

WARE MALCOMB

ARCHITECTURE	PLANNING
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WARE MALCOMB PROJECT WINS 2020 LABJ COMMERCIAL REAL ESTATE AWARD

Downtown West Medical Center Wins Gold Award for Best Medical Project

IRVINE, Calif. (May 21, 2020) – Ware Malcomb, an award-winning international design firm, today announced one of its projects, Downtown West Medical Center located at 1120 W. Washington Boulevard in downtown Los Angeles, has won a 2020 Commercial Real Estate Award from the *Los Angeles Business Journal*. 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.

Downtown West Medical Center was awarded the Gold Award for Best Medical Project at the prestigious annual award ceremony. The 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 new outpatient facility has been fully leased to HealthCare Partners, which is now Optum Medical Group after the recent acquisition by Fortune 500 firm UnitedHealth Group.

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 building incorporates several sustainable features including a highly-efficient variable refrigerant flow HVAC system, providing 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.

“This award underscores Ware Malcomb’s leadership in medical office design, as well as the synergy of our firm-wide resources. The urban infill location and footprint of this project, combined with the very specific tenant requirements of a modern medical office building posed unique design challenges that were addressed through collaboration with Ware Malcomb’s healthcare architecture and civil engineering teams,” said Michael Petersen, Principal of Ware Malcomb’s Health & Science practice in the Irvine office. “We are excited to be a part of this award-winning project that has delivered world-class 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. The result was a drywell with oversized conveyance pipes to meet both the volume requirements and the preferred means of managing the “first flush,”” added Luke Corsbie, Director, Civil Engineering in Ware Malcomb’s Irvine office.

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

About Ware Malcomb (waremalcomb.com)

Established in 1972, Ware Malcomb is an international design firm providing planning, architecture, interior design, branding, civil engineering and building measurement services to commercial real estate and corporate clients. With office locations throughout the United States, Canada and Mexico, 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 15 architecture/engineering firms in Engineering News-Record’s Top 500 Design Firms and the top 25 interior design firms

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in Interior Design magazine's Top 100 Giants. For more information, visit waremalcomb.com/news and view Ware Malcomb's [Brand Video](https://www.youtube.com/waremalcomb) at [youtube.com/waremalcomb](https://www.youtube.com/waremalcomb).

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