

MEDICAL OFFICE FOR LEASE

Gangnam Medical Center

2999 W 6th Street, Los Angeles, CA 90020

35,936 SF

Building

156

Parking



GAIA | GEO KIM, Broker

(310) 779-8213 | geo@gaia-us.com



Property Overview



Premier medical office space in the heart of Koreatown, Los Angeles

Address	2999 W 6th St, Los Angeles, CA 90020
Property Type	Medical Office Building
APN	5080-002-025
Year Built	1954
Building Height	14 FT
Gross Building SF	35,936 SF
Building Height	3 Stories + Basement
Parking	Approx. 156 Spaces (4.3 / 1,000 SF)
Frontage	W 6th Street & Virgil Avenue
TOC Designation	Tier 4
Total Land	47,480 SF (1.09 Acres)

\$3.50 / SF / Month NNN

Location & Access



Metro Station

Wilshire/Western — 8 min walk

DTLA

8 minutes

LAX Airport

31 minutes

Union Station

14 minutes

81

Walk Score®

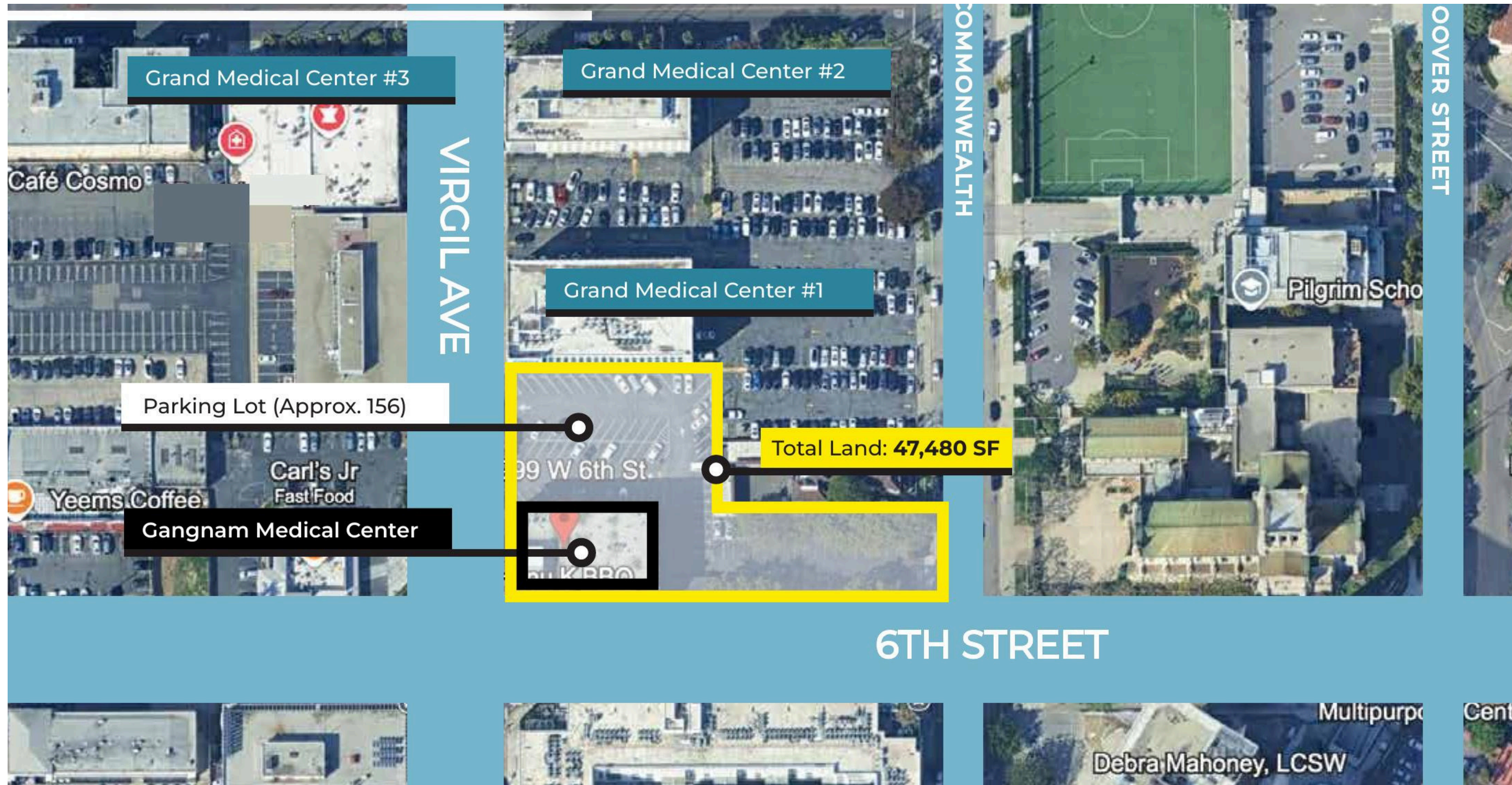
71

Transit Score®

Koreatown Neighborhood

One of LA's densest neighborhoods with 100K+ residents within 1 mile. Established medical corridor with Grand Medical Center and other practices.

