



ostium | dtla

Medical spaces that provide for your needs

A state-of-the-art healthcare center in DTLA

www.ostium-dtla.com



OSTIUM

Noun—from Latin, door, mouth of river

Experience

Patient-centered care | Natural light and glass | Community wellness

50,000⁺*
sqf

Ostium is a proposed state-of-the-art healthcare center near to and visible from one of the busiest corridors of the I-10 in the country.

The 50,000 square foot medical office will offer visibility and convenience as the second most recent Class A medical development in the Greater Downtown area. Ostium is part of the Downtown West Medical development.

*We can accommodate up to 100,000 sqf.



Medical spaces that provide for your needs.

The Ostium Medical Hub offers the rare opportunity to service the Greater Downtown market, which currently only receives care from one doctor per 10,000 residents. Space is now available for pre-leasing with construction anticipated in 2019.



A Rare Opportunity in Downtown Los Angeles.

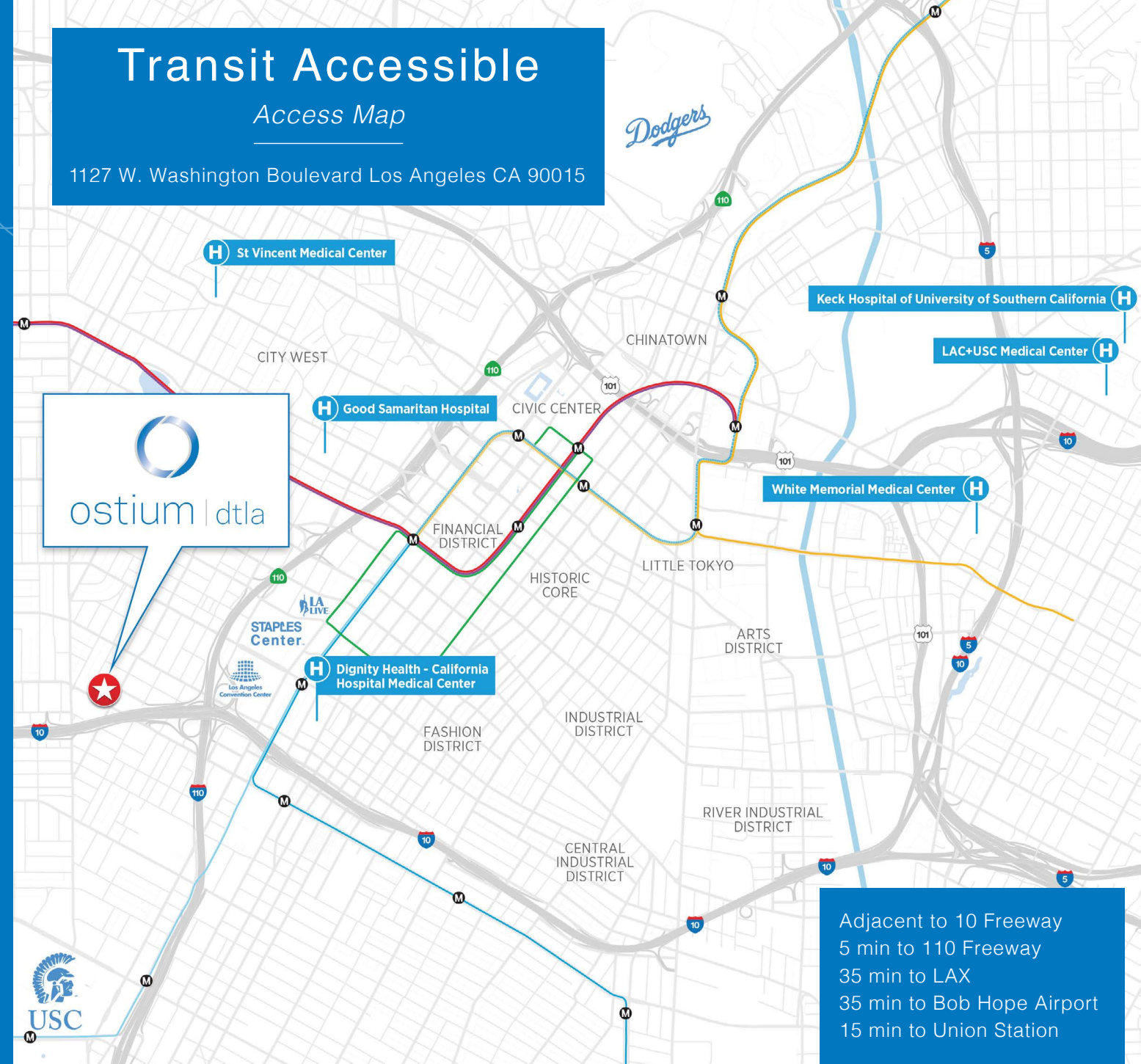
Healthcare providers will benefit from project features such as:

- // Large floor plates
- // Efficient design & building systems
- // On-site underground parking garage
- // Views of the downtown skyline

Transit Accessible

Access Map

1127 W. Washington Boulevard Los Angeles CA 90015



Adjacent to 10 Freeway
5 min to 110 Freeway
35 min to LAX
35 min to Bob Hope Airport
15 min to Union Station

SAMPLE FLOORPLANS

SITE AREA: GROSS: 0.733 AC (32,451 SF)

ZONING INFO: [Q] C2-1

- ENTERPRISE ZONE DESIGNATION

REQ. FAR: 1.5:1

BUILDABLE AREA: 48,676 SF

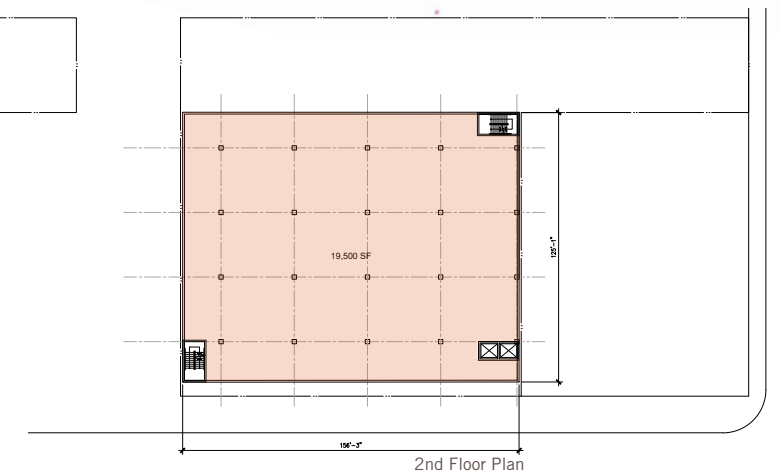
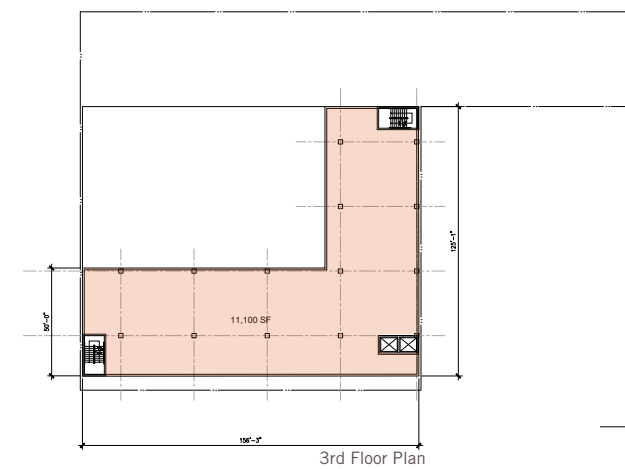
