



MEDICAL OFFICE FOR LEASE

Gangnam Medical Center

2999 W 6TH STREET LOS ANGELES, CA 90020



PRESENTED BY

GEO KIM

FOUNDER & CEO

(310) 779 - 8213

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DRE 01855390



Site Summary



Site Address: 2999 West 6th Street
Los Angeles, CA 90020

Year Built: 1954

APN: 5080-002-025

Type: Medical Center

Total Land Area: 47,480 SF (1.09 AC)

Gross Square Feet: 35,936 SQ FT

Building Height: 14 FT

Basement Floor: 6,950 SQ FT

Ground Floor: 9,642 SQ FT

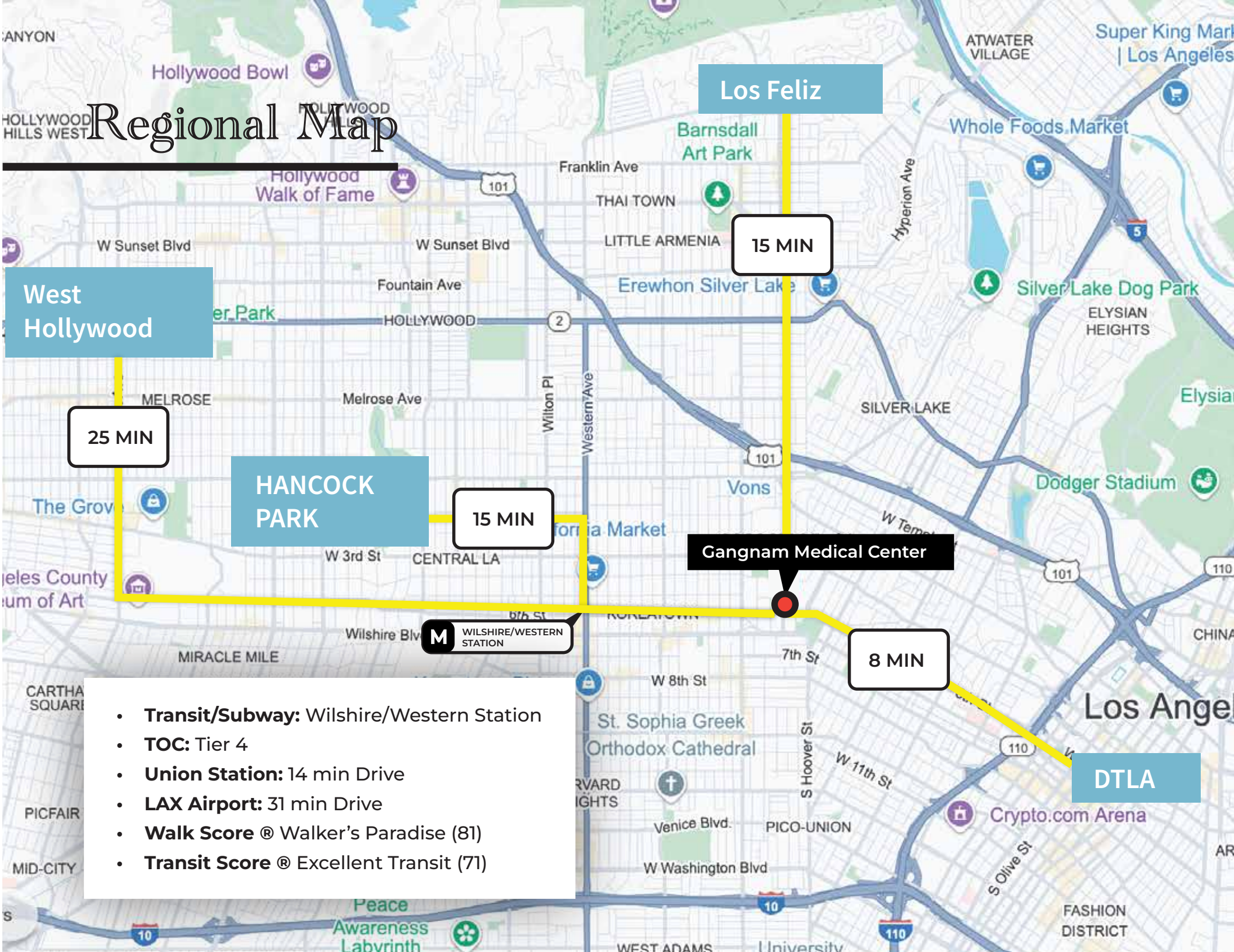
