



# OFFICE SPACE FOR LEASE

**TWO SUITES AVAILABLE | 41,000 SF & 7,677 SF**

**TORRANCE TECHNOLOGY CAMPUS**

3100 Lomita Boulevard | Torrance, CA





Torrance Memorial Medical Center

LOMITA BLVD

BLDG 230

BLDG 232

BLDG 231

SKYPARK DRIVE

Torrance Municipal Airport





## Property Highlights

- 5-building 573,167 SF campus situated on 26.7 acres
- Mix of both low-rise office and industrial R&D buildings
- Newly completed reception lobby in Building 232
- 2nd floor waffle slabs designed for live load capacity of 100 PSF
- Entire site monitored by CCTV Cameras and off-hours patrols
- Ample 3/1,000 surface parking spaces for office users
- Immediately adjacent to Torrance Memorial Medical Center
- Located at the base of the Palos Verdes Peninsula

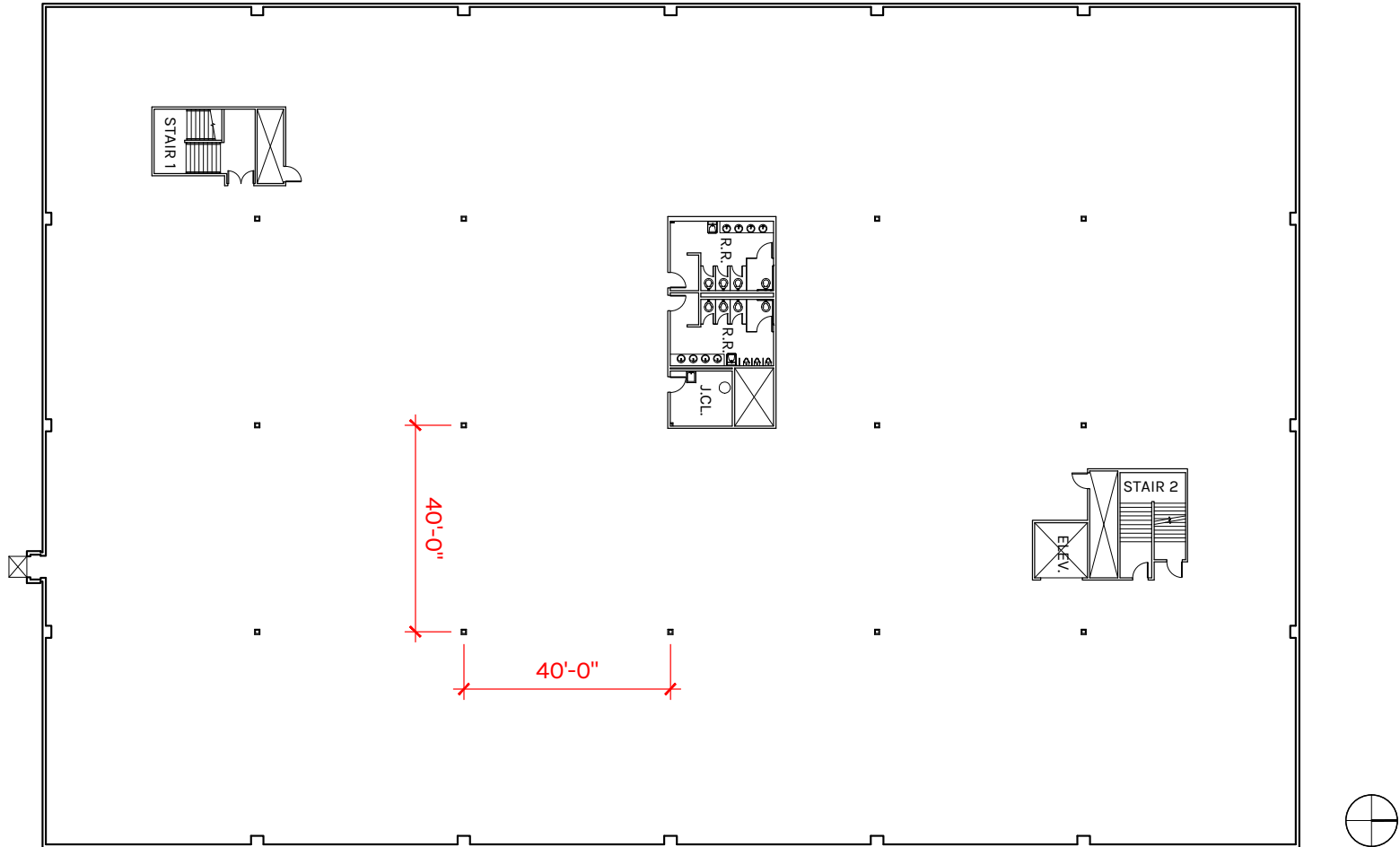




**Building 231**  
41,000 SF OFFICE AVAILABLE

**Building 232**  
7,677 SF OFFICE AVAILABLE

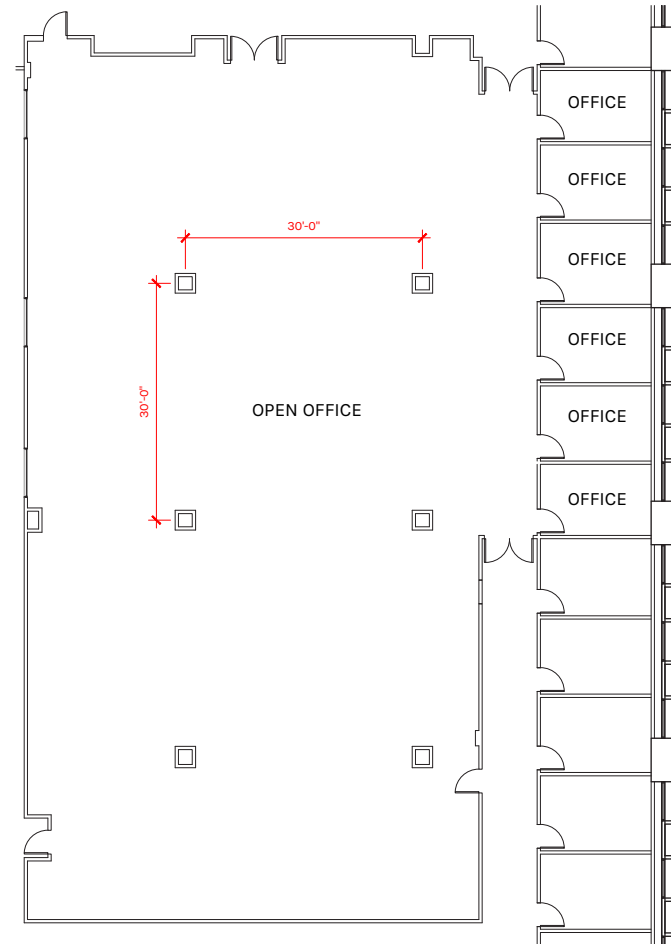
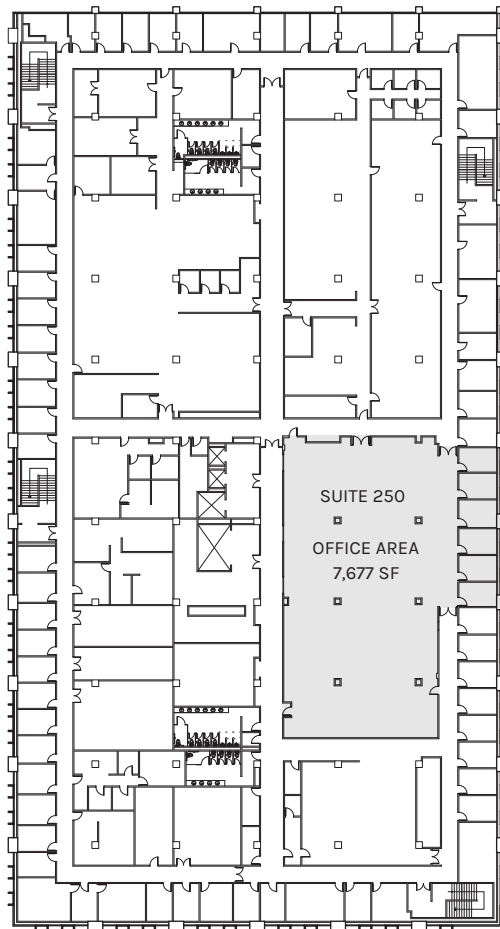
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**Building 231, Suite 200**  
41,000 SF OFFICE AVAILABLE

**RENTAL RATE**  
**\$1.25 PSF, MG**

- Interior office space
- Short term available
- Perfect for Start-Ups
- Storage uses accepted



**Building 232, Suite 250**  
7,677 SF OFFICE AVAILABLE

**RENTAL RATE**  
**\$2.25 PSF, FSG**

- Mix of private offices & Interior office space
- Perfect for Start-Ups
- Short term available
- Storage uses accepted
- Flexible lease terms