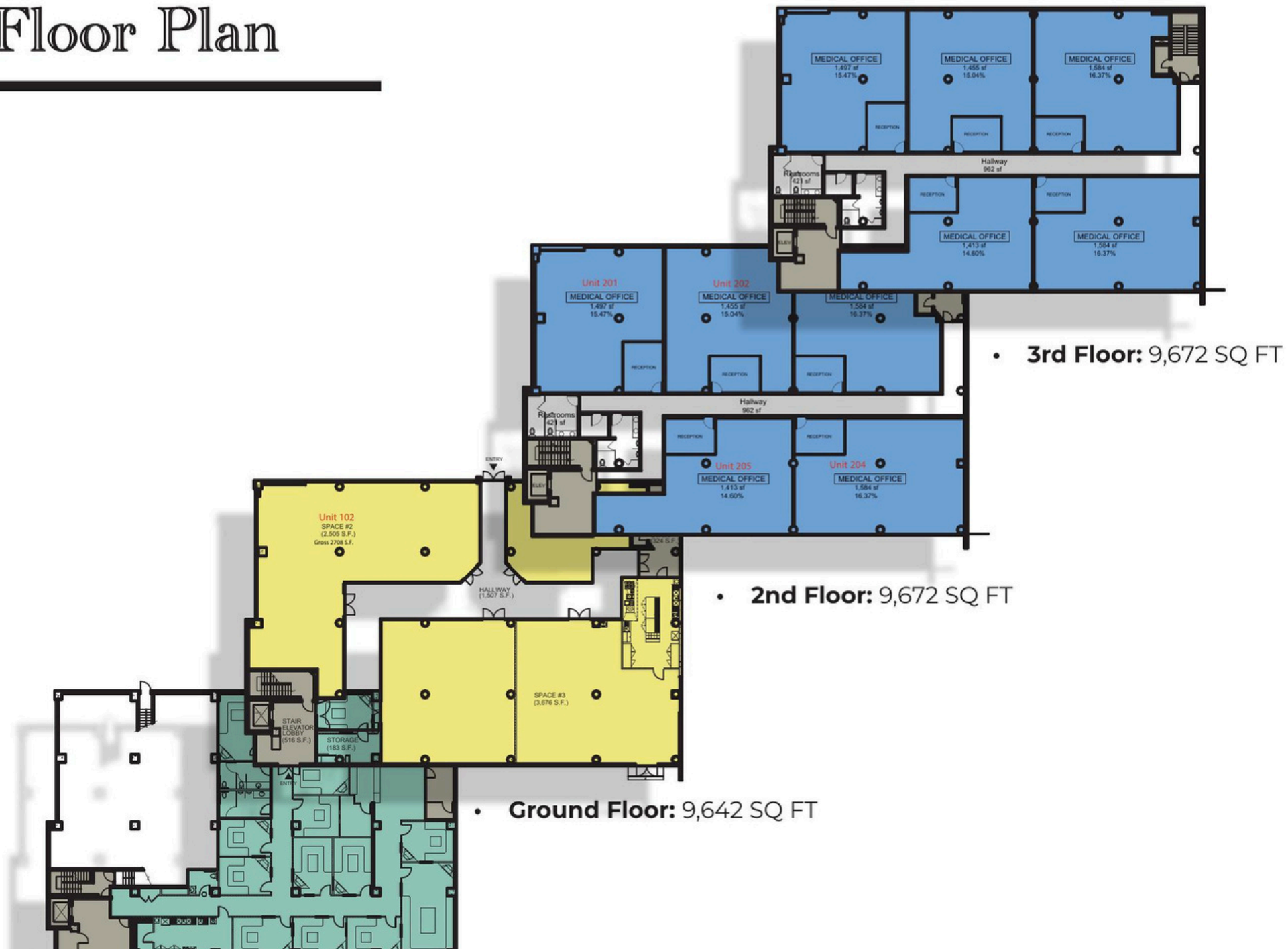
Aerial View & Site Plan



47,480 SF Land | 35,936 SF Building | 156 Parking Spaces | Frontage: W 6th St & Virgil Ave | Adjacent to Grand Medical Centers

