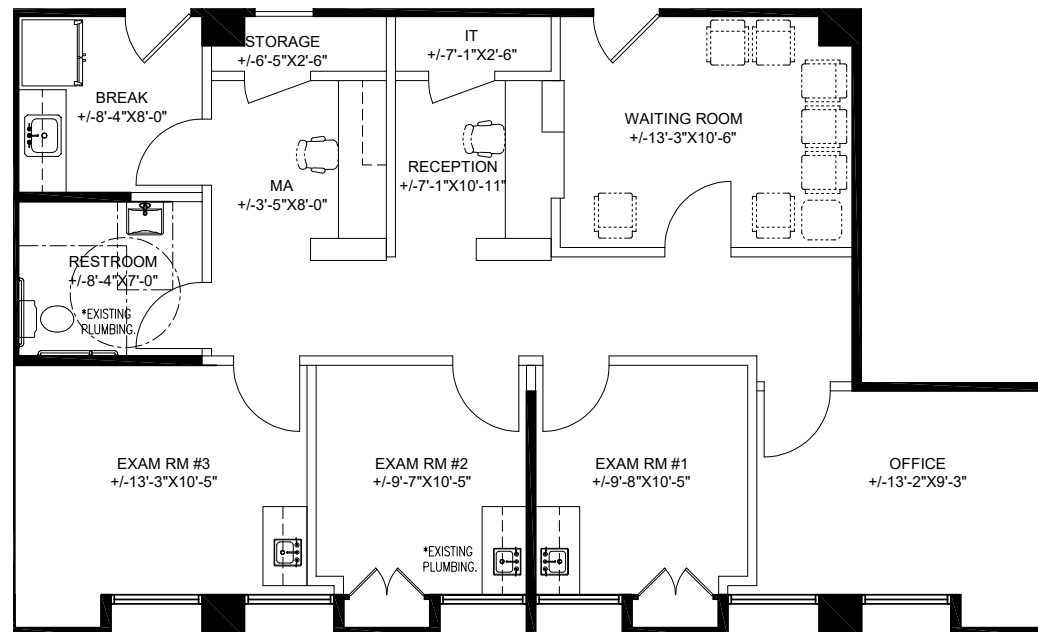
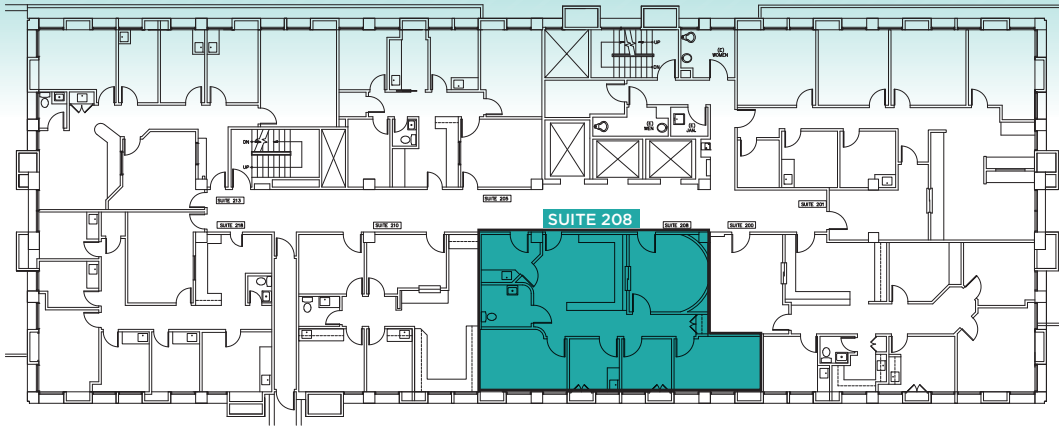


