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## **MADISON PARTNERS HANDLES \$147 MILLION MEDICAL OFFICE LEASE**

SANTA MONICA, CALIF. — Madison Partners has negotiated a new 30-year, 50,000-square-foot lease of medical office space for the Regents of the University of California in a three-story, build-to-suit building due to break ground this quarter. Located at 1223 16th St. in Santa Monica, the new medical facility will be directly across the street from the Santa Monica-UCLA Medical Center and Orthopedic Hospital. Madison Partners' Gary Weiss represented the landlord/developer, Sixteenth Street Medical Center LP, in the transaction. The lease term will begin in 2011, when construction of the Michael W. Folonis Architects-designed facility is slated for completion.