2nd Floor: 9,672 SQ FT

3rd Floor: 9,672 SQ FT

Parking: Approx. 156

Frontage: Virgil Ave & W 6th St





Regional Map

West
Hollywood

25 MIN

HANCOCK
PARK

15 MIN

M WILSHIRE/WESTERN
STATION

Los Feliz

15 MIN

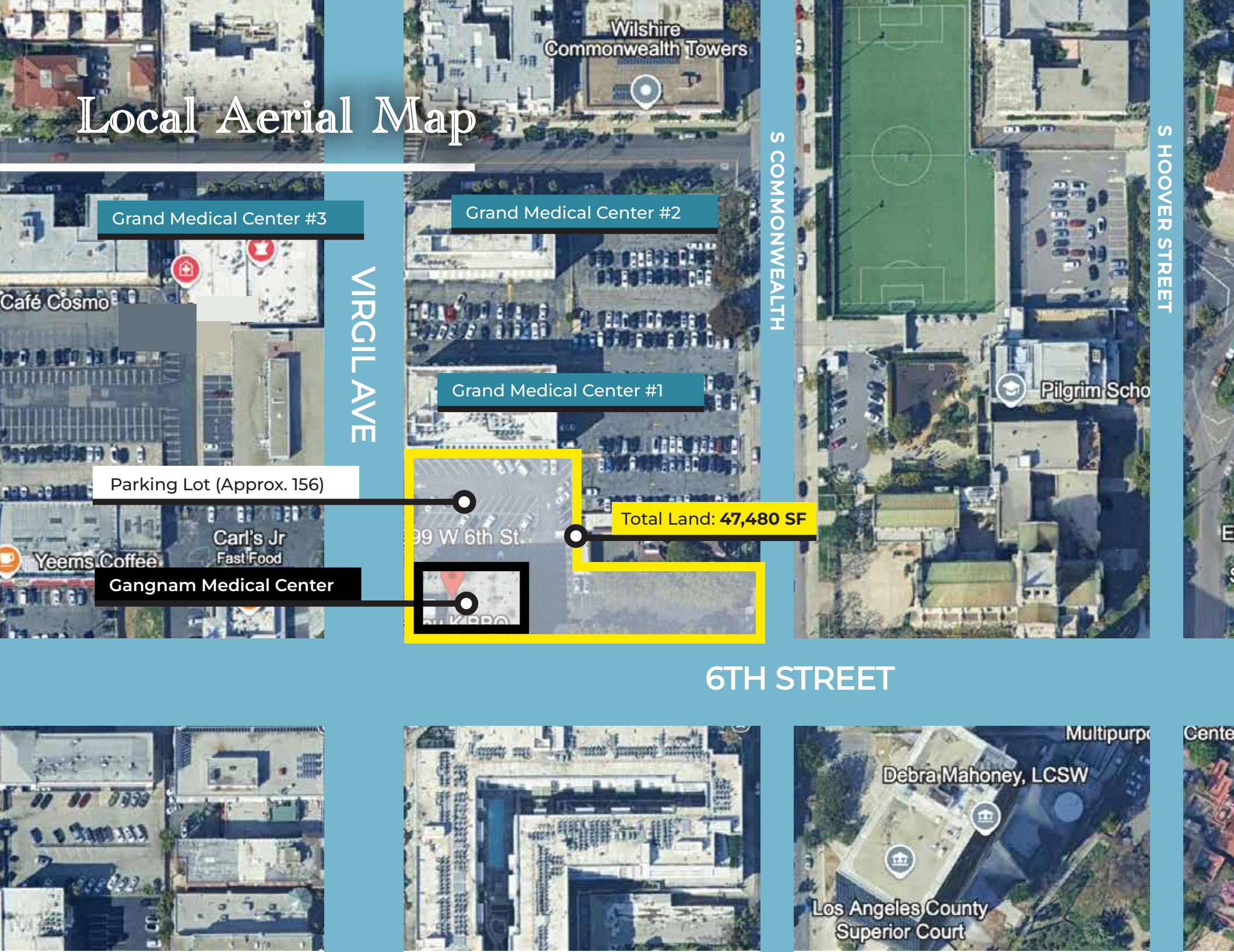
Gangnam Medical Center

8 MIN

DTLA

- **Transit/Subway:** Wilshire/Western Station
- **TOC:** Tier 4
- **Union Station:** 14 min Drive
- **LAX Airport:** 31 min Drive
- **Walk Score** @ Walker's Paradise (81)
- **Transit Score** @ Excellent Transit (71)

