

TEAM
CONDON

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3 7 1 1 - 3 7 1 5

LOMITA

T O R R A N C E , C A 9 0 5 0 5



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

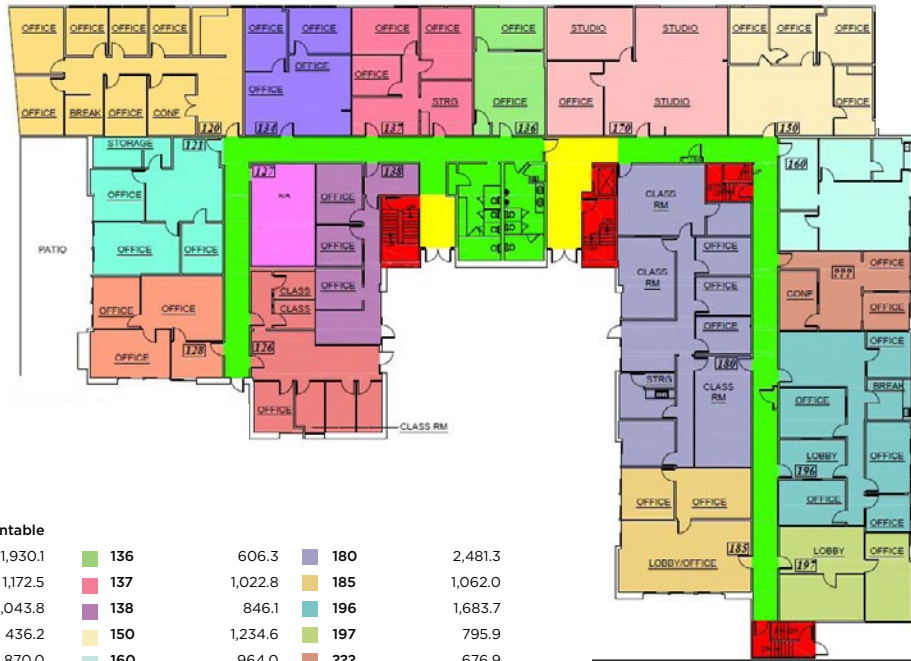
Facts & Features

- 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

1st Floor Plan

BUILDING SUMMARY	SF
Gross Building Area	24,458
Total Rentable	27,223
Total Useable	23,963
Total Floor Common	2,669
Total Building Common	590
Total Vertical	1,127

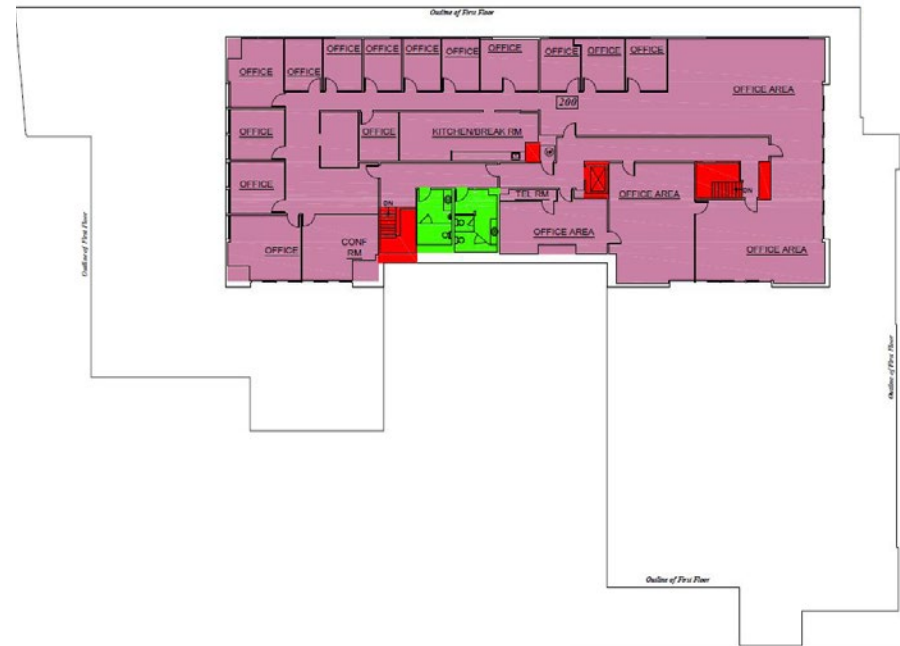
FLOOR SUMMARY	SF
Total Rentable	19,272
Total Usable	16,514
Combined R/U	1.1670
Floor Common	2,356
Building Common	391
Total Vertical	586



SUITE	Rentable				
120	1,930.1	136	606.3	180	2,481.3
121	1,172.5	137	1,022.8	185	1,062.0
126	1,043.8	138	846.1	196	1,683.7
127	436.2	150	1,234.6	197	795.9
128	870.0	160	964.0	???	676.9
134	905.3	170	1,540.7		

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		
Floor Common	314		
Building Common	0		
Total Vertical	330		

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