



# ATRIUM

BUSINESS CENTER

**NEW  
RENOVATIONS  
UNDERWAY**

**23760-23868 Hawthorne Blvd.  
Torrance, CA 90505**



**LEDO  
CAPITAL  
GROUP**

# FOR LEASE

## SPACE OPTIONS

- WAREHOUSE UNITS
- FLEX WAREHOUSE UNITS
- OFFICE UNITS

### Thacher Goodwin

Vice President  
License No. 01758949  
+1 310 321 1821  
thacher.goodwin@colliers.com

### Carter Rudnick

Senior Associate  
License No. 01978170  
+1 310 321 1835  
carter.rudnick@colliers.com

### Kyle Degener

First Vice President  
License No. 01793817  
+1 310 321 1805  
kyle.degener@colliers.com

### Property Highlights

- Five-building flex industrial warehouse and office campus
- Newly renovated common areas and warehouse/office spaces
- Flex industrial options with private entrances and office amenities
- Loading: New ground-level loading doors
- Heavy power (each building): 1600 AMP / 3 phase / 4 wire
- Various space configurations
  - 1,000 SF – 24,000 SF units
- Located in the heart of Torrance near Pacific Coast Highway, Torrance Municipal Airport, and within 3 miles of the 110 Freeway and 3.93 miles of the 405 Freeway