Local Aerial Map



Wilshire
Commonwealth Towers

Grand Medical Center #3

Grand Medical Center #2

Café Cosmo

VIRGIL AVE

Grand Medical Center #1

Parking Lot (Approx. 156)

99 W 6th St.

Total Land: 47,480 SF

Yeems Coffee

Carl's Jr
Fast Food

Gangnam Medical Center

Pilgrim Scho

S HOOVER STREET

S COMMONWEALTH

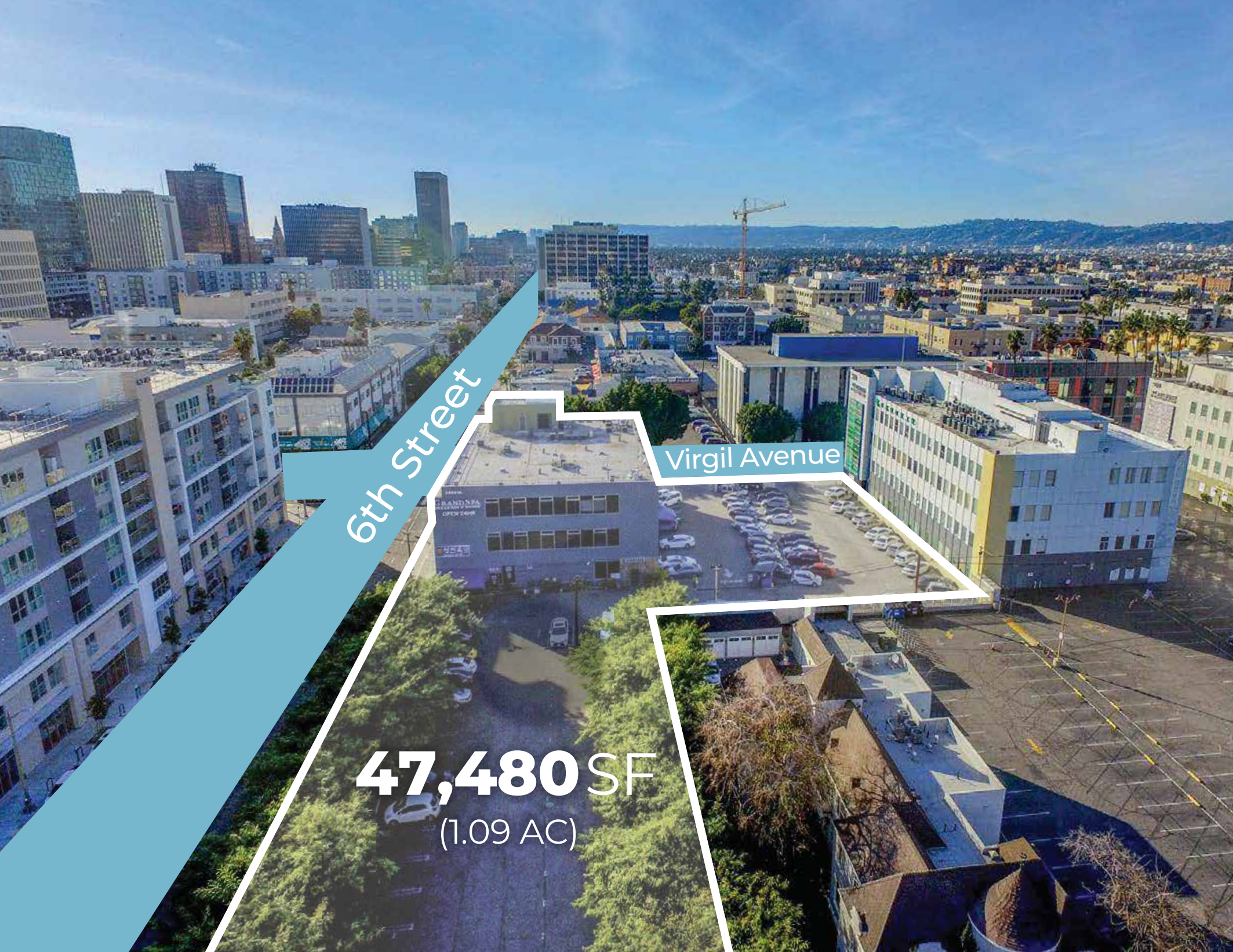
6TH STREET

Multipurpose

Debra Mahoney, LCSW

Los Angeles County
Superior Court

Center

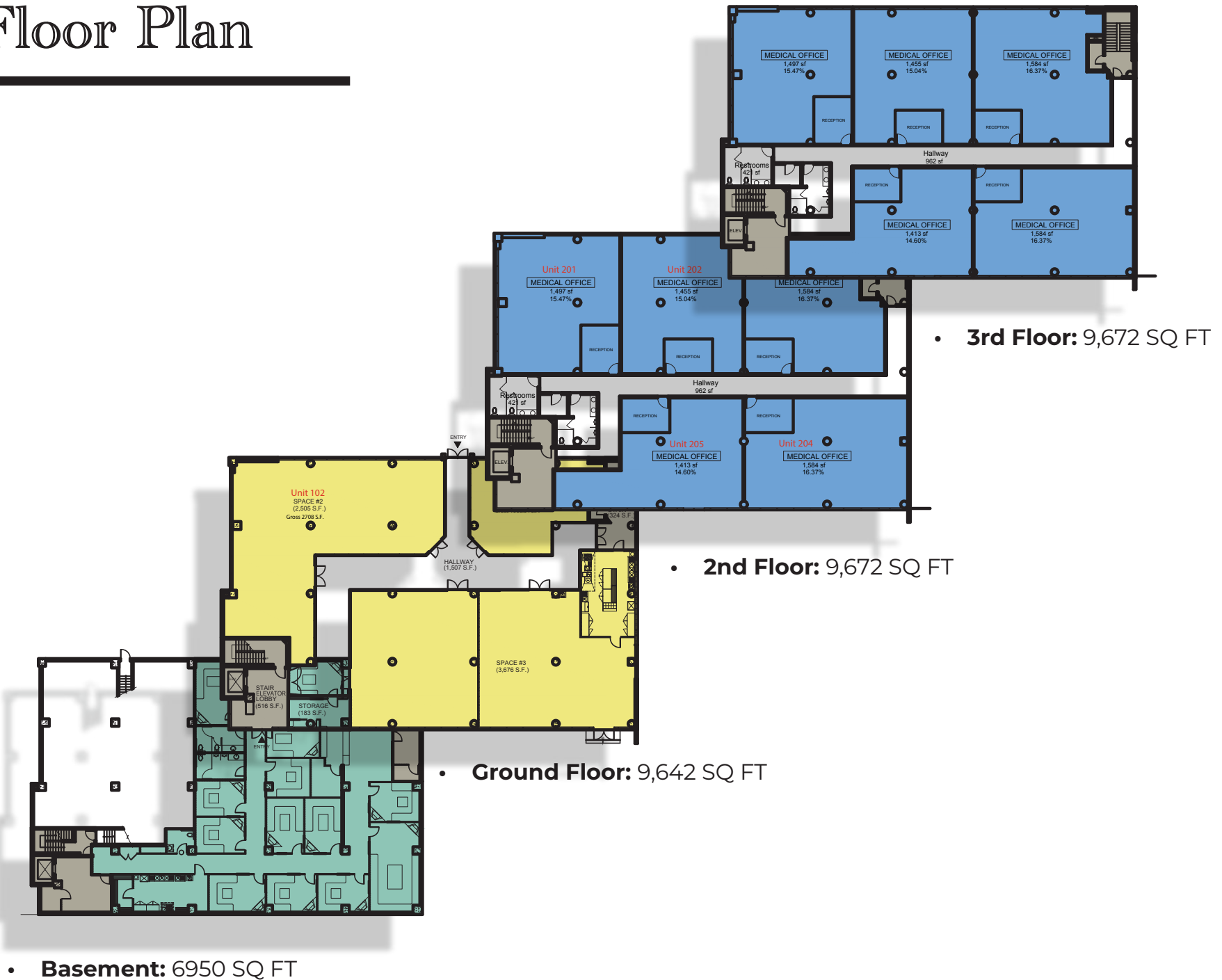
An aerial photograph of a city block, likely in Los Angeles, showing a mix of residential and commercial buildings. A white outline highlights a specific development site. A blue diagonal banner with white text '6th Street' runs across the left side of the image. A white banner with blue text 'Virgil Avenue' is positioned horizontally across the middle. In the foreground, a large white text overlay indicates the size of the site: '47,480 SF (1.09 AC)'. The background features a dense urban landscape with various skyscrapers and a clear blue sky.