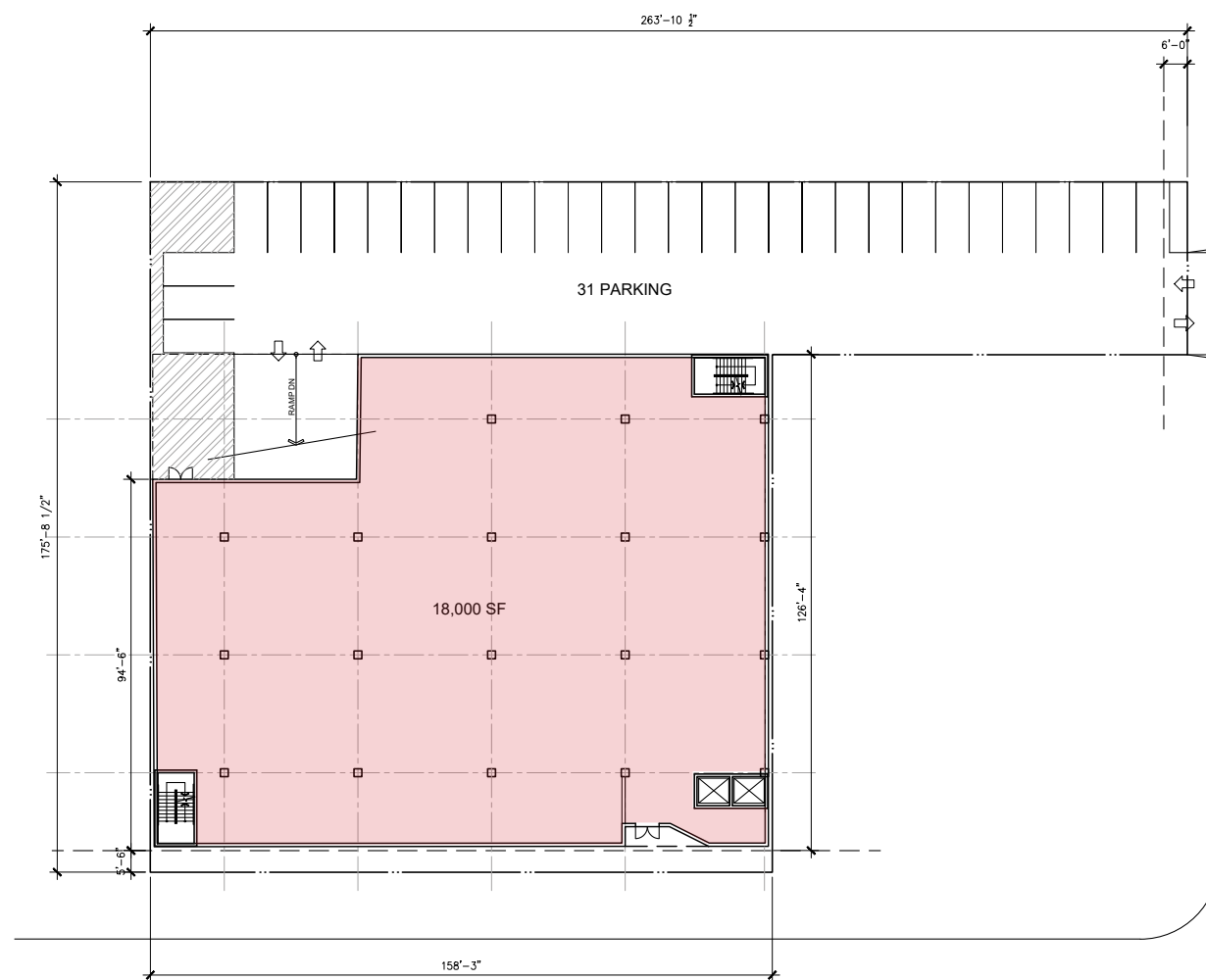
MEDICAL OFFICE: SITE AREA: 32,451 SF

BUILDING AREA: 48,600 SF

FAR: 1.49

PRKG REQ: 98 STALLS @2/1000

PRKG PROV: 139 STALLS



*WE CAN ALSO ACCOMMODATE UP TO 100,000 SFT

Project Rendering



Regional overview





1127 W. Washington Boulevard
Los Angeles CA 90015

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CBRE

ANGIE WEBER

O +1 818 502 6750

angie.weber@cbre.com

Lic. 01015031

DANA NIALIS

O +1 818 502 6774

dana.nialis@cbre.com

Lic. 01947265



SID P. EWING

O +1 213 861 3322

sid.ewing@colliers.com

Lic. 01179264

ROBHANA
GROUP

www.robhana.com