**2nd Floor Office Space Rendering**



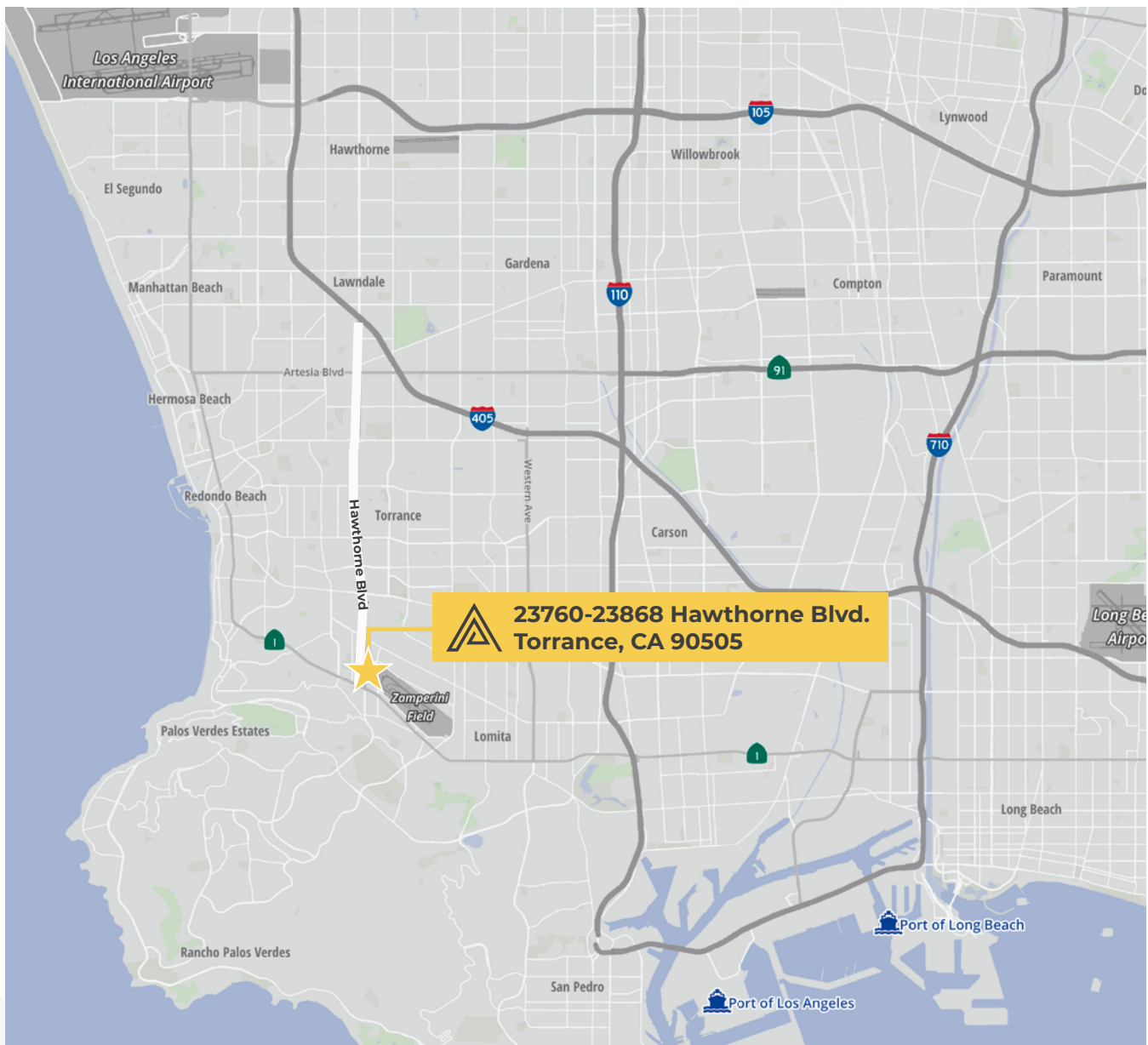
**Private Interior Lobby Rendering**




# For Lease

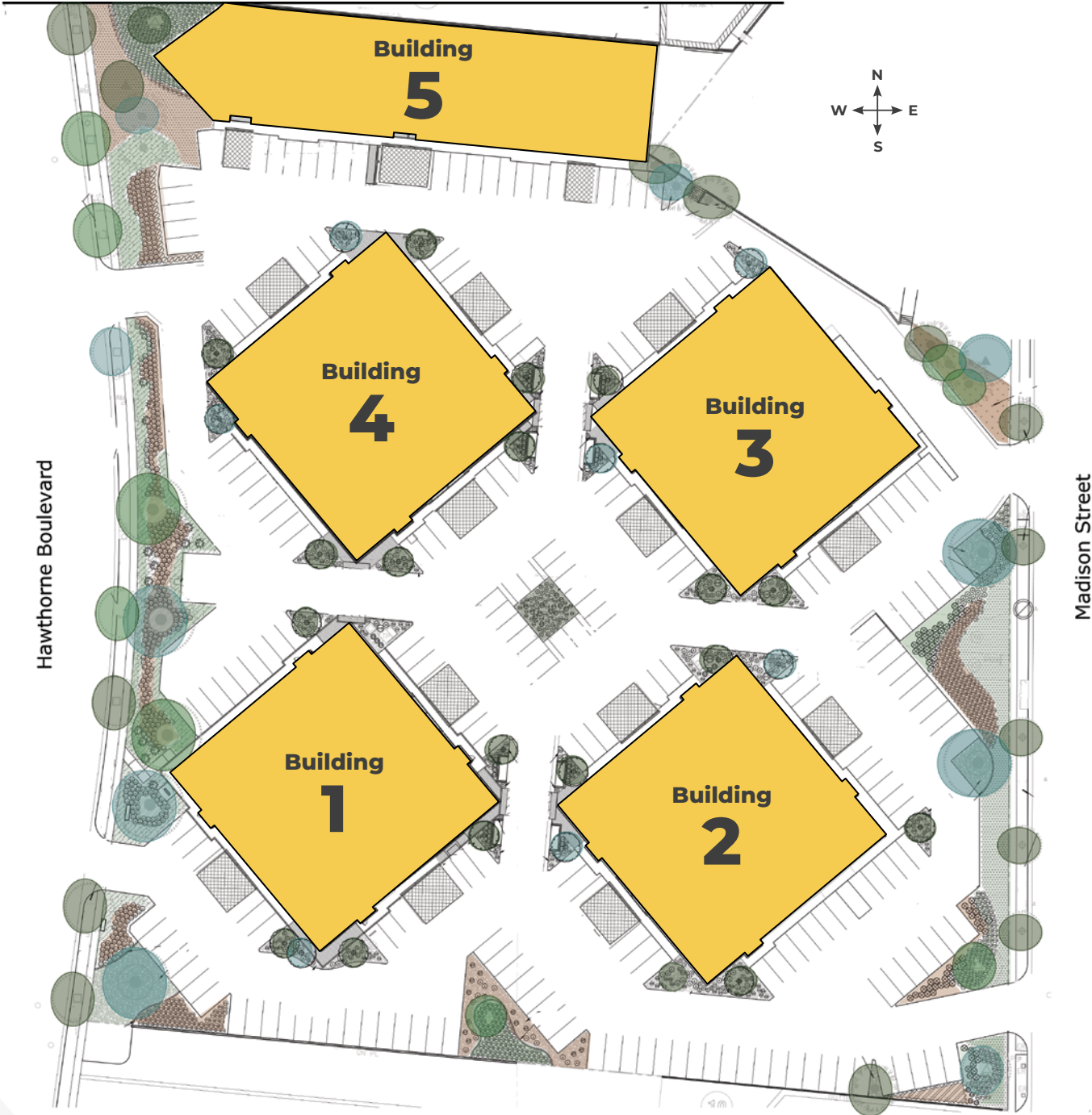
## Location Overview

- Great Beach Cities location
- Conveniently located at the base of Palos Verdes in South Torrance
  - No Gross Receipts tax
- Adjacent to Torrance Airport and various retail amenities
- Ample Parking: 4 parking stalls per 1,000 SF
- Located along Hawthorne Blvd. just north of PCH. Additional parking options and open street parking