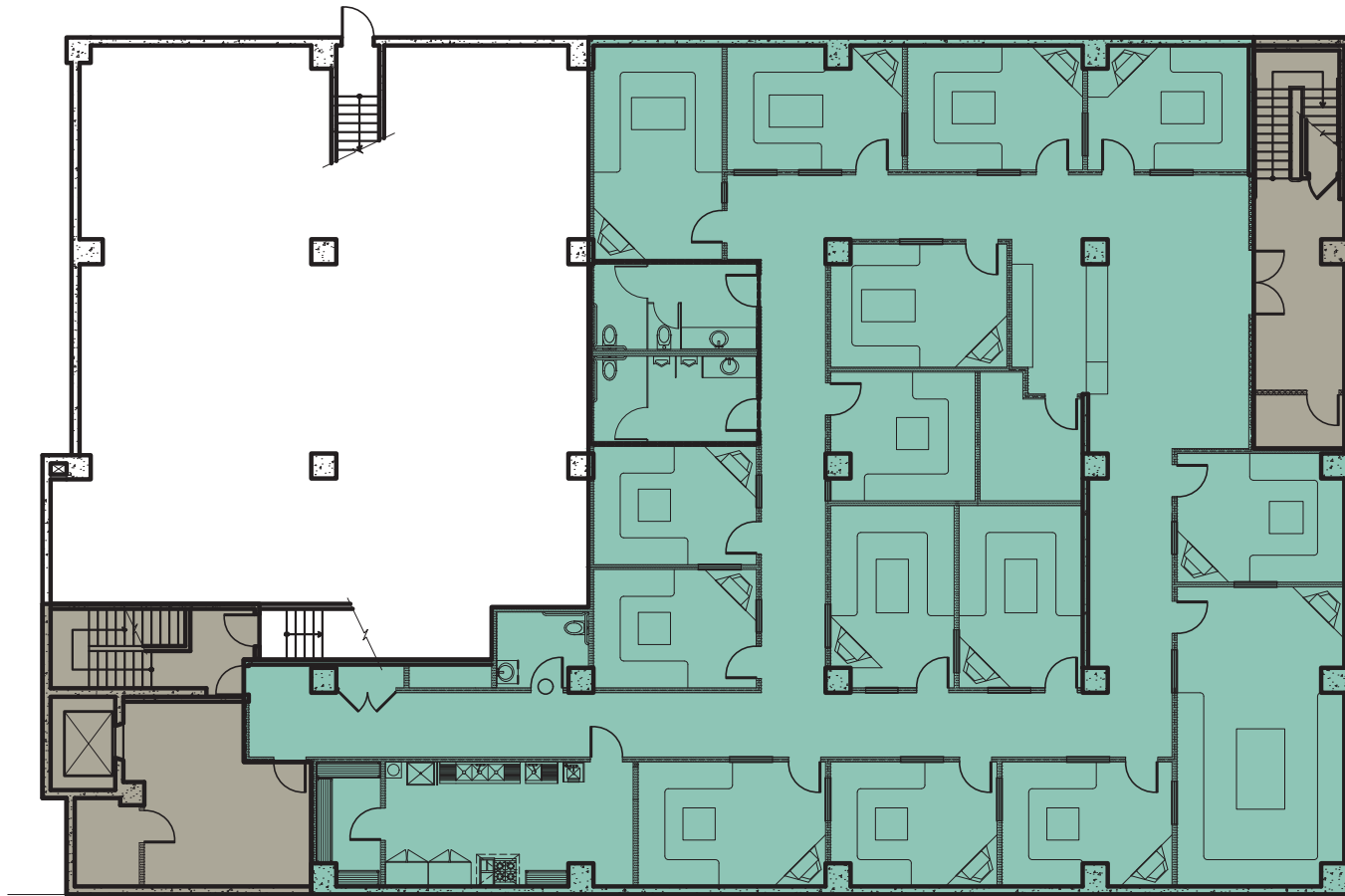
6th Street

Virgil Avenue

47,480 SF
(1.09 AC)

