

FOR LEASE

7,996 SF Fully Built-Out Ambulatory Surgery Center

420 E. 3RD ST., SUITE 110, LOS ANGELES, CA 90013



JACOB MUMPER
Senior Vice President
Lic. 01908862
818.325.4119

jacob.mumper@colliers.com

KENNY ISHII
Associate
Lic. 02159434
818.325.4020

kendrick.ishii@colliers.com

KEVIN FENENBOCK
Senior Executive Vice President
Lic. 01165115
818.325.4118
kevin.fenenbock@colliers.com

Colliers

Executive Summary

Colliers International is pleased to present a rare leasing opportunity for a fully equipped, 7,996-square-foot ambulatory surgery center (ASC) in a premier Class A medical outpatient building located at 420 E. 3rd Street, Los Angeles. This modern, built-out ASC is available immediately, providing a turnkey surgical environment for healthcare providers seeking a high-quality facility.

Located in the vibrant Little Tokyo neighborhood within downtown LA, the building benefits from recently upgraded common areas, enhancing its high-image aesthetic. Amenities include 24/7 security, ample parking, and an on-site café, ensuring a professional and convenient setting for patients and staff.

Formerly CMS-certified, with patient treatment as recent as December 2024, the center is operationally ready. It is estimated that the center can be fully operational within approximately 3-4 months, allowing time for license renewal and any necessary adjustments to resume full surgical services.

Situated near major hospitals and outpatient clinics, the property offers excellent freeway access via the 110 and 101, ensuring ease of transportation and visibility. With its modern design, top-tier infrastructure, and prime downtown location, this ASC presents a unique opportunity for healthcare providers to establish or expand a presence in one of Los Angeles's most accessible and thriving medical corridors.



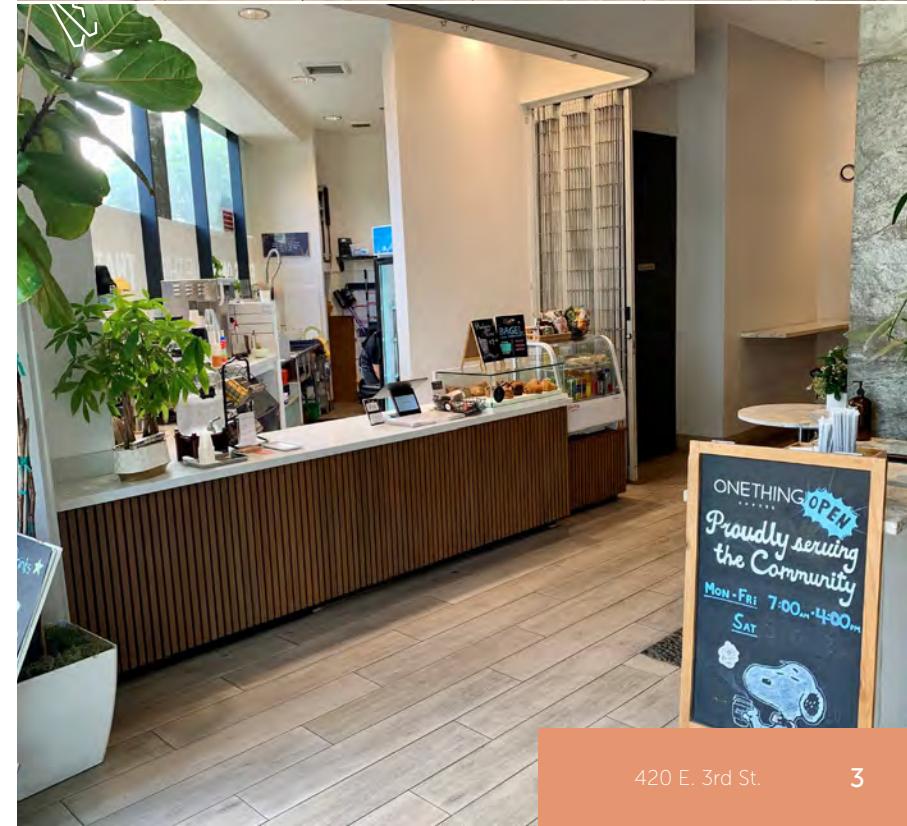
Property & Space Overview

Space:

- $\pm 7,996$ SF
- Includes medical gas hookups
- Dedicated utilities, including separate power and HVAC with backup systems
- State-of-the-art medical infrastructure
- Private entrance on ground floor
- Optimized layout designed for efficient workflow
- 4 ORs, dedicated prep and recovery areas
- Direct access to loading dock for easy equipment loading and deliveries

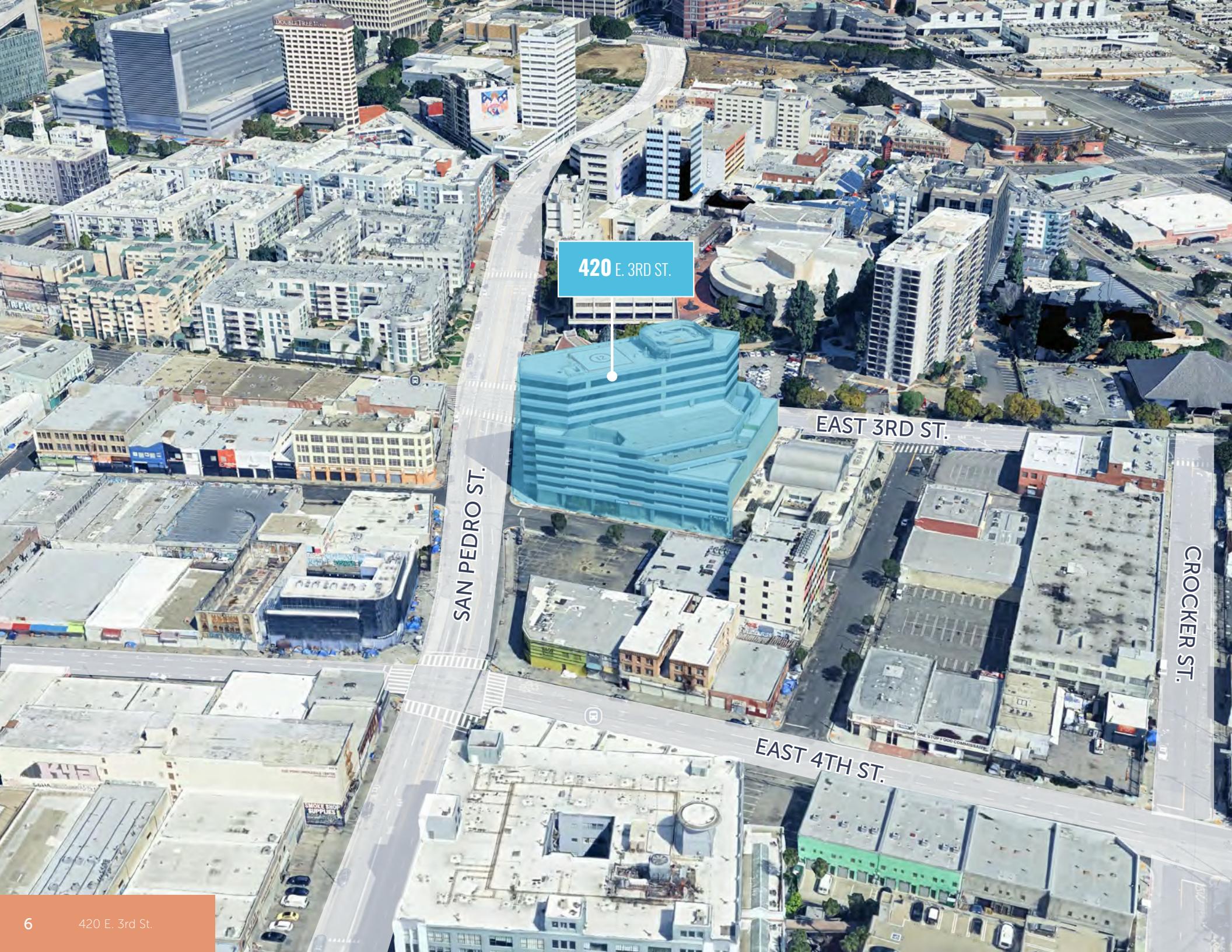
Property:

