

# TARZANA TOWER

# 18321

VENTURA BLVD

OFFICE & MEDICAL  
SPACE FOR LEASE

**\$1.99/RSF Promotional Rate**  
**\$1/RSF Broker Bonus**

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 **LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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18321  
OPTIMUS  
FOR  
INFORMATION  
PLEASE CALL  
323-302-8363

PREFERRED  
BANK  
Infinity Air Group  
MEDICAL SPACE  
AVAILABLE

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### AVAILABLE SUITES

- **Rental Rate After 6-Month Promotion Negotiable, FSG Basis**
- **Promotional Rate and Broker Bonus Offered in Connection with a New Minimum 3-Year Lease Term Signed Before 5/31/26.**

Suite 205	1,744	RSF
Suite 215	1,142	RSF
Suite 230	1,562	RSF
Suite 255	1,212	RSF
Suite 330	2,553	RSF
Suite 420	3,806	RSF
Suite 515	1,084	RSF
Suite 615	1,084	RSF
Suite 655	1,214	RSF
Suite 1000*	8,561	RSF

*\*Full Floor Available 8/1/26*

PREFERRED BANK 18321

PREFERRED BANK

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## PROPERTY HIGHLIGHTS

- Premier Class-A Office and Medical Property
- Prominent Ventura Blvd Location and excellent access to 101 Freeway
- New Common Area Upgrades including Lobby Renovation, Modernized Elevator Cabs, Digital Directory, New HVAC Systems, Open Path App controlled Access System, and Automated Parking Access
- Common area corridors currently being remodeled
- Unbeatable City and mountain views of the San Fernando Valley
- Easy access to Providence Cedars-Sinai Tarzana Medical Center
- Close Proximity to Village Walk at Tarzana with numerous restaurants, shopping, amenities and more
- Monument Signage Available
- Full Floor Availability

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# AERIAL MAP



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# AMENITIES MAP



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