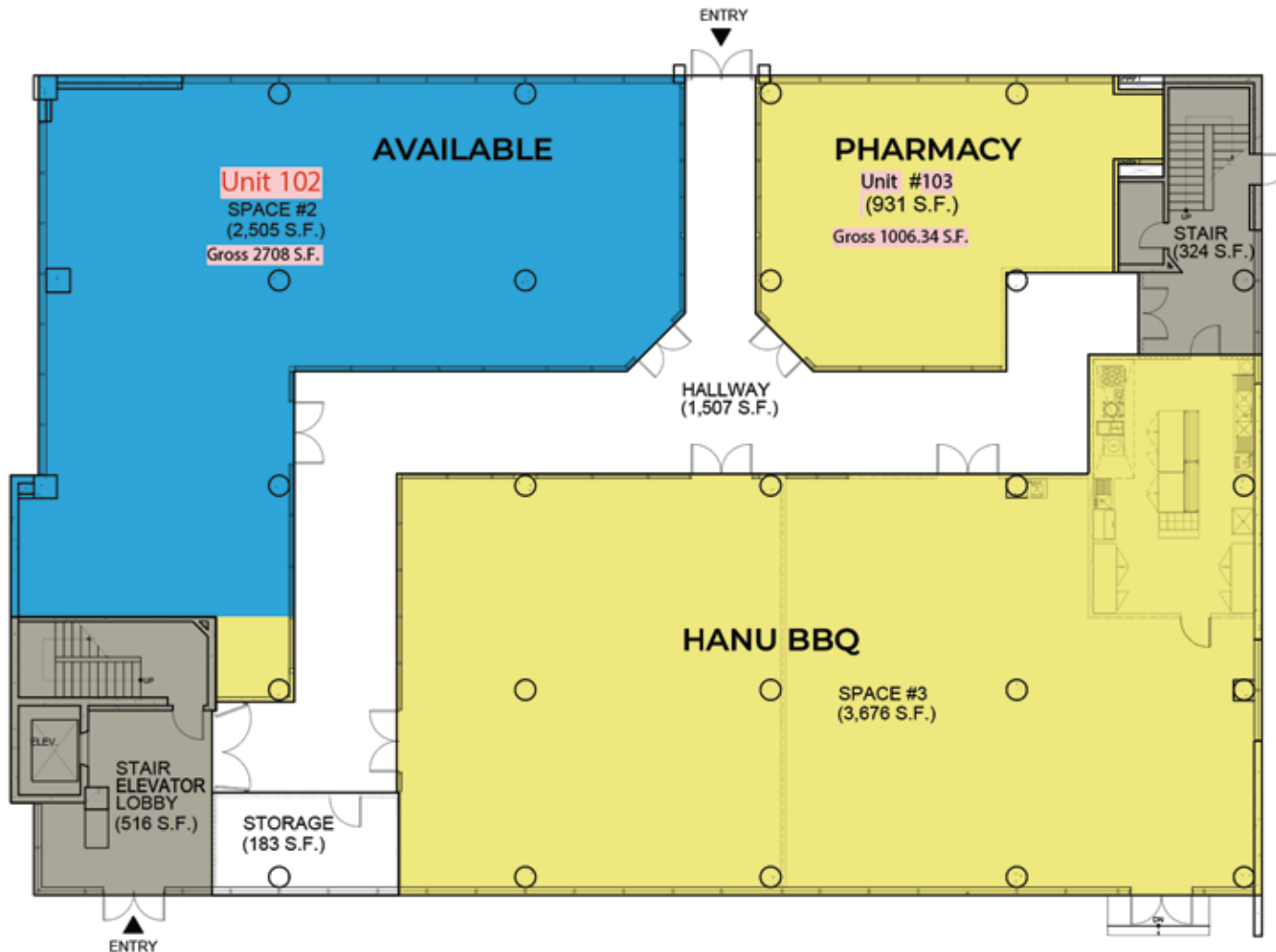
Floor Plan





BASEMENT FLOOR PLAN

9642 SQ FT



GROUND FLOOR PLAN
SCALE: 3/16" = 1'-0"



Sheet Title

Project

GANGNAM MEDICAL CENTER
2889 W. 8TH AVENUE
LOS ANGELES, CA 90025

Revision

Date	Remark

JOB No.