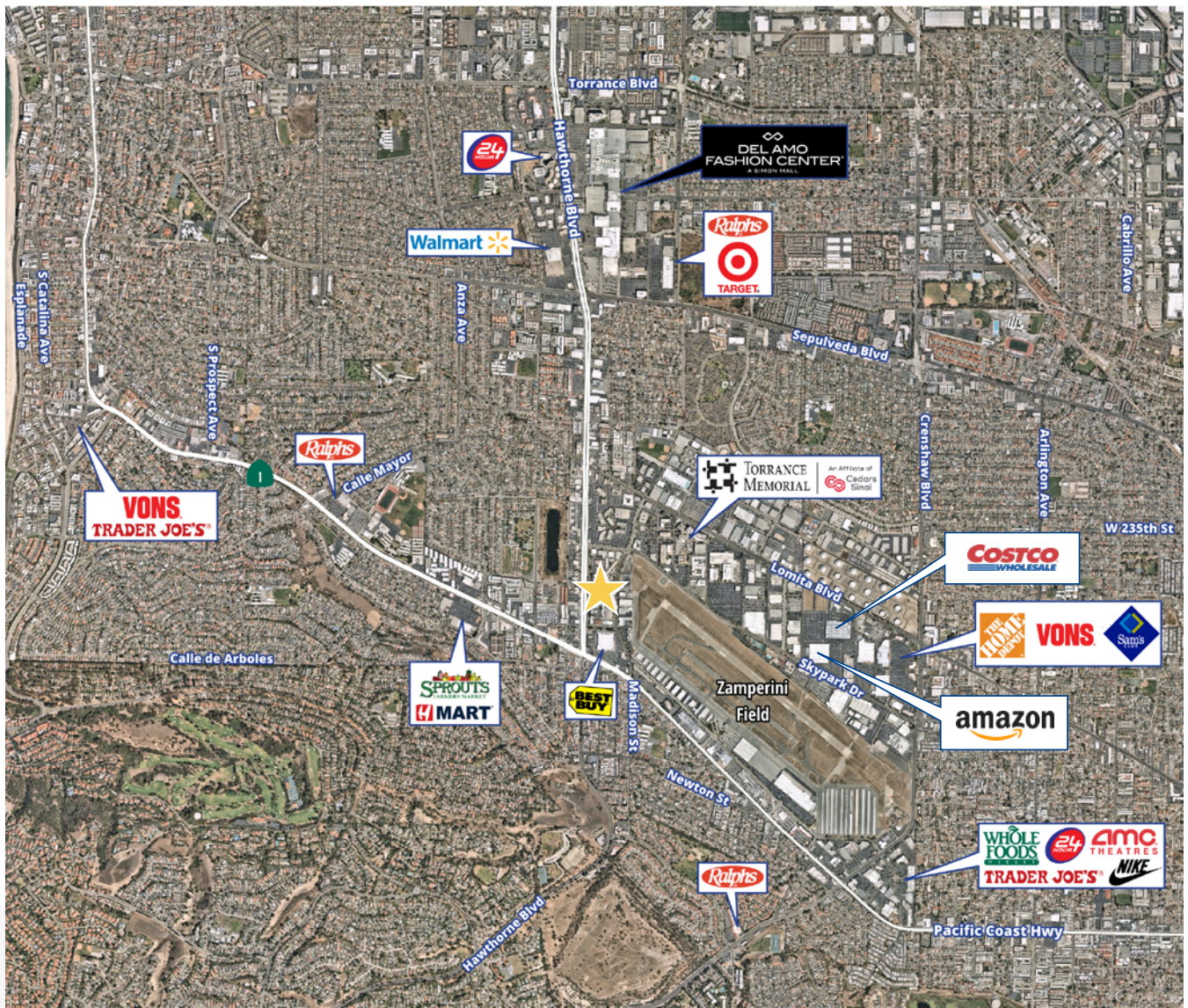


# Site Plan

 Click on each building for further information




# Area Tenants





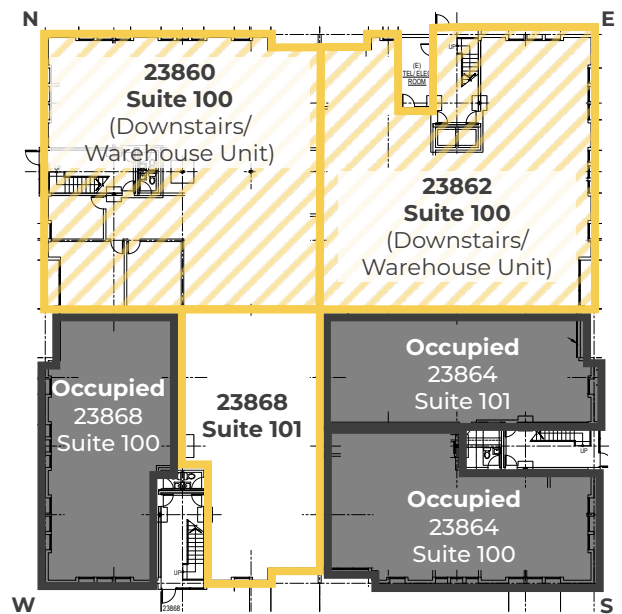
# Building 1 Overview

## Availability

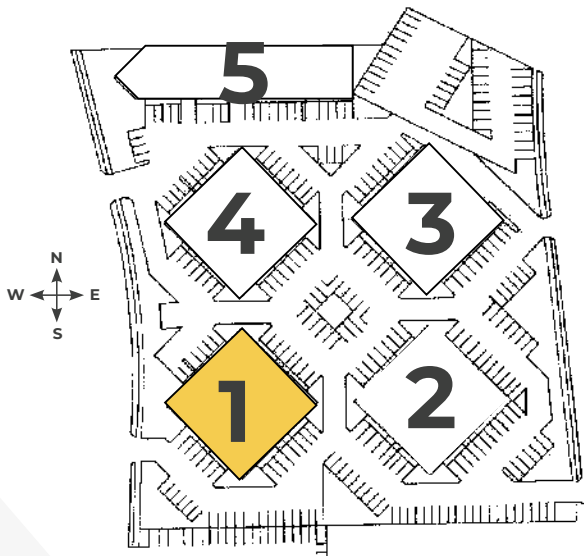
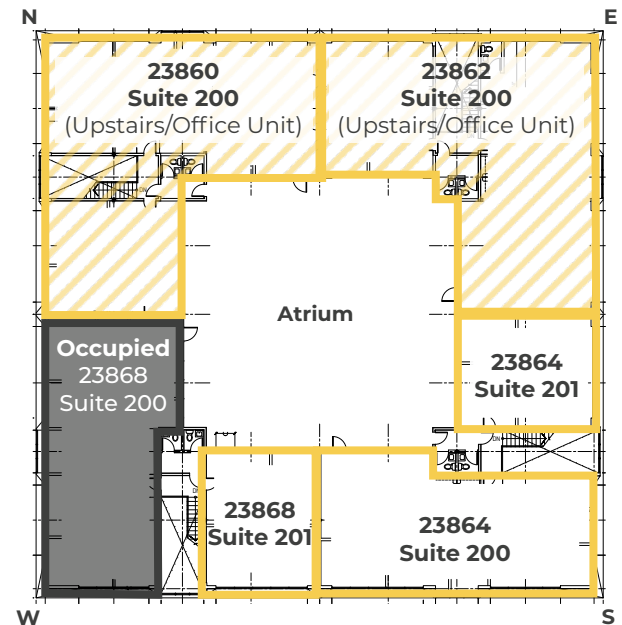
 Denotes combined upstairs/downstairs floorplates

Address	Suite	Available SF
23860	100 (downstairs/warehouse) & 200 (upstairs/office)	6,123
23862	100 (downstairs/warehouse) & 200 (upstairs/office)	6,003
23868	101	1,768
23864	200	1,749
23864	201	839
23868	201	839

