



SAWTELLE

HEALTH PLAZA

CBRE



2255 SAWTELLE BLVD | LOS ANGELES, CA
100,000 SF NEW CONSTRUCTION MEDICAL OFFICE BUILDING

ARRIVING 2027

THE OPPORTUNITY

Sawtelle Health Plaza is a new development consisting of 100,000 square feet of Class A medical office space located in the heart of West Los Angeles. With unparalleled signage opportunities and unmatched location benefits, Sawtelle Health Plaza will be a modern, top-tier addition to a growing hub of healthcare excellence.



THE HIGHLIGHTS

- 100,000 SF, 4-story building
- Exceptional 405-visible signage opportunity
- State-of-the-art design
- 530 parking stalls providing ease of access to patients
- Energy efficient, individually zoned HVAC system with adjustable temperature controls
- Large floor plan allows for flexibility and customization for a variety of medical equipment
- LEED Certified & Fitwel ready workspace with energy efficient façade
- Well established medical community with strong area demographics

THE COMFORTS

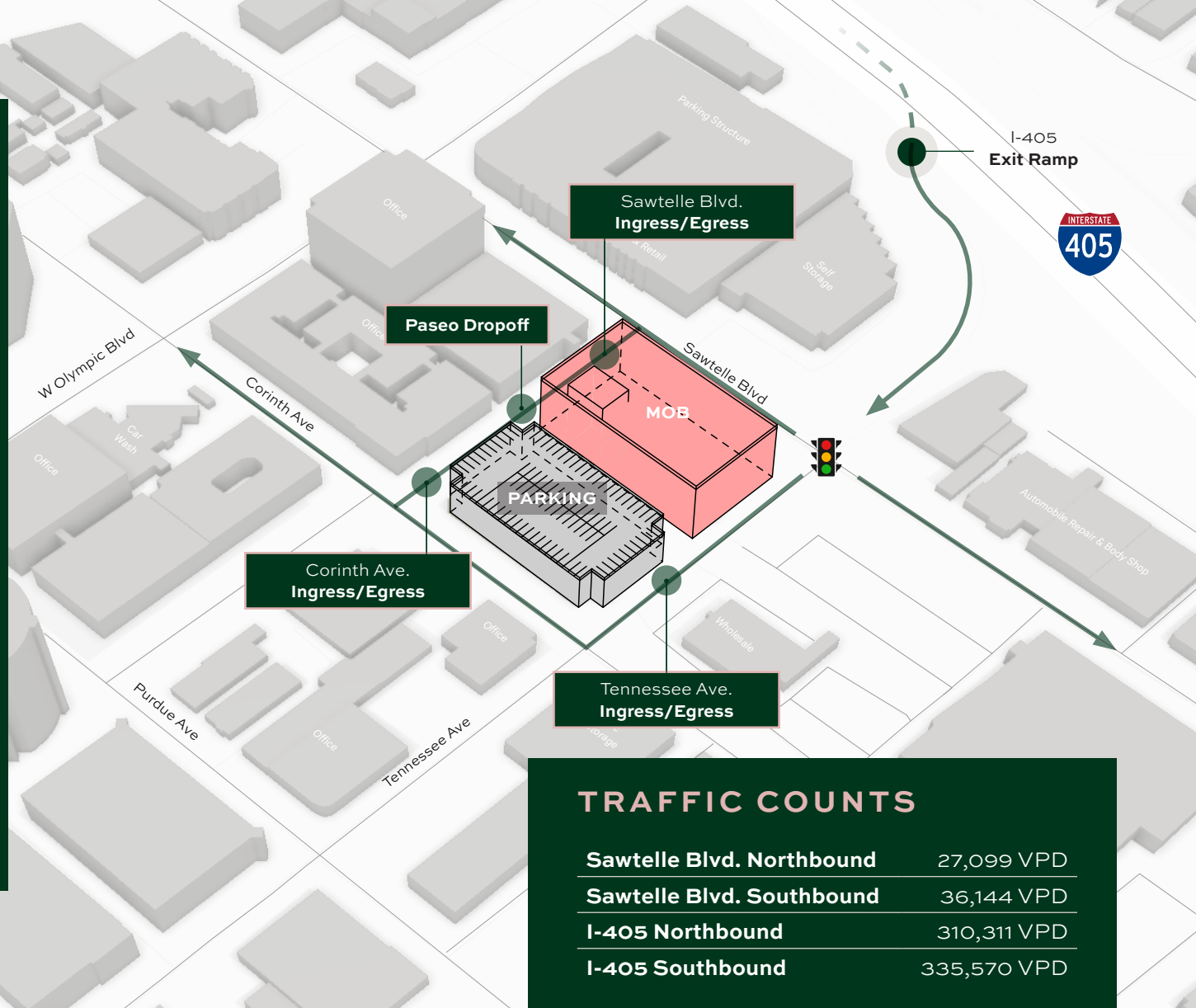
- Walk to nearby restaurants and retail
- Adjacent to the Sepulveda/Expo Station
- Easy access to 405-freeway
- Private entrance opportunities
- Touch-free car-to-suite access from parking garage with touchless elevator system
- Amenity rich neighborhood with 50+ restaurants within walking distance