Floor Plan Overview

Floor Plan

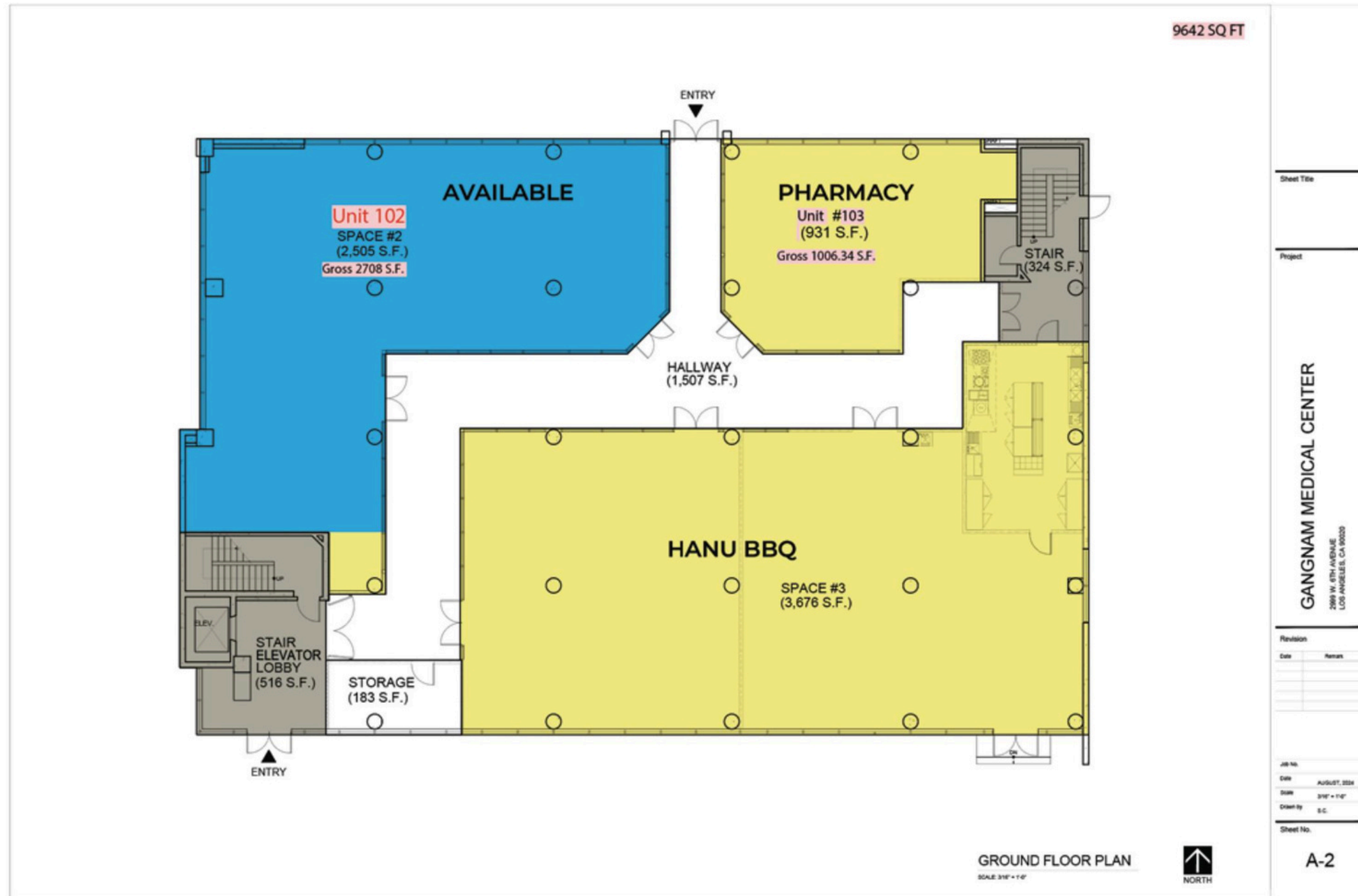


BUILDING BREAKDOWN

- 3rd Floor**
9,672 SF — 5 Medical Suites
- 2nd Floor**
9,672 SF — 5 Medical Suites
- Ground Floor**
9,642 SF — Medical & Retail
- Basement**
6,950 SF — Karaoke & Storage | Leased