SECOND FLOOR*: Suites 208 & 210 are contiguous for a total of 1,986 SF

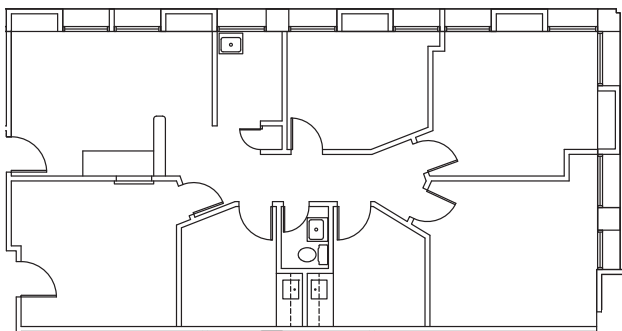


HYPOTHETICAL PLAN - SUITES 208 & 210

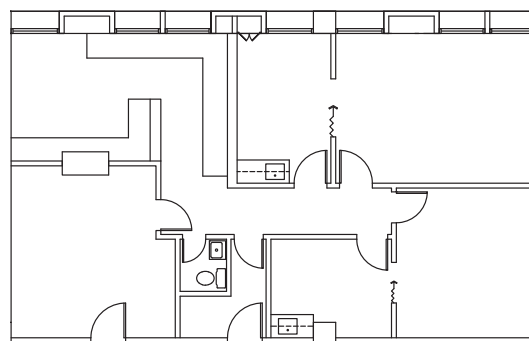
FLOOR PLANS



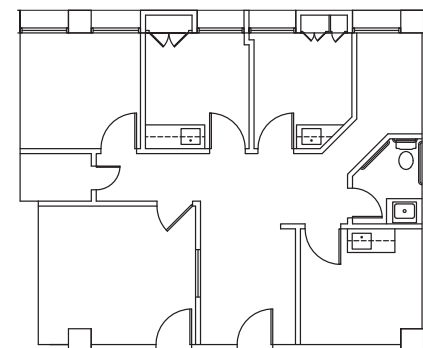
FLOOR PLANS



Suite 303 | **1,456 SF**

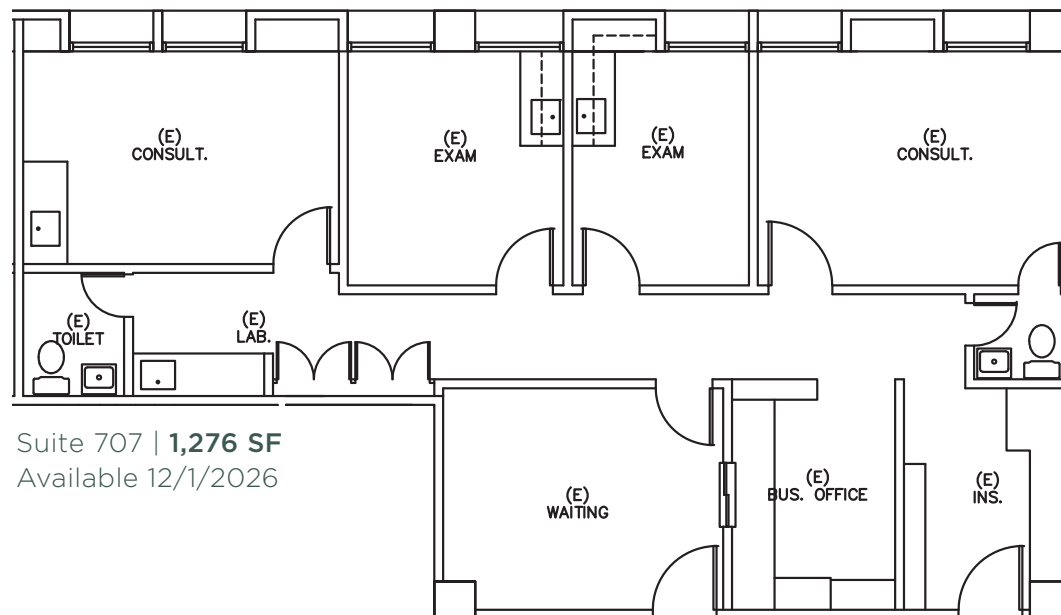


Suite 304 | **1,284 SF**



Suite 307 | **1,009 SF**

FLOOR PLANS



Suite 707 | **1,276 SF**
Available 12/1/2026

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

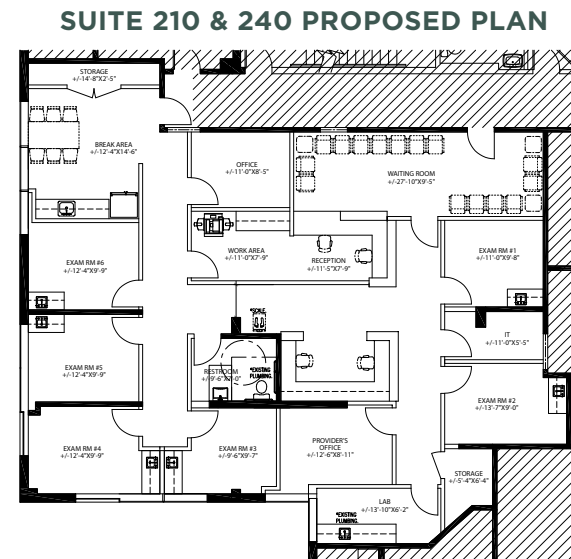
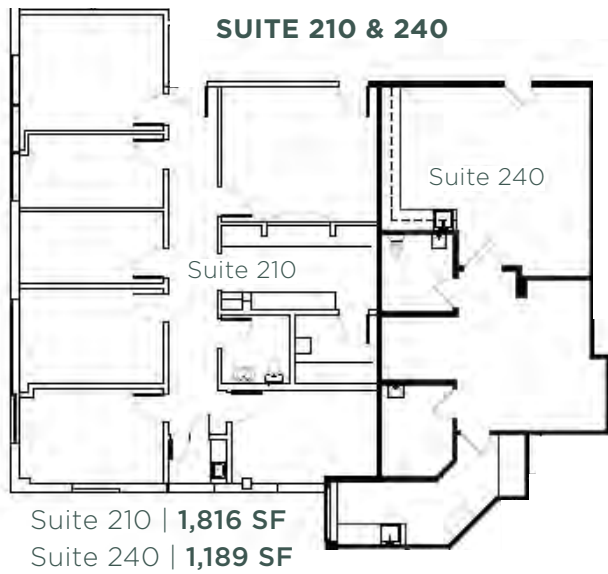