PROJECT DATA

1st Floor	24,050 SF
2nd Floor	25,330 SF
3rd Floor	25,330 SF
4th Floor	25,330 SF
Total Building SF	100,040 SF
Parking Ratio	5.0/1,000



TRAFFIC COUNTS

Sawtelle Blvd. Northbound	27,099 VPD
Sawtelle Blvd. Southbound	36,144 VPD
I-405 Northbound	310,311 VPD
I-405 Southbound	335,570 VPD

Easy Ingress/Egress: The building boasts well-designed entry and exit points ensuring smooth traffic flow.

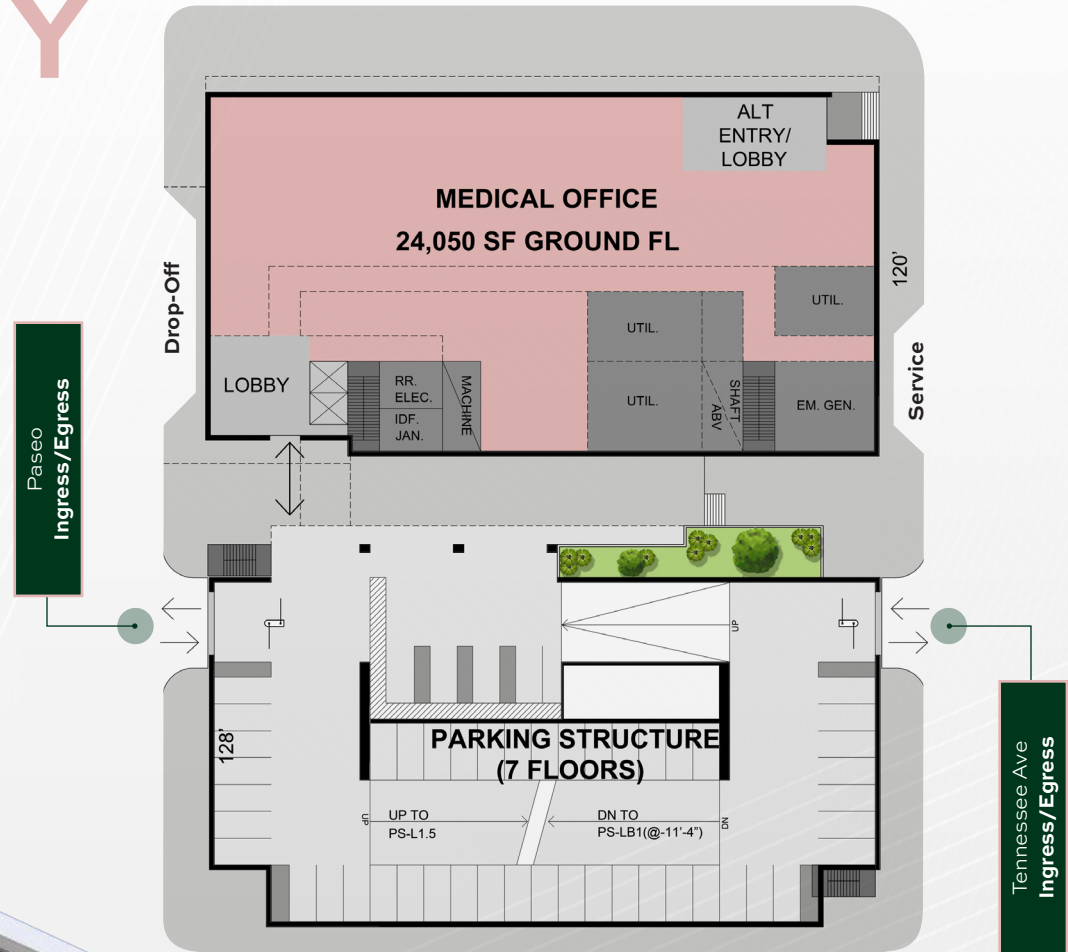
WHERE VISIBILITY BRINGS VALUE

High Visibility: Situated along the 405 Freeway, the building top signage will capture the attention of thousands of daily commuters.

WHERE FLEXIBILITY IS KEY

This adaptable floor plan allows for a variety of uses including office, exam, waiting and storage room areas.