## Building 1 First Floor




## Building 1 Second Floor



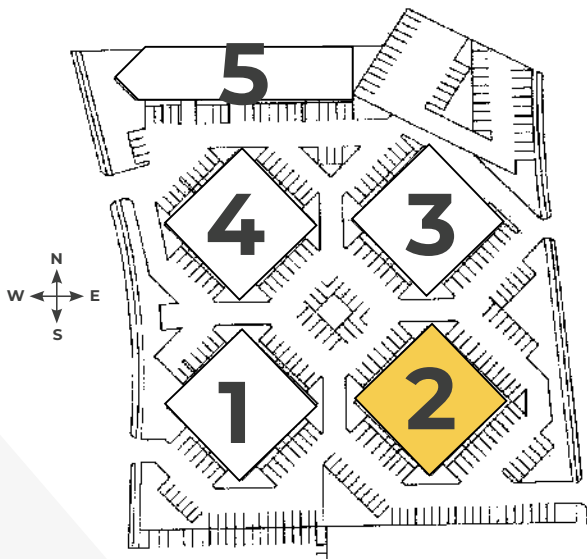


# Building 2 Overview

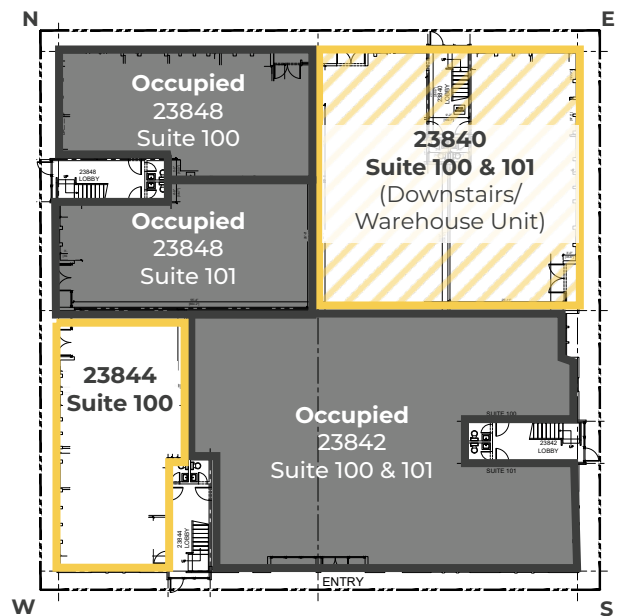
## Availability

 Denotes combined upstairs/downstairs floorplates

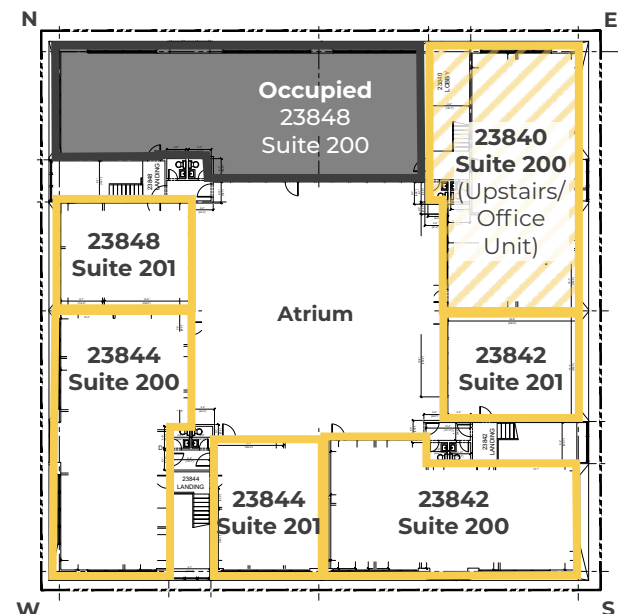
Address	Suite	Available SF
23840	100 & 101 (downstairs/warehouse) & 200 (upstairs/office)	5,234
23844	100	1,768
23842	200	1,749
23842	201	839
23844	200	1,749
23844	201	839
23848	201	839