# Floor Plan

3100 Lomita Boulevard, Torrance



Palos Verdes

Pacific Ocean

HAWTHORNE BLVD

Torrance Memorial

Torrance Municipal Airport

SKYPARK DRIVE

BLDG 231

BLDG 232

BLDG 230

LOMITA BLVD

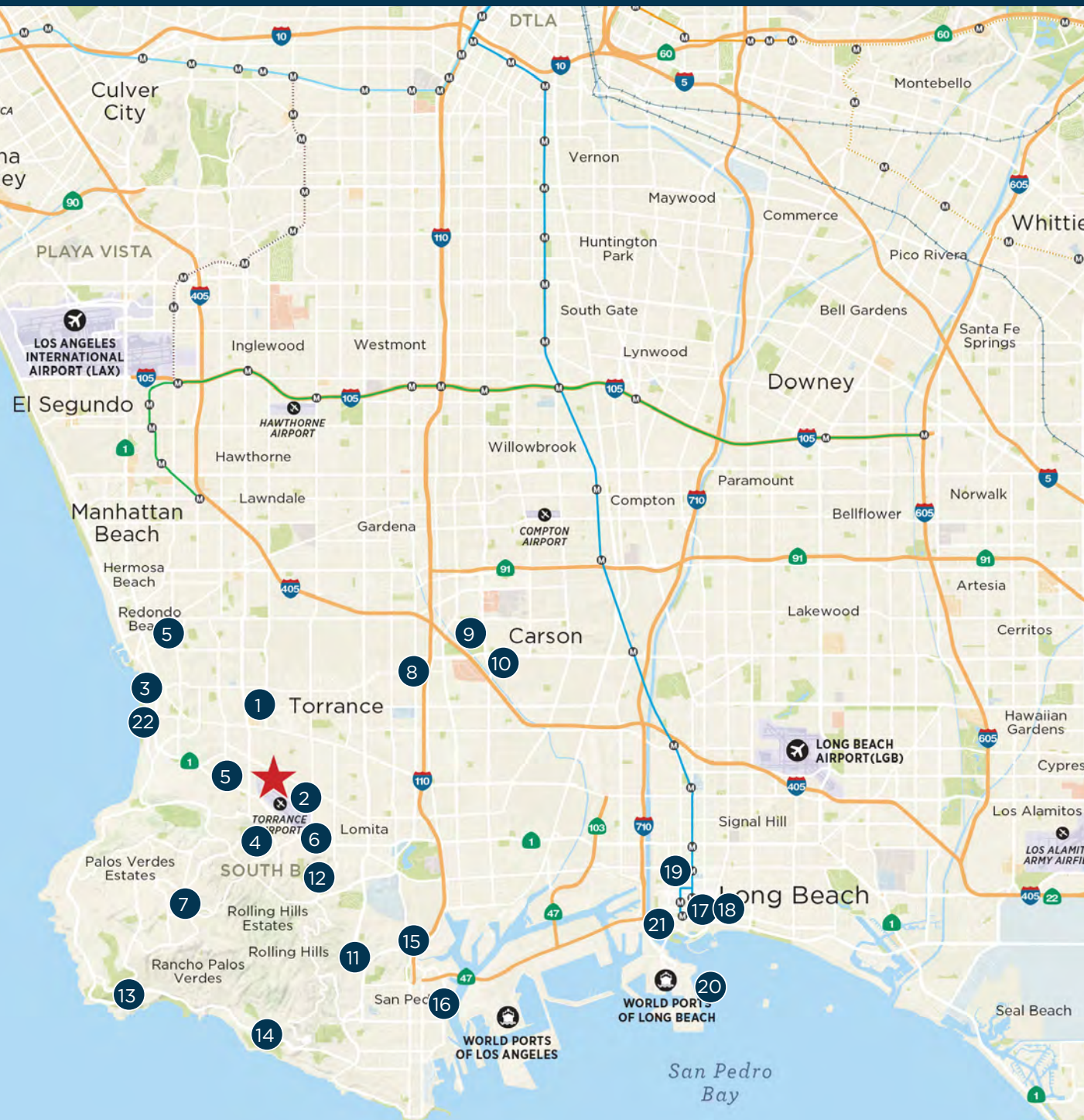


# Amenity Map

3100 Lomita Boulevard, Torrance



1. Del Amo Crossing
2. Crossroads Shopping Center
3. The Pier Shopping Center
4. South Coast Botanic Garden
5. Pacific Plaza Shopping Center
6. Rolling Hills Plaza Shopping Center
7. Promenade on the Peninsula
8. Alpine Village Shopping Center
9. The Links at Victoria
10. South Bay Pavilion
11. Terrace at South Bay
12. Rolling Hills Country Club
13. Terranea Resort
14. Trump National Golf Club
15. San Pedro Gardens
16. Fisherman's Wharf
17. Long Beach Convention Center
18. Long Beach Arena
19. Pine Avenue
20. The Queen Mary
21. Aquarium of the Pacific
22. Redondo State Beach







**Rexford  
Industrial**

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