TOTAL 35,936 SF

Ground Floor Plan — 9,642 SF



GROUND FLOOR PLAN

AVAILABLE SPACES

Unit 102

AVAILABLE

2,505 SF (Gross 2,708 SF)
\$8,768/mo @ \$3.50/SF

Unit 103

Pharmacy

931 SF (Gross 1,006 SF)
\$3,259/mo @ \$3.50/SF

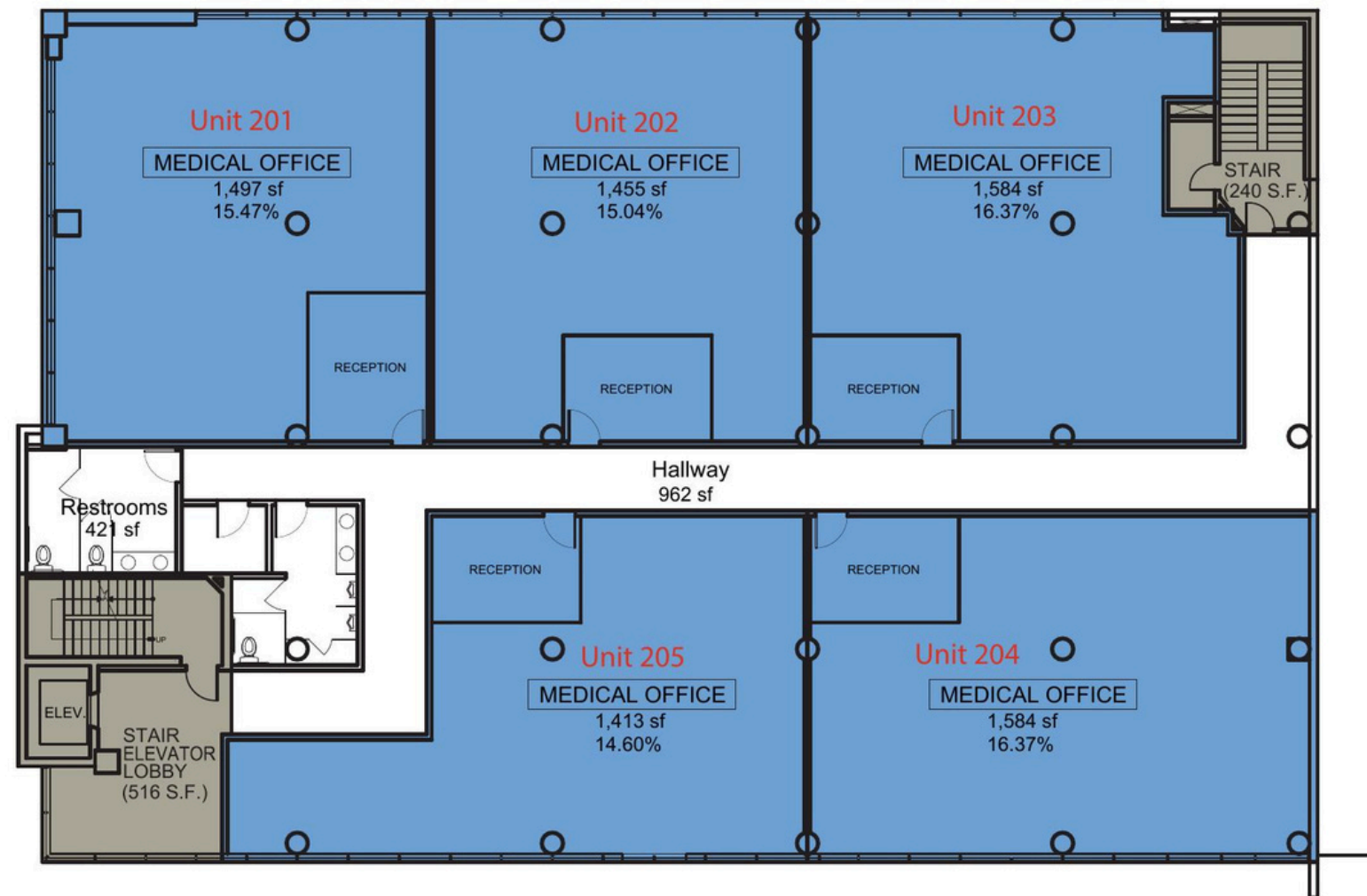
Space #3

Hanu BBQ

3,676 SF
\$12,866/mo @ \$3.50/SF

Common: Lobby 516 SF, Hallway 1,507 SF, Storage 183 SF

2nd Floor Plan — 9,672 SF



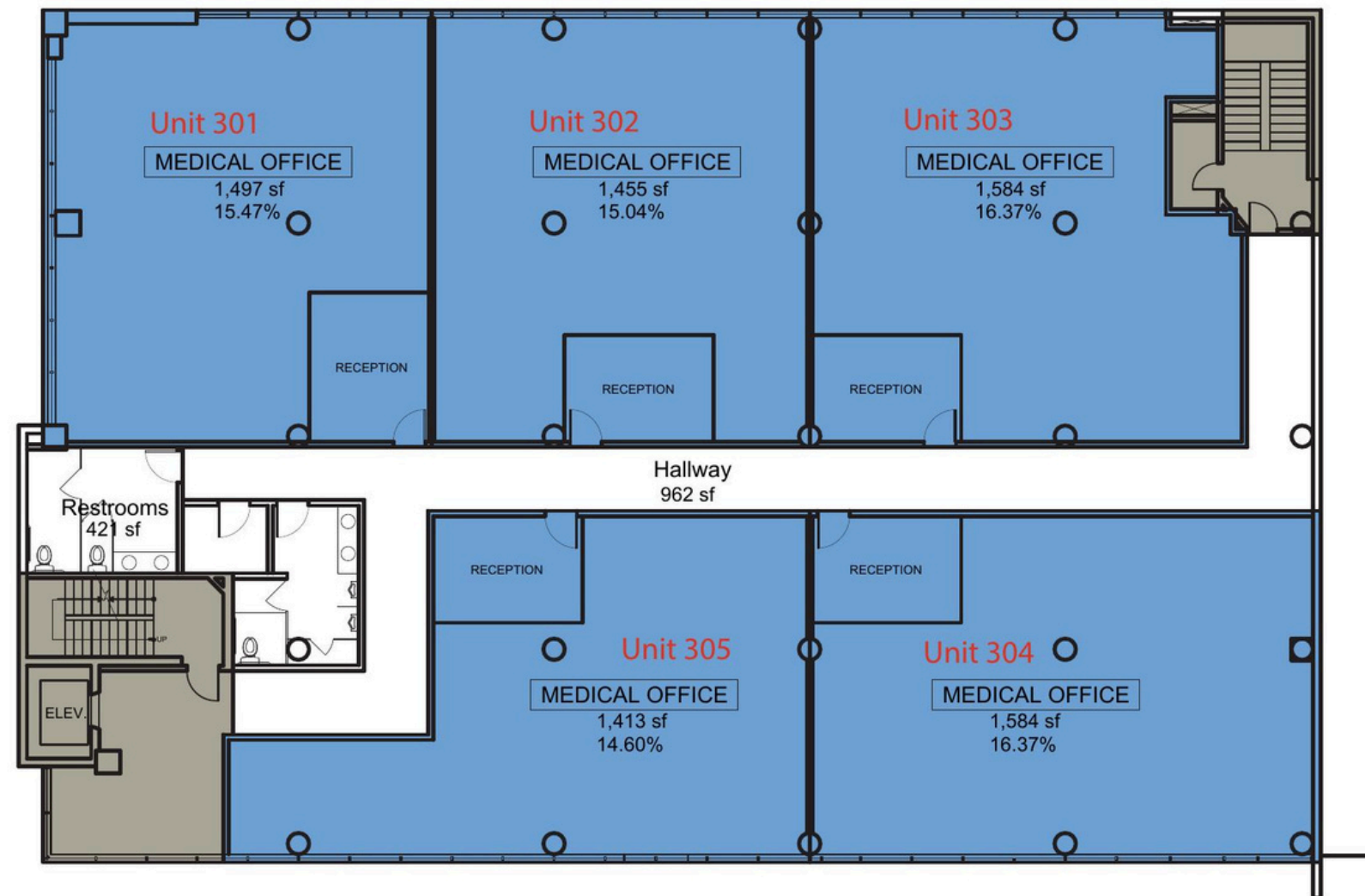
2ND FLOOR PLAN

MEDICAL OFFICE SUITES

Unit	Size	Monthly Rent
Unit 201	1,497 SF	\$5,240/mo
Unit 202	1,455 SF	\$5,093/mo
Unit 203	1,584 SF	\$5,544/mo
Unit 204	1,584 SF	\$5,544/mo
Unit 205	1,413 SF	\$4,946/mo

ASKING \$ 3.50 SF/Mo + NNN

3rd Floor Plan — 9,672 SF



3RD FLOOR PLAN

MEDICAL OFFICE SUITES

Unit	Size	Monthly Rent
Unit 301	1,497 SF	\$5,240/mo
Unit 302	1,455 SF	\$5,093/mo
Unit 303	1,584 SF	\$5,544/mo
Unit 304	1,584 SF	\$5,544/mo
Unit 305	1,413 SF	\$4,946/mo

ASKING \$ 3.50 SF/Mo + NNN

