

# WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS  
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## FOR IMMEDIATE RELEASE

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## **WARE MALCOMB ANNOUNCES CONSTRUCTION IS COMPLETE ON DOWNTOWN WEST MEDICAL CENTER**

*New 60,000 square foot medical office building provides enhanced outpatient services to downtown LA community*

**IRVINE, Calif. (November 5, 2018)** – Ware Malcomb, an award-winning international design firm, today announced construction is complete on the new Downtown West Medical Center located at 1120 W. Washington Boulevard in downtown Los Angeles. Ware Malcomb provided architectural design and civil engineering services for the project, which was managed out of the firm's Irvine, Calif.-based headquarters office.

The new Downtown West Medical Center, a four-story, 60,000 square foot Class A medical office building, provides a state-of-the-art wellness campus and enhanced outpatient services to the surrounding downtown LA community.

The concrete and glass building features storefronts on the first level, with metal panels and tile bars completing the modern exterior aesthetic. A circular entry plaza serves as the core of medical campus and circulation hub, providing continued visibility and openness throughout the site, as well as linking the existing three-story building to the medical development. An adjacent nine-story parking structure is directly connected via a bridge on the third level.

The new outpatient facility has been fully leased to HealthCare Partners, currently a subsidiary of DaVita Inc. (#179 on Fortune 500) and in the process being acquired by UnitedHealth Group (#5 on Fortune 500).

"The urban infill location and footprint combined with the very specific tenant requirements of a modern medical office building, posed unique challenges that were addressed through collaboration with Ware Malcomb's healthcare architecture and civil engineering teams," said Michael Petersen, Principal overseeing Healthcare Design and the Architecture practice in Ware Malcomb's Irvine office. "We are excited to be a part of this highly anticipated project that brings outpatient ambulatory care to a historically underserved community."

"We worked closely with the project partners and our in-house architecture team to negotiate the challenges associated with Low Impact Development (LID) requirements in a dense urban setting to allow flexibility in maximizing the use of the limited site area," added Luke Corsbie, Director, Civil Engineering in Ware Malcomb's Irvine office.

The new building incorporated several sustainable features including a highly-efficient variable refrigerant flow HVAC system, heat recovery reuse throughout building zones to minimize energy waste, a 95% MERV 13 filtration system for the healthcare environment, a greywater system in place for future use, storm water storage and infiltration systems, and high efficiency LED lighting throughout.

The project owner is [Robhana Group](#), and the developer is [Inception Property Group](#). The general contractor for the project was [Oltmans Construction Company](#).

Last month, Healthcare Real Estate Insights magazine named Downtown West Medical Center as a finalist in the HREI Insights Awards in the category of Best New Medical Office Building and Other Outpatient Facilities (50,000 to 99,999 square feet). The winners will be announced in December.

### **About Ware Malcomb ([waremalcomb.com](http://waremalcomb.com))**

Established in 1972, Ware Malcomb is an international design firm providing planning, architecture, interior design, branding and civil engineering services to commercial real estate and corporate clients. With 22 [office locations](#) throughout the United States, Canada, Mexico and Panama, the firm specializes in the design of commercial office, corporate, industrial, science & technology, healthcare, retail, auto, public/educational facilities and renovation projects. Ware Malcomb is recognized as an Inc. 5000 fastest-growing private company and a Hot Firm and Best Firm to Work For by Zweig Group. The firm is also ranked among the top 20 architecture/engineering firms in *Engineering News-Record's* Top 500 Design Firms and the top 30 interior design firms in *Interior Design* magazine's Top 100 Giants. For more information, visit [waremalcomb.com/news](http://waremalcomb.com/news) and view Ware Malcomb's [Design Highlights](#) video at [youtube.com/waremalcomb](http://youtube.com/waremalcomb).

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