- Class A medical outpatient building
- 24/7 on-site security
- Ample on-site parking in 4-story structure
- On-site café & pharmacy
- Convenient location with easy access to public transportation
- Notable other tenants include Concentra, Quest Diagnostics, U.S. Renal Care, Select Physical Therapy, and more



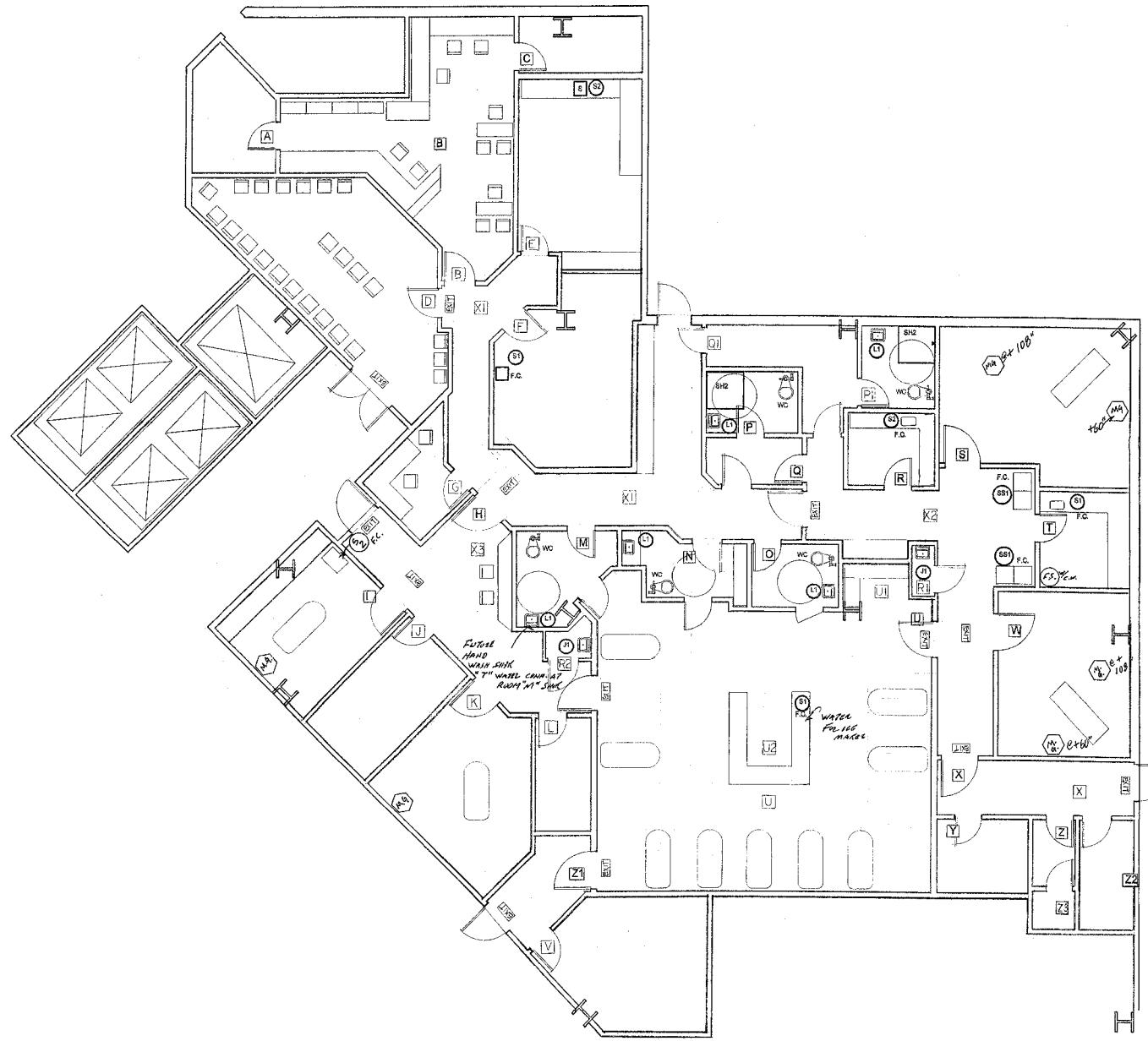




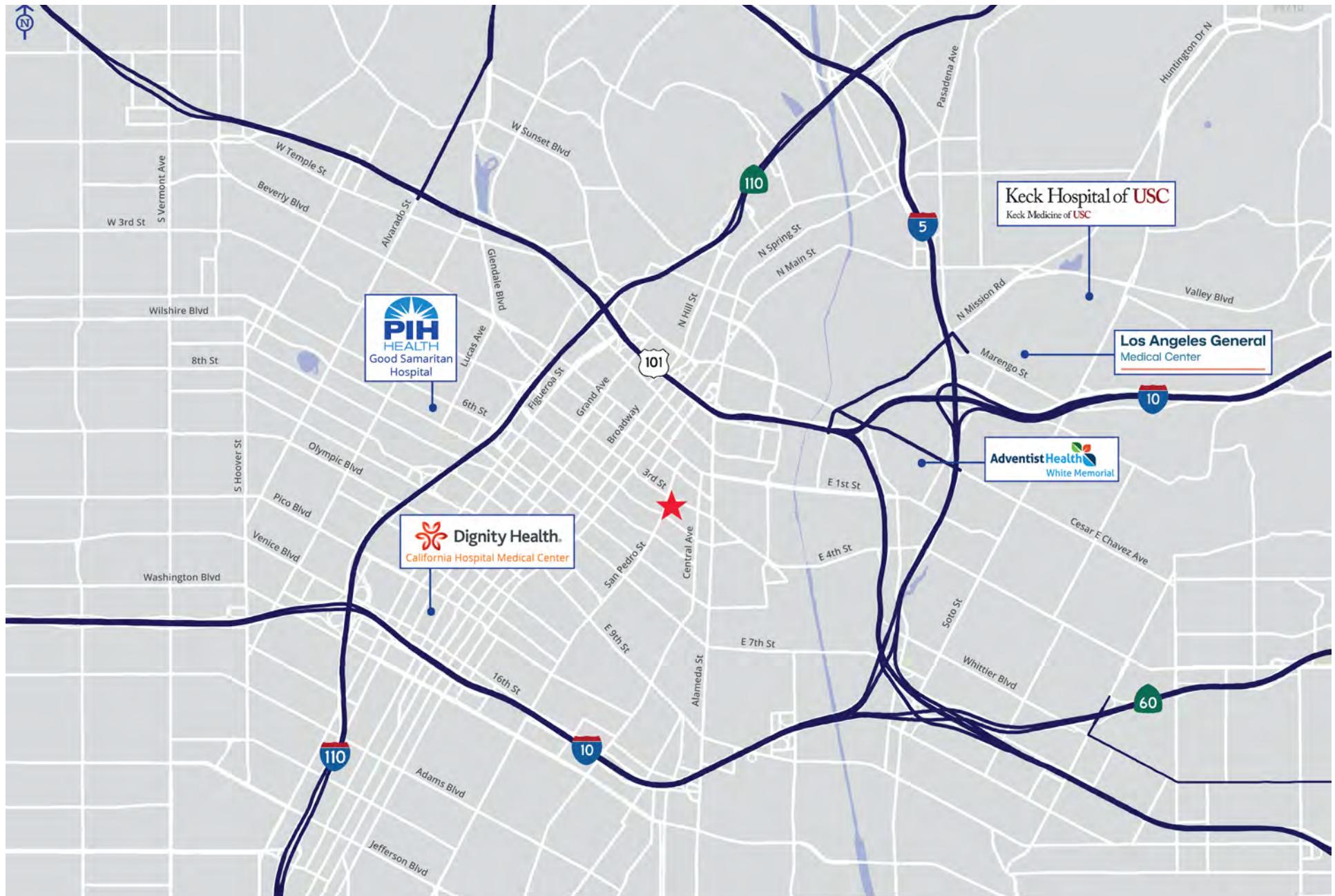


FLOOR PLAN

7,996 SF

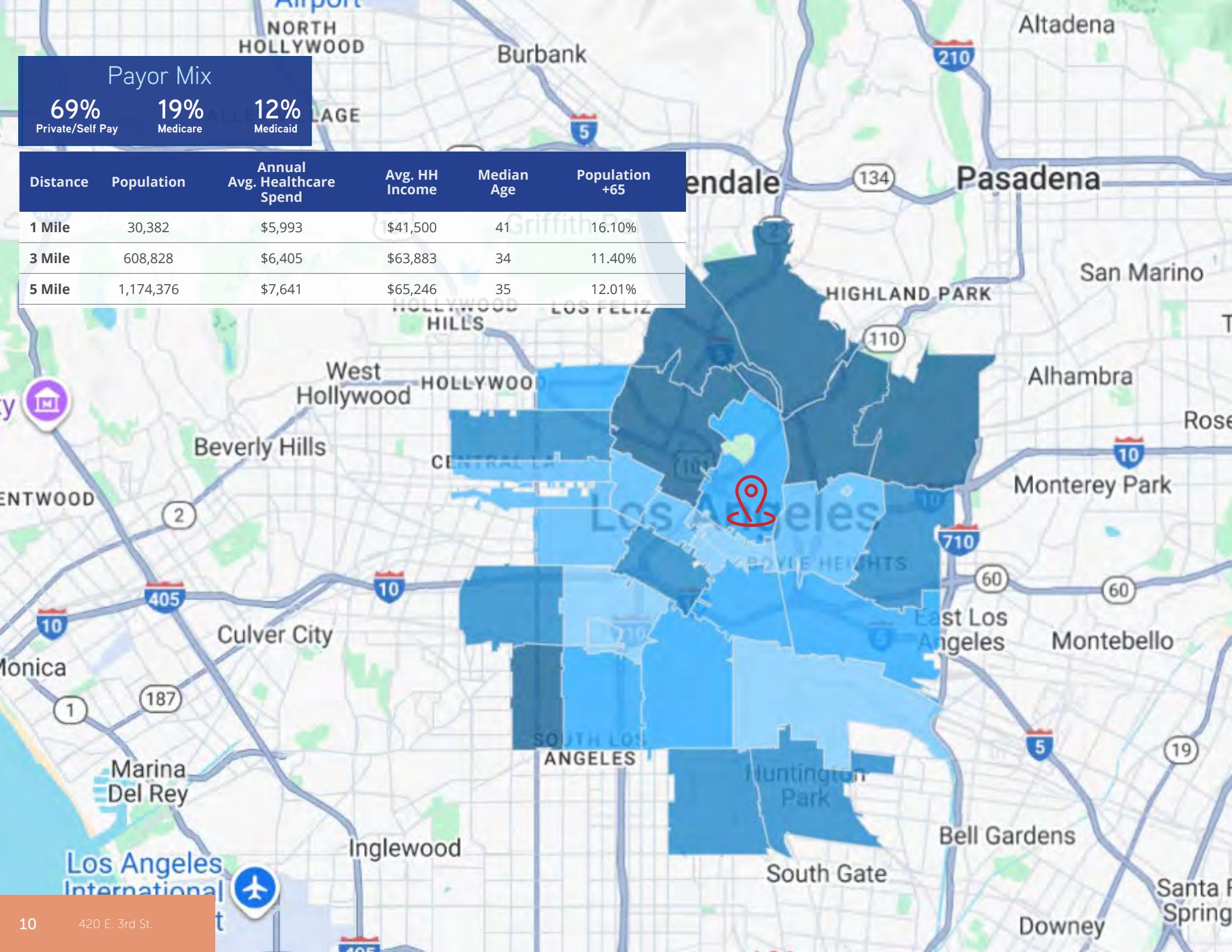


HOSPITAL PROXIMITY MAP



AMENITIES MAP







JACOB MUMPER
Senior Vice President
Lic. 01908862
818.325.4119
jacob.mumper@colliers.com

KENNY ISHII
Associate
Lic. 02159434
818.325.4020
kendrick.ishii@colliers.com

KEVIN FENENBOCK
Senior Executive Vice President
Lic. 01165115
818.325.4118
kevin.fenenbock@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.