



For Lease

2200 W. 3rd Street

Los Angeles, CA



2200

At a glance

- Class A, 46,273-sf medical office building
- Central, Westlake location minutes from Downtown LA
- Multiple move-in ready suites with high-end finishes
- Building top signage available
- Plentiful and secured subterranean parking
- Gorgeous views of Downtown skyline and Hollywood Hills
- Adjacent to UCLA Health, AltaMed, and Children's Hospital LA, as well as the St. Vincent's Medical Campus - a 700,000 SF healthcare opportunity



Class A
Medical Office Building



Location
5 minutes from
Downtown Los Angeles



Signage
Prominent Building Signage
Opportunity Available



A quick look

Building availabilities

Suite 200	5,582 SF	Fully built-out administrative office space in excellent condition. Mix of perimeter offices and open space.
Suite 300D	4,541 SF	Excellent back-office opportunity. Build-out consists of primarily perimeter offices.
Suite 400	4,213 SF	Ready for tenant improvements



Downtown Los Angeles overview

Over the last fifteen years, over \$7 Billion has been invested in the residential sector in DTLA. Over 50,000 residents are currently living in Downtown there are currently more than 10,000 market rate apartment units and condos under construction with another 12,000 proposed. When completed, the Downtown Los Angeles population is expected to double to approximately 100,000 residents. The MacArthur Park / Westlake submarket was named the 2nd most walkable neighborhood in Los Angeles by Curbed, and the density of the area is unmatched anywhere else in the city. Additionally, Westlake is strategically located between two growing and maturing neighborhoods – Downtown Los Angeles to the East and Koreatown to the West. The gentrification of these markets is having a profound, secondary effect on Westlake. Additionally, Echo Park and Silverlake to the North have experienced significant improvements over the past 5-10 years.

2023 Healthcare Demographics

Distance	Insured Population	Annual Avg. Healthcare Spend	Median Age	Population 65+	2023 Total Population	2023 Total Daytime Population (AM)
1 MILE	58,034 (58.52%)	\$1,818.26	33.1	12,753 (9.99%)	127,659	106,647
3 MILES	308,547 (63.18%)	\$2,378.96	35.1	69,433 (11.55%)	600,947	933,113
5 MILES	635,308 (63.39%)	\$2,605.86	34.4	142,341 (11.22%)	1,268,668	1,259,604



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