

PRESS RELEASE

MADISON PARTNERS BROKERS SALE OF CLASS A MEDICAL OFFICE PROPERTY IN DOWNTOWN LOS ANGELES

Los Angeles, California - February 8, 2016

Madison Partners is pleased to announce the sale of 2100 W. 3rd Street, a Class A medical office building located in Downtown Los Angeles, CA, to Stockdale Capital Partners. Bob Safai, Matt Case and Brad Schlaak of Madison Partners represented the seller, a joint-venture between Watt Investment Partners and Rockpoint Group, in the widely-marketed offering, which garnered very strong interest from a broad range of prospective buyers.

Built in two phases in 1991 and 2007, the Property consists of 140,054 rentable square feet of medical office, laboratory and general office space situated on a secure, 1.96 acre site that features a park-like setting with lush landscaping and a central water feature. The Property is comprised of a five-story wing that contains 111,209 square feet, and a three-story wing that contains 28,845 square feet.

Generally regarded as the highest quality medical office building in Downtown Los Angeles, 2100 W. 3rd Street features prominent tenancy including UCLA, Children's Hospital Los Angeles, ViraCor-IBT Laboratories, and the House Ear Clinic. The Property is architecturally-unique, featuring modern, sweeping curvilinear construction with abundant glass and window lines, high ceilings with rare 14-15' slab-to-slab floor heights, balconies, and sweeping views of the Downtown Los Angeles skyline.

"Hospital-adjacent medical office buildings with value-add potential are rare throughout Southern California," said Bob Safai, adding "that factor, coupled with the building quality and the high percentage of existing lab space in the asset, created a large amount of investor activity for this offering."

For more information, please contact Bob Safai.



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