

TEAM  
CONDON

alexa • brittany • connor • erica  
jacob • kevin • kylie • mckenna  
mike • pete • sam • scott

 CUSHMAN &  
WAKEFIELD

3711 - 3715

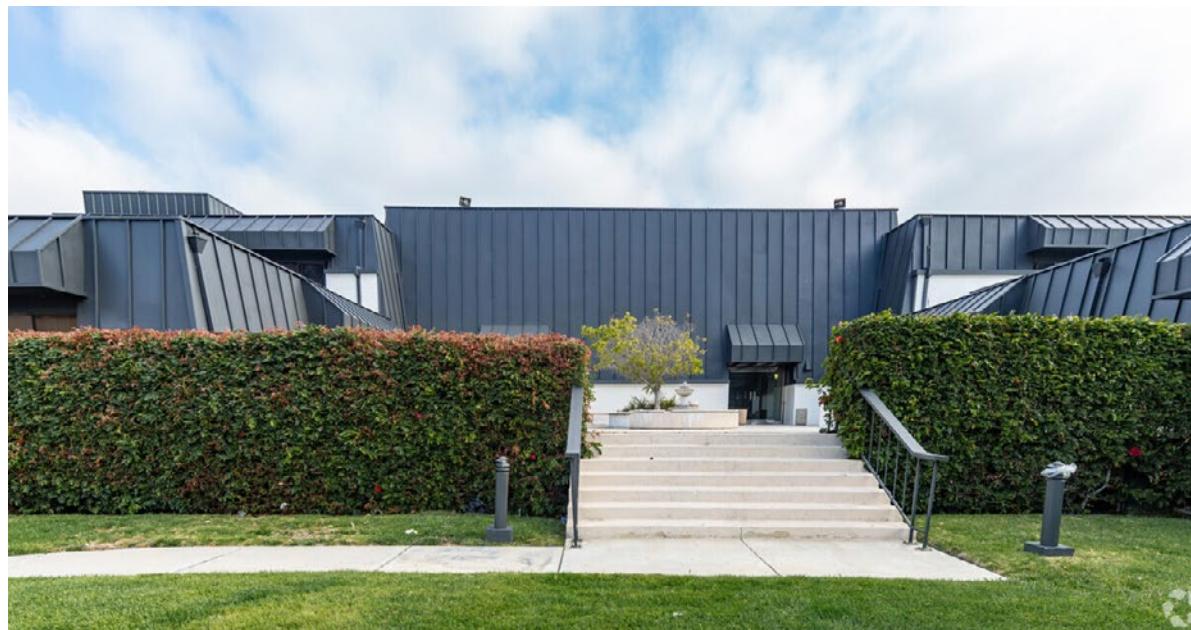
# LOMITA

TORRANCE, CA 90505



*Office For Lease*

500-27,222 SF AVAILABLE

*Planned Facade Updates**On-Site Parking Free of Charge*

## Available

Built out suites ranging in size from 500 SF to 8,000 SF or Full building available – 27,222 SF

## Occupancy

Immediate

## Lease Term

Flexible

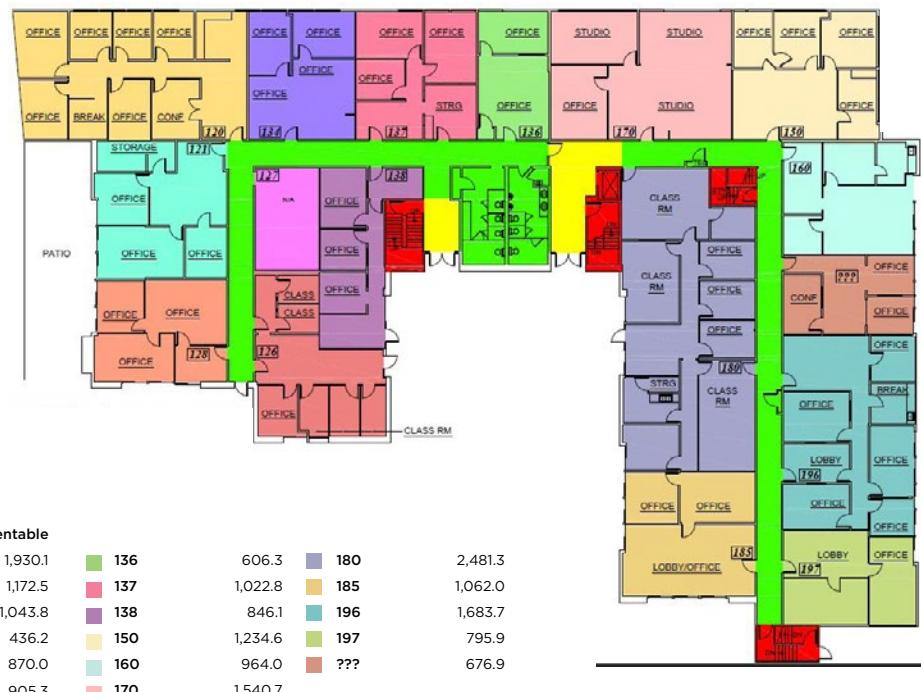
## Asking Rate

Negotiable

**Facts & Features**

- Private Tenant balconies throughout
- Bright with a lot of natural light
- Operable windows
- Monument signage available
- 3/1,000 SF striped parking included, free of charge
- Traditional Office or Medical Office Use

BUILDING SUMMARY	SF
Gross Building Area	24,458
Total Rentable	27,223
Total Useable	23,963
<span style="color: green;">■</span> Total Floor Common	2,669
<span style="color: yellow;">■</span> Total Building Common	590
<span style="color: red;">■</span> Total Vertical	1,127

**2nd Floor Plan**

FLOOR SUMMARY	SF	SUITE	Rentable
Total Rentable	7,950	200	7,950.3
Total Usable	7,448		
Combined R/U	1.0674		
<span style="color: green;">■</span> Floor Common	314		
<span style="color: yellow;">■</span> Building Common	0		
<span style="color: red;">■</span> Total Vertical	330		

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