CONCEPT FLOOR PLAN



WHERE LOCATION SETS US APART

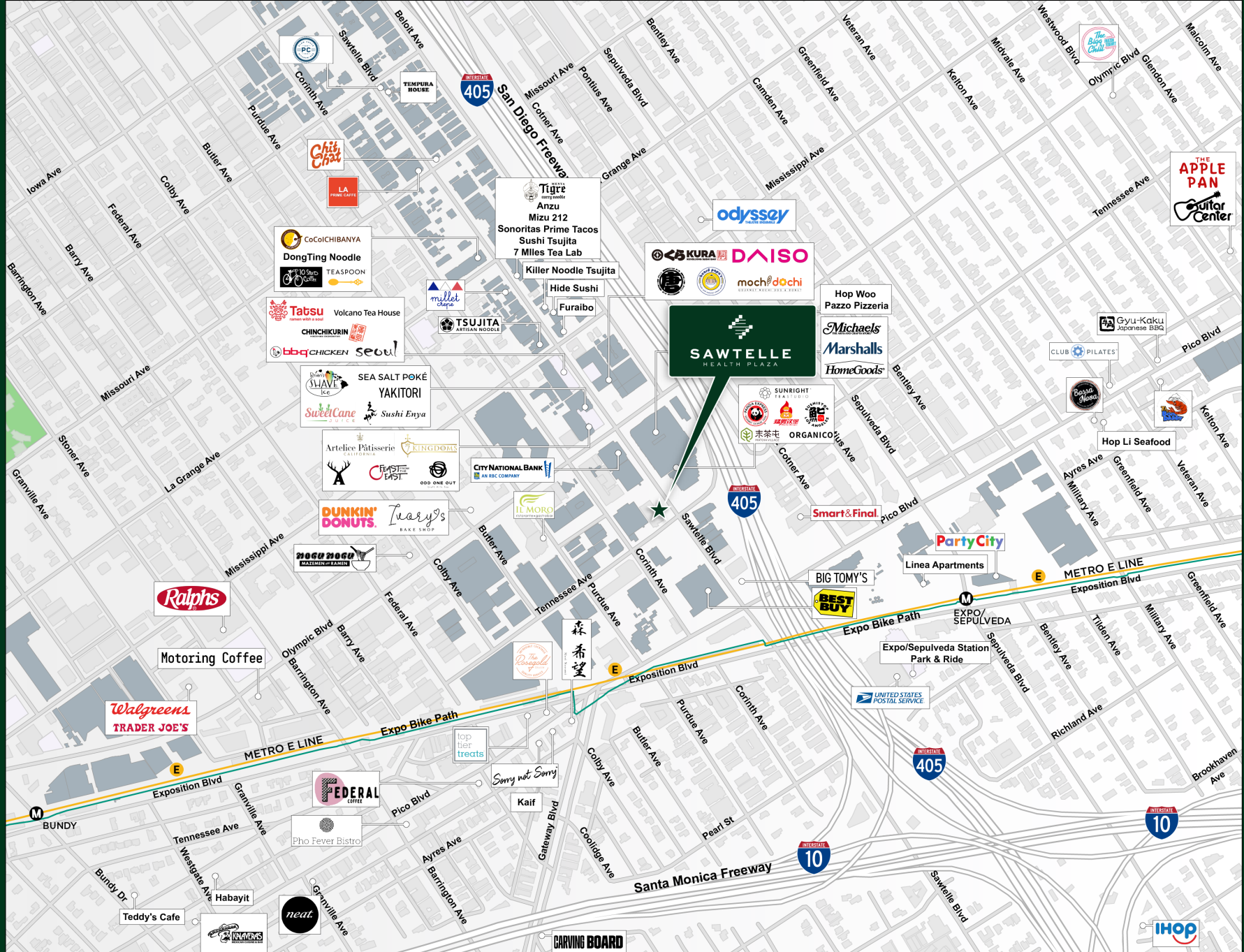
This exceptional property is not only surrounded by major healthcare providers but also has incredible freeway accessibility and is steps away from the Expo/Sepulveda station.

With its unmatched location, Sawtelle Health Plaza stands out as a premier healthcare facility offering seamless connection to the city.



OUR NEIGHBORS

Nestled in the heart of a vibrant and walkable neighborhood, Sawtelle Health Plaza is surrounded by a diverse mix of local amenities.



WHERE COMMUNITY MATTERS

LOCATION AT A GLANCE

1-Mile Radius	3-Mile Radius	5-Mile Radius
Population – Current Year Estimate		
37,597	327,167	638,687
Average Household Income		
\$155,193	\$161,849	\$170,470
Daytime Population		
55,359	548,268	988,899
Visited Doctor in Last 12 Mo		
25,962	226,650	438,664
55+ Population		
9,899	105,889	185,147

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West Los Angeles is a vibrant community nestled among renowned healthcare facilities like Cedars-Sinai and UCLA Medical Center. This area not only fosters innovation in healthcare but also supports a thriving economy centered around wellness.





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SIGNAGE

For more information, please contact:

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LOS ANGELES, CA
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OFFICE BUILDING

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