

> FOR LEASE

MEDICAL OFFICE BUILDING

6801 Park Terrace Dr. • Los Angeles

Up to 21,451 Square Feet Available



FOR MORE DETAILS, CONTACT:

JOHN WADSWORTH

Vice President & Director | Irvine
Healthcare Services Group
License No. 01177404
Dir +1 949 724 5528
john.wadsworth@colliers.com

DANA NIALIS

Associate | Encino
Healthcare Services Group
License No. 01947265
Dir +1 818 325 4107
dana.nialis@colliers.com

AARON PHILLIPS

Senior Associate | Irvine
Healthcare Services Group
License No. 01769480
Dir +1 949 724 5562
aaron.phillips@colliers.com

PROPERTY OVERVIEW

- › 90,000 SF, 5-Story Class A Medical Office Building
- › Up to 21,451 SF available
- › Unique healthcare medical office leasing opportunity within world renowned Howard Hughes Center
- › Located directly adjacent to The Promenade, a 250,000 SF high end retail and entertainment center
- › Excellent visibility and convenient access for both patients and providers of healthcare
- › Flexible terms
- › Institutional ownership
- › Kerlan-Jobe Orthopaedic Clinic occupies 65% of the building.
- › Signage Available

AVAILABLE SPACE

5th Floor	Suite 525	8,575 RSF (Divisible)
4th Floor	FULLY LEASED	
3rd Floor	FULLY LEASED	
2nd Floor	Suite 250	6,777 RSF (Divisible)
Ground Floor	Suite 125	2,410 RSF (Lease Pending)
	Suite 130	3,689 RSF

DEMOGRAPHICS & TRAFFIC

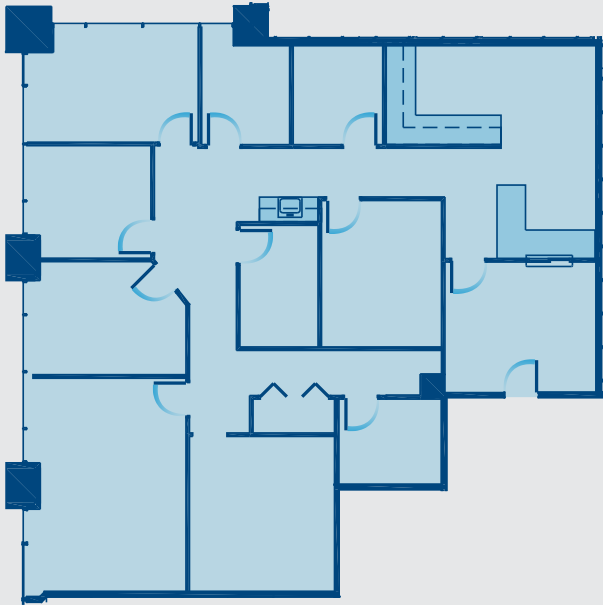
DEMOGRAPHIC REPORT	1-MILE	3-MILE	5-MILE
2016 Projection	20,004	216,947	658,517
2012 Estimate	19,741	213,715	653,038
2012 Est. Average Age	42.30	38.20	37.20
2012 Est. Average Household Income	\$104,054	\$78,982	\$74,733

TRAFFIC VOLUMES	
Sepulveda Blvd / W 78th St	51,624 Cars Per Day
I-405 / Howard Hughes Pkwy	288,000 Cars Per Day
Sepulveda Blvd / Howard Hughes Pkwy	49,744 Cars Per Day
Sepulveda Blvd / W Centinela Ave	46,307 Cars Per Day
W Jefferson Blvd / S Centinela Ave	31,737 Cars Per Day
Slauson Ave / Marina Fwy	38,496 Cars Per Day
Sepulveda Blvd / Jefferson Blvd	52,000 Cars Per Day

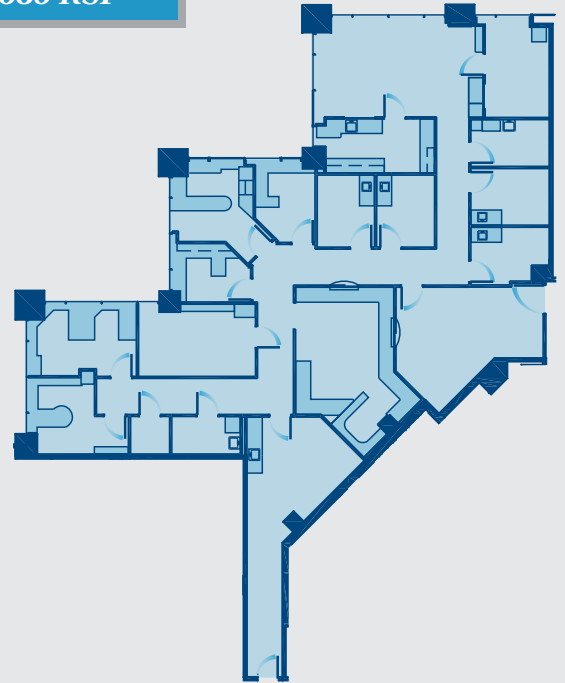


SUITE 125
2,410 RSF

(Lease Pending)