## Building 2 First Floor



## Building 2 Second Floor

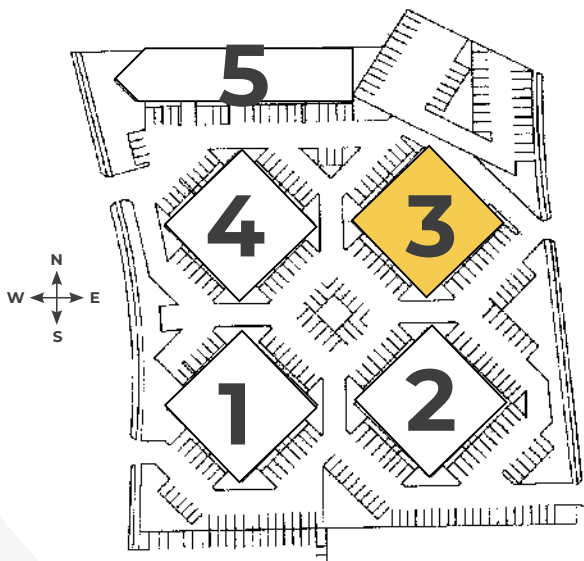




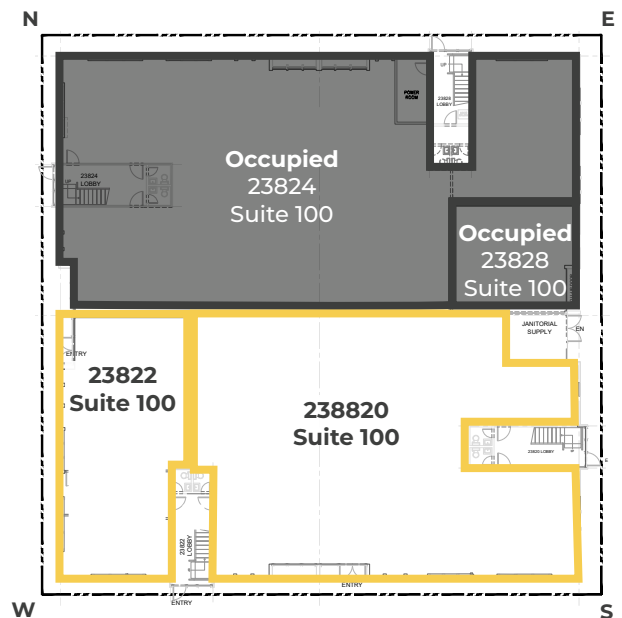
# Building 3 Overview

## Availability

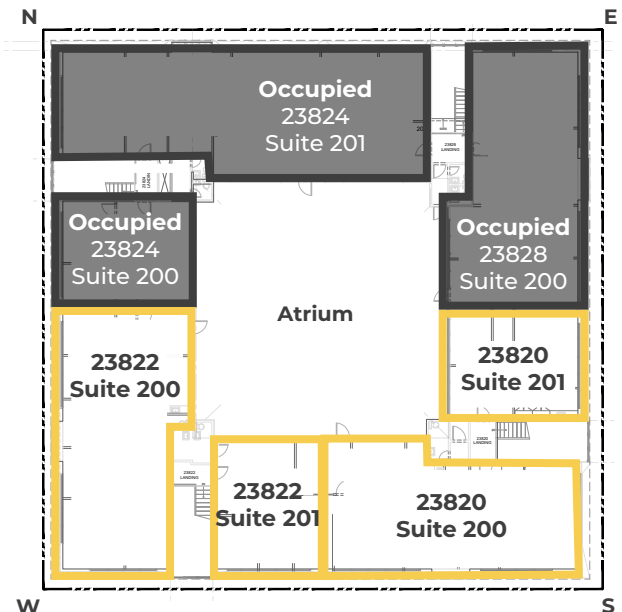
Address	Suite	Available SF
23820	100	5,139
23822	100	1,768
23820	200	1,749
23820	201	839
23822	200	1,749
23822	201	839