Date AUGUST, 2024

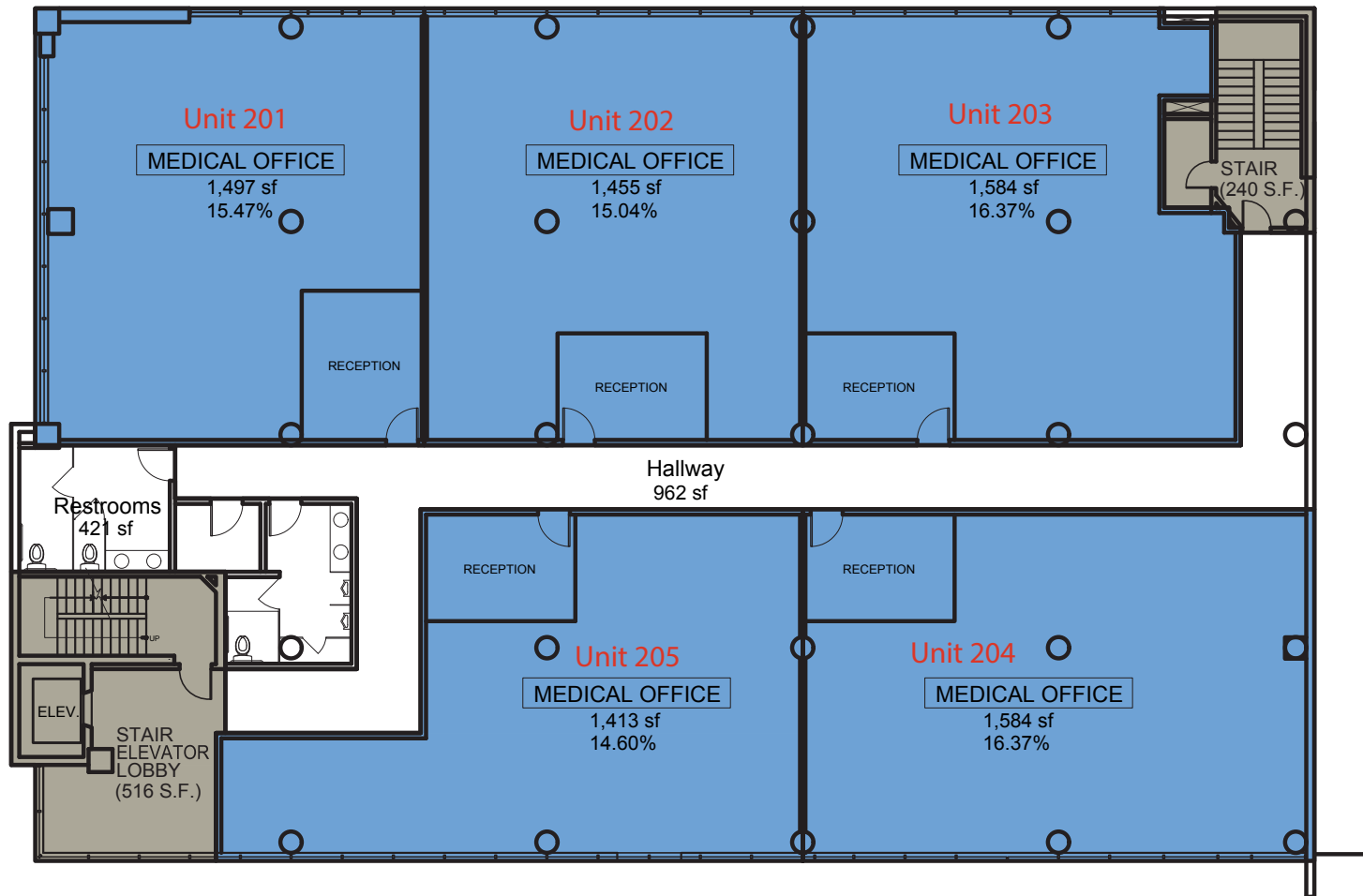
Drawn 3/16" = 1'-0"

Drawn by S.C.