Lease Terms & Pricing

\$3.50 / SF / Month (NNN)

UNIT	FLOOR	SIZE (SF)	\$/SF/MO	MONTHLY	ANNUAL	% FLOOR	STATUS
Unit 102	GF	2,505	\$3.50	\$8,768	\$105,210	—	Available
Pharmacy	GF	931					LEASED
Hanu BBQ	GF	3,676					LEASED
Unit 201	2F	1,497	\$3.50	\$5,240	\$62,874	15.47%	Medical
Unit 202	2F	1,455	\$3.50	\$5,093	\$61,110	15.04%	Medical
Unit 203	2F	1,584	\$3.50	\$5,544	\$66,528	16.37%	Medical
Unit 204	2F	1,584	\$3.50	\$5,544	\$66,528	16.37%	Medical
Unit 205	2F	1,413	\$3.50	\$4,946	\$59,346	14.60%	Medical
Unit 301	3F	1,497	\$3.50	\$5,240	\$62,874	15.47%	Medical
Unit 302	3F	1,455	\$3.50	\$5,093	\$61,110	15.04%	Medical
Unit 303	3F	1,584	\$3.50	\$5,544	\$66,528	16.37%	Medical
Unit 304	3F	1,584	\$3.50	\$5,544	\$66,528	16.37%	Medical
Unit 305	3F	1,413	\$3.50	\$4,946	\$59,346	14.60%	Medical

* All rates NNN. Tenant responsible for pro-rata share of property taxes, insurance, and CAM.

Why Gangnam Medical Center

1 Established Medical Corridor

Join Grand Medical Center and leading practices in Koreatown's premier healthcare hub.

2 Exceptional Parking (4.3/1K SF)

156 spaces far exceed typical medical requirements. Patients always find a spot.

3 Metro-Adjacent (8 min walk)

Purple Line access expands patient reach citywide and reduces staff parking needs.

4 Dense Patient Base (100K+)

One of LA's most densely populated neighborhoods ensures strong patient volume.

5 Competitive Rates (\$3.50 NNN)

Significantly below comparable West LA and Beverly Hills medical office space.

6 Future Upside (TOC Tier 4)

Transit-oriented designation provides long-term value and development flexibility.

Schedule Your Tour Today

Gangnam Medical Center | 2999 W 6th Street, Los Angeles, CA 90020

Geo Kim

BROKER

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This offering memorandum is for informational purposes only. Information is believed accurate but not guaranteed. All SF are approximate.