



For Lease

Class A medical office with separate operating room across the hall.

PROPERTY FEATURES

- Best in the market medical office building
- Class A medical office with adjacent AAHC one operating room surgical center
- Luxurious five-star overnight recovery center on the same floor
- Free and convenient parking

Perfect opportunity for the established surgeon looking for a ready-made situation in Westlake Village.

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Westlake Village, CA**

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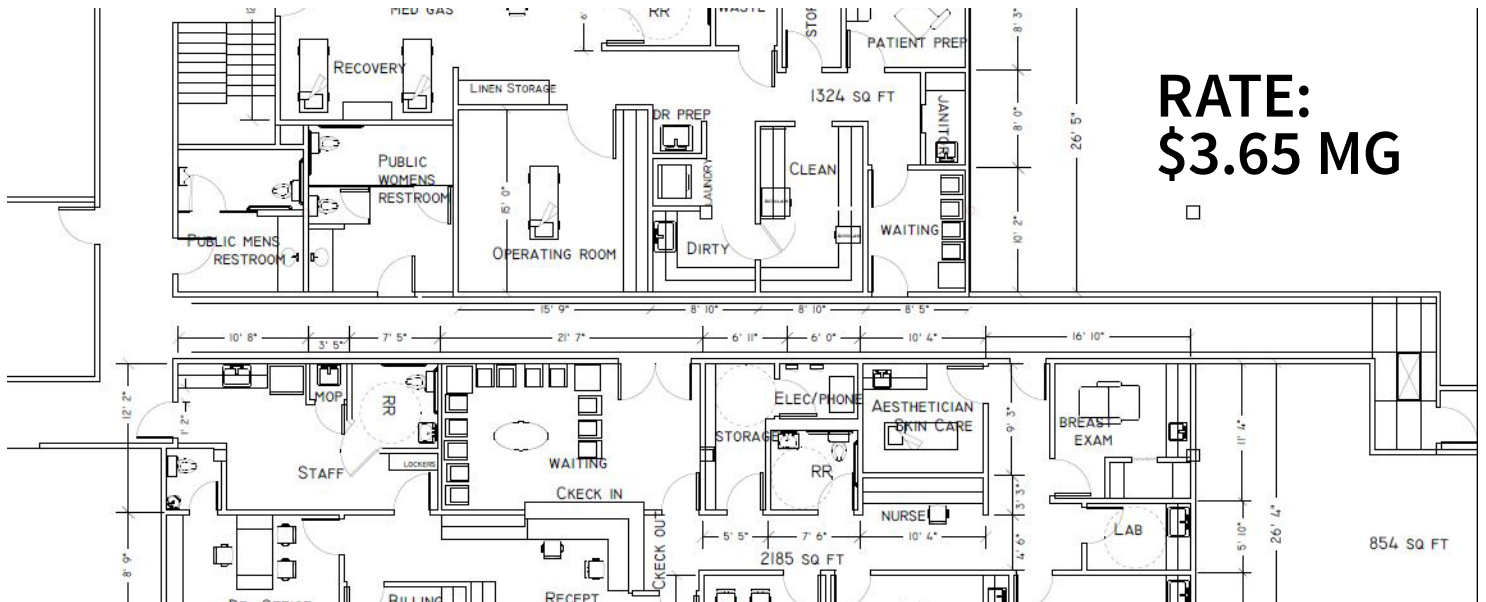
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FLOOR PLAN | 4,352 RSF



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INTERIOR SUITES

2,709 SF medical office suitebuilt with timeless finishes and adjacent 1,642 SF fully accredited one room operating room.



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AMENITY:

On-site Overnight Recovery Suite

INCOME TREND

2022 Projection

Over 58% of the population will make more than \$100,000.

POPULATION MEDIAN AGE 65+

	1 Mile	3 Miles	5 Miles
2017	39%	37%	34%
2022	41%	39%	37%

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2017 Population	10,070	49,969	131,910
2017 Households	4,195	10,648	48,644
2017 Average Household Income	\$140,190	\$150,753	\$153,405
2022 Average Household Income	\$154,525	\$165,192	\$168,790
2017 Occupied Housing Units	2,580	13,290	35,191

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