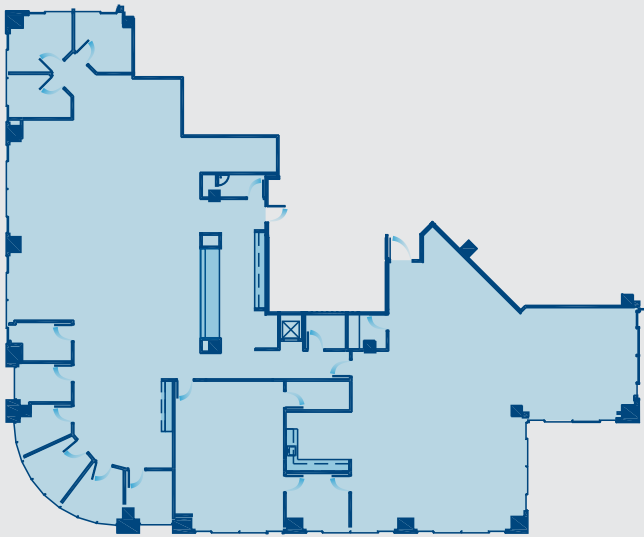


SUITE 130
3,689 RSF



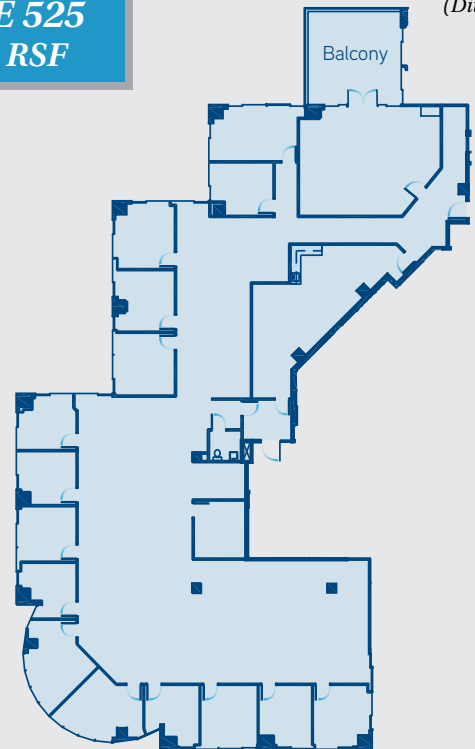
SUITE 250
6,777 RSF

(Divisible)

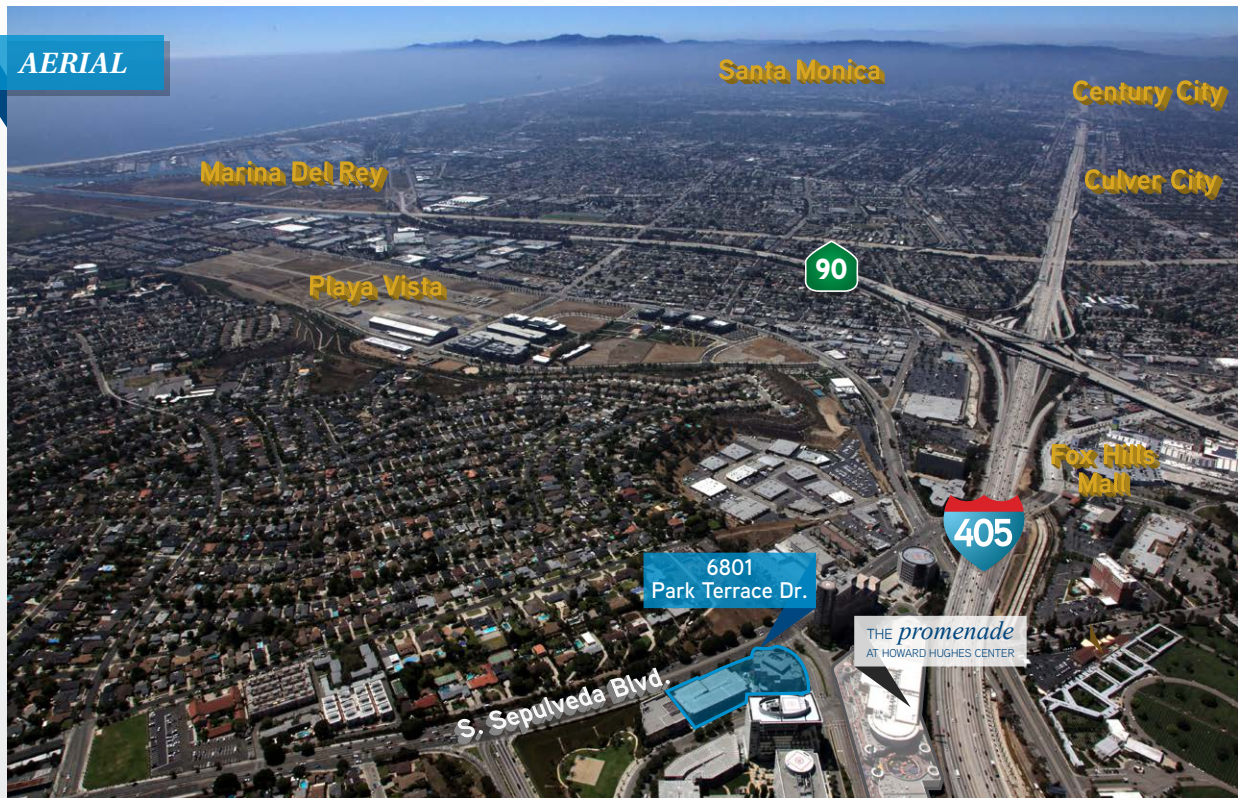


SUITE 525
8,575 RSF

(Divisible)



AERIAL



AERIAL - DETAIL



For more information, please contact:

JOHN WADSWORTH
Senior Vice President | Irvine
Healthcare Services Group
License No. 01177404
Dir +1 949 724 5528
john.wadsworth@colliers.com

DANA NIALIS
Associate | Encino
Healthcare Services Group
License No. 01947265
Dir +1 818 325 4107
dana.nialis@colliers.com

AARON PHILLIPS
Senior Associate | Irvine
Healthcare Services Group
License No. 01769480
Dir +1 949 724 5562
aaron.phillips@colliers.com



www.colliershealthcareservices.com