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Urbana Development, LLC, Breaks Ground On Douglas Park Medical Office Park

Posted by [Piercomm](#), March 15, 2014 at 04:29 PM



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Participating from left are Richard Lewis; Dr. David Drake; Dr. Conrad Cox; Dr. Robert Garcia, Vice Mayor; Dr. Diana Yao; Bob Foster, Mayor; Gerrie Schipske, City Council Member, District 5; Dr. Edward Glassberg; Dr. Bryna Kane; and Dr. Joanna Chan.

Urbana Development, LLC, breaks ground on its Douglas Park Medical Office Park on Saturday, March 15 at Douglas Park located at 3833 Worsham Avenue, Long Beach, CA 90808.

The 90,000-square-foot project comprises medical office space spread across two buildings in a campus-like setting that will occupy five acres of undeveloped land. Construction is scheduled to start in March 2014 with the warm shell buildings scheduled for delivery in November 2014. Full occupancy is expected in early 2015.

The development consists of a 38,000-square-foot building and a

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concrete tilt-up building of two usable stories over podium parking with enhanced architectural finishes.

The two buildings will have street frontage, signage opportunities and dedicated patient drop-off and pick-up areas. The campus environment offers shared outside amenities spaces and a parking ratio of more than five parking spaces per 1,000 usable building square feet.

"The Douglas Park Medical Office Park medical campus is the only new development in the area offering Class A medical buildings, ample surface parking and is in a central location for six major hospitals in the area," said Richard Lewis, managing member at Urbana Development. "We worked with local doctors to develop medical office space that responds to their needs. The response has been very strong with interested tenants ranging from pediatric care to ambulatory surgery, imaging and many other medical specialties."

Separate physicians' groups will independently own each building. New tenants in Medical Office Building One are Long Beach Gastroenterology Associates and Greater Long Beach Endoscopy Center/Surgical Care Affiliates (SCA) ambulatory surgery center, and in Medical Office Building Two is Laser Skin Care Center Dermatology Associates. Additional tenants' agreements are pending and will be announced separately.

"The Douglas Park Medical Office Park project responds to a key trend in medical office buildings, providing larger tenant spaces in specialty outpatient facilities strategically positioned to support patient care and convenience," added Lewis.

Long Beach Gastroenterology Associates and Greater Long Beach Endoscopy Center physicians will work out of Medical Office Building One and were involved in the initial site selection and development. Long Beach Gastroenterology Associates is a locally recognized leader in gastroenterology diagnosis and care. In addition to moving their existing endoscopy center, the group will be expanding to include an ambulatory surgery center that will partner with Surgical Care Affiliates (SCA).

"We looked for a location that would respond to our patients needs and provide state-of-the-art equipment and patient services for our physicians," said in a joint statement by Dr. David Drake and Dr. Diana Yao. "The new medical office building offers free ample parking and a beautiful environment for our patients, staff and doctors."

Physicians from Laser Skin Care Center Dermatology Associates are part of a group working out of Medical Office Building Two.

"The new location will provide better access for our patients from Los Angeles and Orange counties," said Dr. Bryna Kane. "Our new facility will allow us to offer a full range of general and cosmetic dermatology, and provide us the opportunity to expand our services and capabilities."

The leasing agents for the Douglas Park Medical Office Park buildings are Jeff Coburn and Shaun McCullough of Lee and Associates Long Beach.

Ware Malcomb Architects designed the project. Millie and Severson will be the general contractor.

For additional information, please visit <http://www.douglasparkmedical.com>.

Douglas Park is a new master planned, mixed-use business environment located in Long Beach, Calif. Positioned in a unique business park atmosphere, it features high-quality office, retail and hotel components. Douglas Park is situated on approximately 161 acres located at the convergence of commerce from Los

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