



APPROXIMATELY 31,000 SF OF MEDICAL SPACE AVAILABLE

PROPERTY OVERVIEW

With approximately 31,000 square feet of rentable space, Village Medical Center offers state-of-the-art facilities specially tailored to the needs of medical professionals. Three levels of subterranean parking for 142 cars and a convenient visitor drop-off area make visiting and working at Valley Medical Center stress-free. Flexible floor plans for large and small tenants and accommodating business hours make Village Medical Center a highly desirable business address.

FEATURES

- Energy-efficient glass curtain wall keeps maintenance costs low
- 3 levels of underground parking for tenants and visitors
- Two elevators, each servicing all office and garage floors
- 9-foot high ceilings in tenant areas
- Individual tenant electricity metering, including heat pumps for A/C
- Flexible business hours, including nights and weekends
- Ground floor lease space designed to accommodate specialized uses, including surgical, dialysis, MRI equipment or specialty treatments
- Building signage can be made available for major tenant

FOR LEASING INFORMATION, PLEASE CONTACT:

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VILLAGE MEDICAL CENTER

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VALLEY VILLAGE | CALIFORNIA | 91607



INOVATIVE DESIGN

Featuring an elegant glass curtain wall and split-face Travertine limestone walls on the ground floor, the design of Village Medical Center seeks to create a calm, comforting environment. Well-appointed finishes throughout the public areas include bamboo wood panelling, marble tiles, and modern furniture. A relaxing, welcoming lobby with adjacent Zen garden and 2,300-square-foot outdoor terrace enhances the atmosphere of tranquility and healing.

LOCATION

Nestled between Sherman Oaks, Studio City and Van Nuys in Valley Village, Village Medical Center is centrally situated no more than eight miles from any of the area's five major regional hospital campuses. Adjacent to the I-101 freeway at Coldwater Canyon, the location is three miles east of the I-405 freeway, and approximately two and a half miles west of the CA-170 freeway. The easy entrance and exit located on Riverside Drive is also convenient to the MTA Orange Line Busway. Abundant local amenities add to and compliment the tenant experience.



www.villagemedicalcenter.net

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* Although we do not doubt the facts and accuracy of the information, we do not guarantee it. Specifications are subject to change without notice.