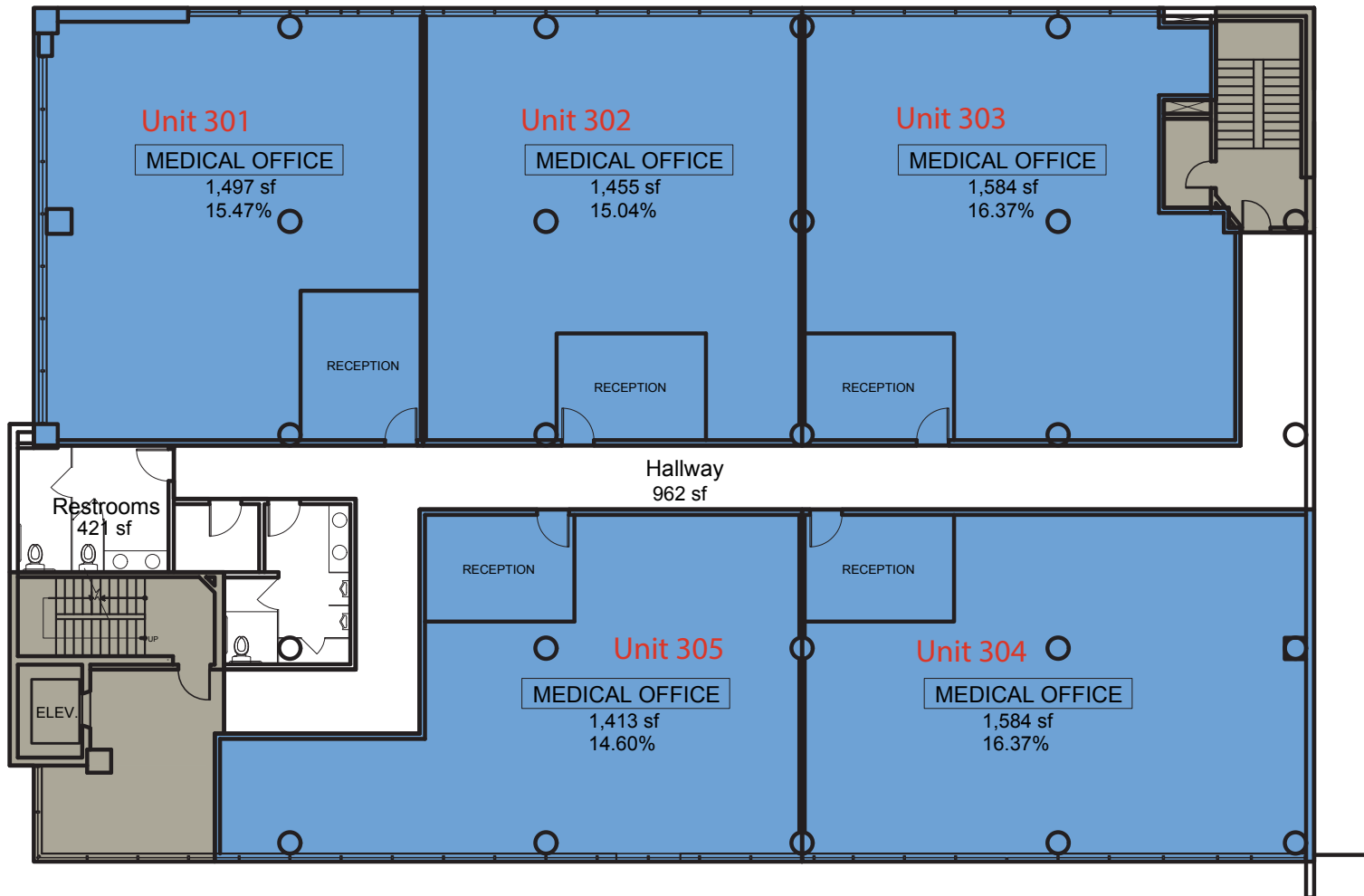
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A-2

GROUND FLOOR PLAN



2ND FLOOR PLAN



3RD FLOOR PLAN

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