

# VILLAGE MEDICAL CENTER FACT SHEET

## OWNERSHIP / MANAGEMENT / LEASING

Landlord 12828 MOB, LLC  
Management RAMCAL, Inc.  
Leasing Agent DAUM Commercial Real Estate Services

## STRUCTURES

3-story steel frame structure for office building above 3-level subterranean concrete parking structure.

Design Live Load 100 psf on Ground floor and 50 psf on Second and Third floors.

Roofing 4-ply built-up roofing.

## HEIGHTS

Typical Floor Slab to slab: 12'-10"

Ceiling Typical lease space: 9'-0"  
Ground floor lobby: 10'-0"

Exterior Walls 7-1/2" deep aluminum system with 1' reflective insulated glass and 5/8" limestone masonry walls at Ground floor.

## WINDOW TREATMENTS

Window Frame Clear anodized aluminum – vertical mullions at 5'-0" on center.

Window Sill 2'-6" from floor on Second & Third floor with drywall finish.

## RESTROOMS

Walls 4x8 ceramic tiles

Floor ceramic tiles, size TBD

Vanity Granite countertop

Toilet Partitions Painted metal

## STANDARD TENANT IMPROVEMENTS:

Walls Painted

Floor Building standard carpet.

Ceiling 2x4 T-bar ceiling with acoustical tiles.

Light Fixtures 2x4 fluorescent fixtures

Doors 8' Solid core door

Allowance \$40.00 / Usable SF  
(excluding T-bar ceiling, 2x4 light fixtures, Heat Pump(s) and sprinkler mains included in shell building)

## ELEVATORS

Two (2) 3,500 lbs hydraulic elevators @ 150 feet per minute with inside cab dimensions of 6'-8"W x 5'-5"D. Both elevators service office and garage, six (6) stops, without transfer.

## HVAC

Cooling Tower Two (2) 50-Ton air cooled units.

Heat Pumps One, two or three ton units providing for a design load of 400 square feet of usable area per ton with a single thermostat control for each zone.

Hours of Operations Monday – Friday: 8:00 am to 6:00 pm  
Saturday: 9:00 am to 12:00 pm

After Hours \$65.00/hour

## ELECTRICAL

Service TBD amp service is provided for distribution through electrical rooms on each floor.

Voltage TBD volt power for lighting , TBD volt for three phase power at panel in each electrical room.

Metering Individual metering of power consumption by tenants including heat pumps. All common area power consumption shall be prorated.

Light Fixtures Allowance of one (1) building standard 2x4 fluorescent light fixture per 80 rentable square feet.

Internet Arrangement with a preferred cable supplier.

## LIFE SAFETY

Fully sprinklered office building and garage.

## BUILDING SECURITY

After-hour Access Controlled building access with security access card.

Security Cameras Monitoring of exit and entry points to the building and garage.

\* Please note the building systems described above are subject to changed without further notice.

VILLAGE  
MEDICAL  
CENTER

12828 RIVERSIDE DRIVE, VALLEY VILLAGE, CA 91607

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