## Building 3 First Floor




## Building 3 Second Floor



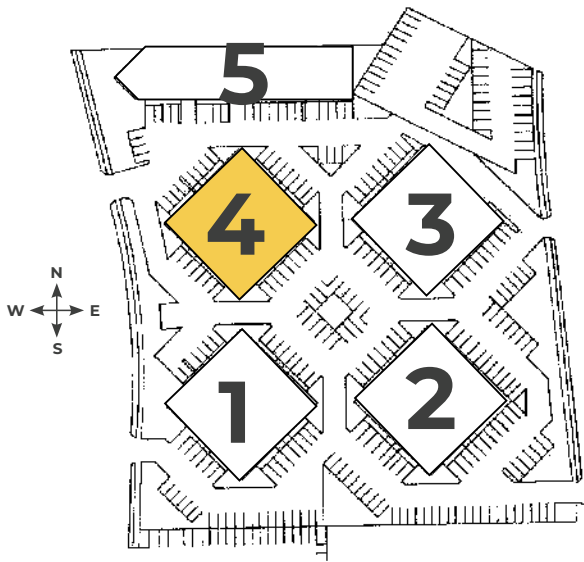


# Building 4 Overview

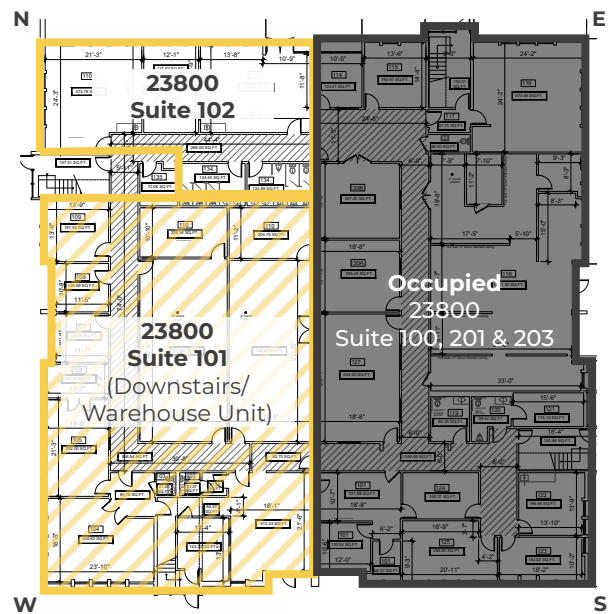
## Availability

 Denotes combined upstairs/downstairs floorplates

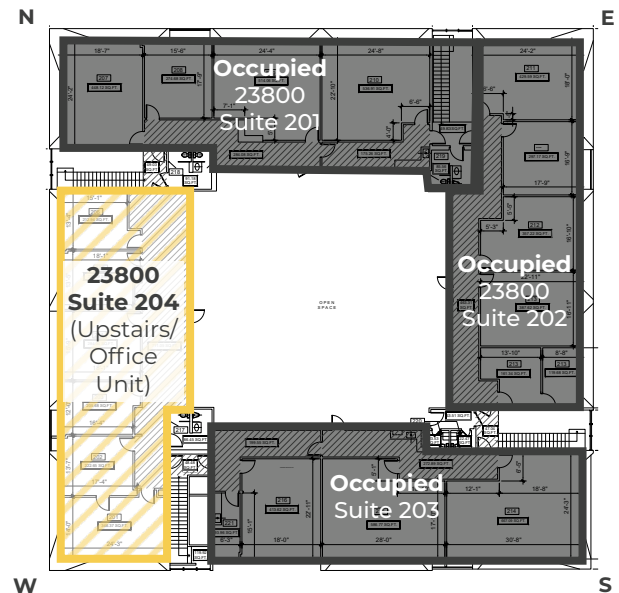
Address	Suite	Available SF
23800	101 (downstairs/warehouse) & 204 (upstairs/office)	7,693
23800	102	1,989