Covered and surface parking available



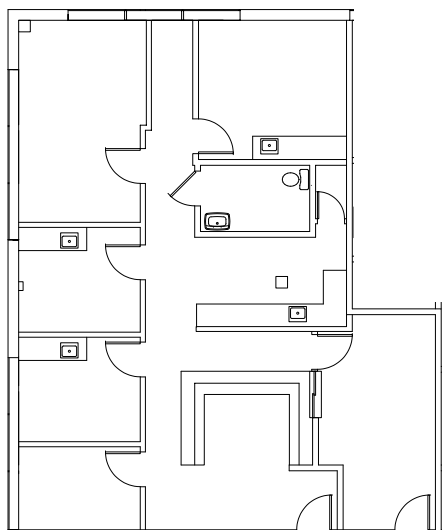
Convenient access to the 101 and 405 freeways

FLOOR PLANS

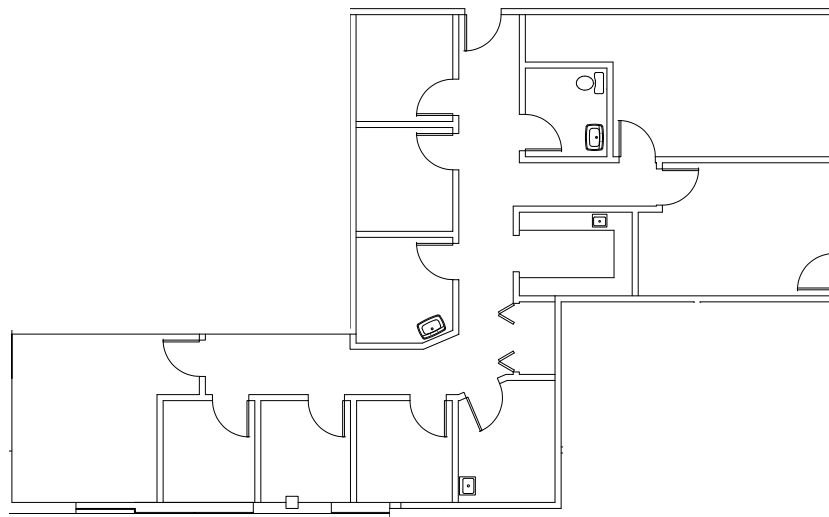


*Suites 210 & 240 are contiguous for a total of 3,005 SF

FLOOR PLANS



Suite 302 | **1,605 SF**



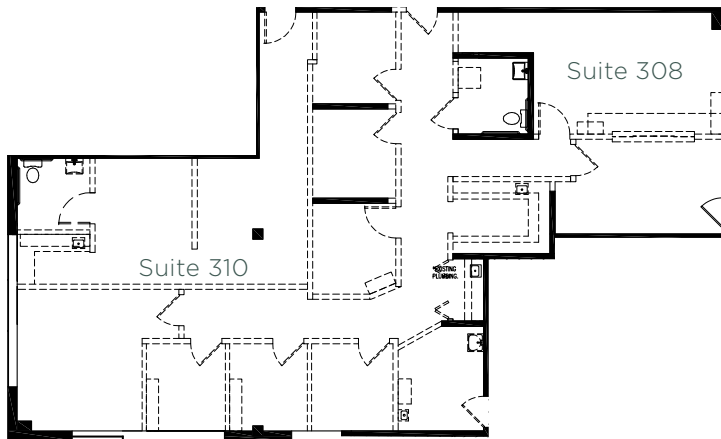
Suite 308 | **1,769 SF**

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

FLOOR PLANS

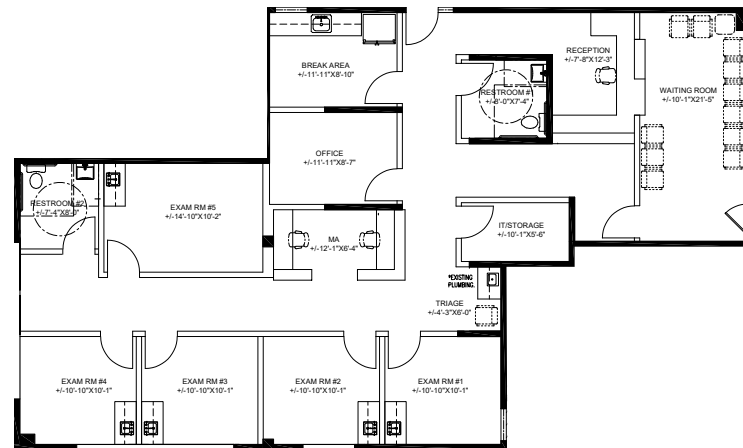


SUITE 308 & 310



Suite 308 | **1,769 SF**
Suite 310 | **484 SF**

SUITE 308 & 310 PROPOSED PLAN



*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



616,587

2025 Population
(Current year estimate)



621,246

2025 Median Age



39

2025 Average
Household Income



\$127,741

2025 Average Value of
Owner Occ. Housing units



\$939,426

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