## Building 4 First Floor



## Building 4 Second Floor



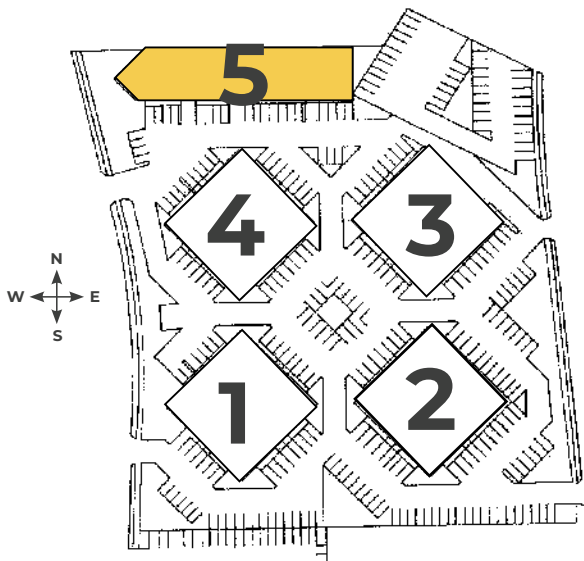




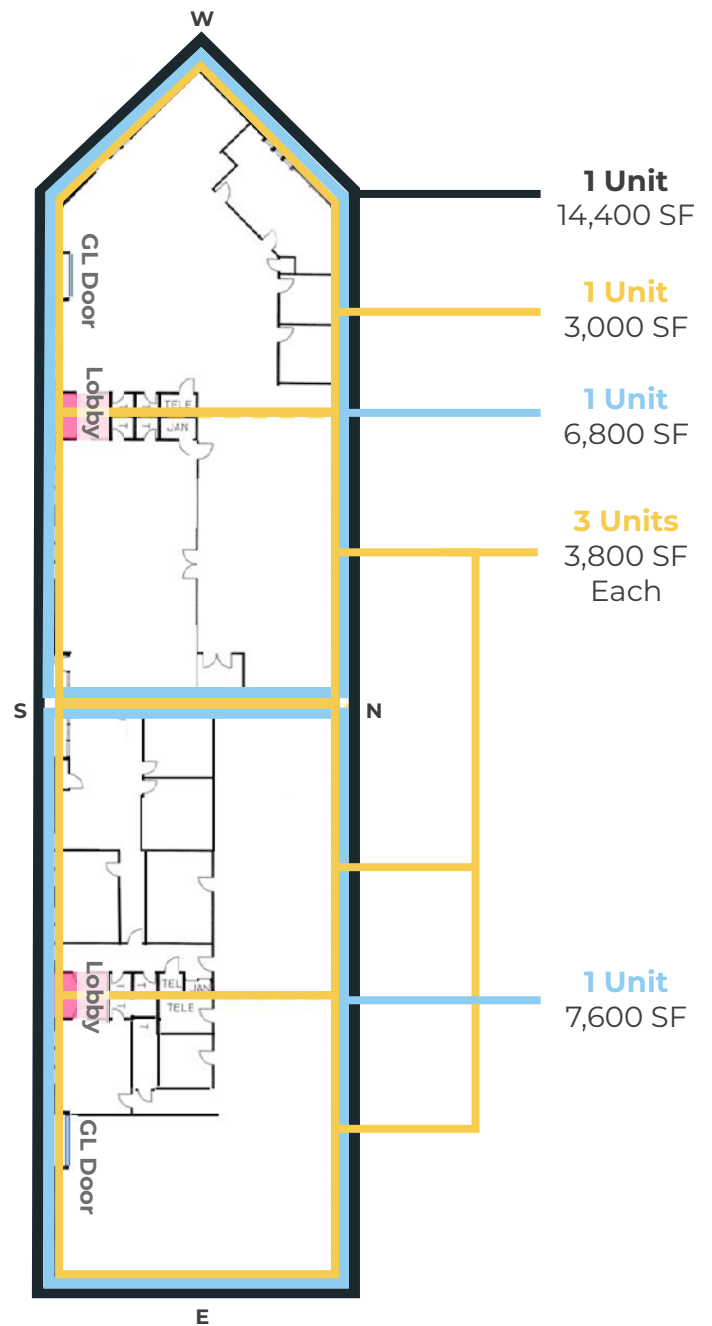
# Building 5 Overview

## Availability

Address	Units	Available Suite Size SF
23760	1	14,400
23760	2	6,800 / 7,600
23760	4	3,000 / 3,800

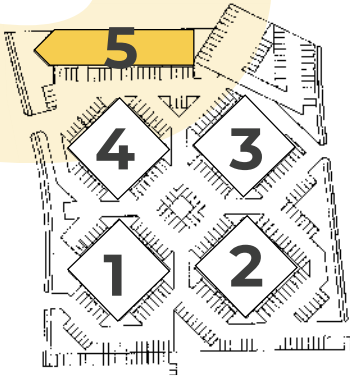


## Building 5 Unit Floorplates



# Floor Plan | Building 5 | 23760 | Floorplates

## Building 5



### 1 Unit

**Available SF:** 14,400 SF

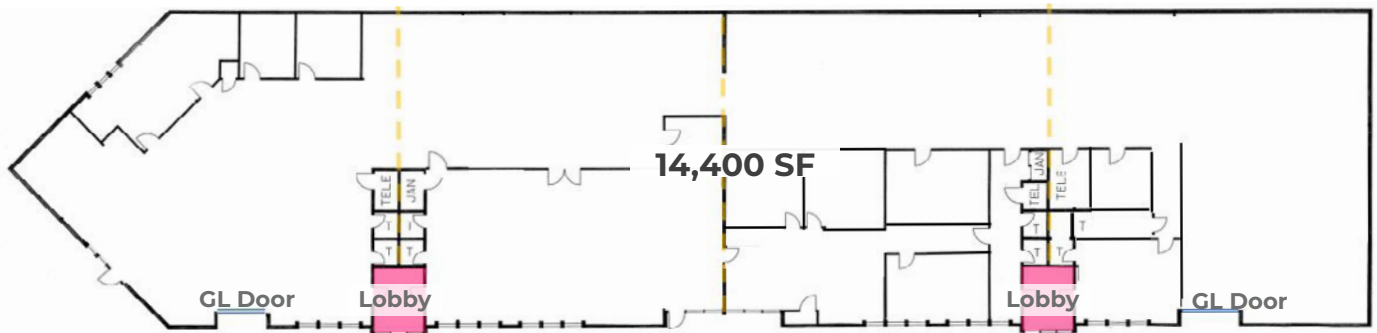
### 2 Units

**Available SF:** 6,800 SF & 7,600 SF units

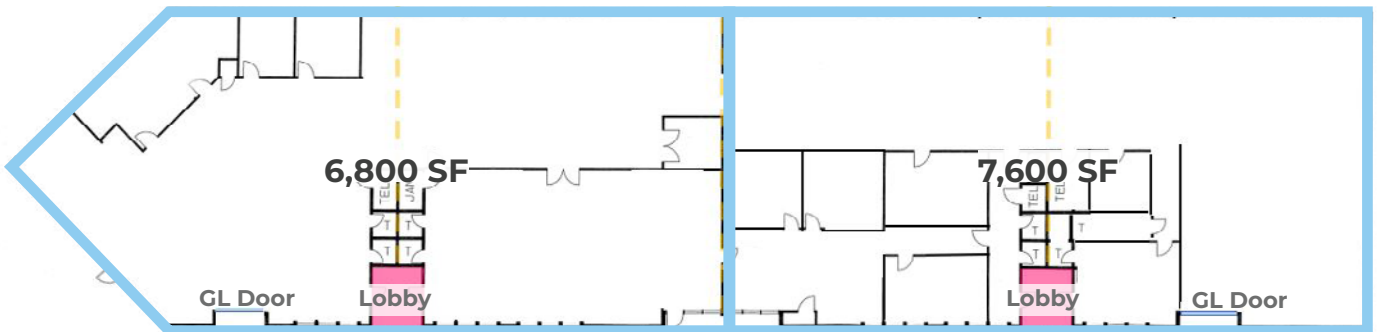
### 4 Units

**Available SF:** One 3,000 SF unit & three 3,800 SF units

### 1 Unit



### 2 Units



### 4 Units

