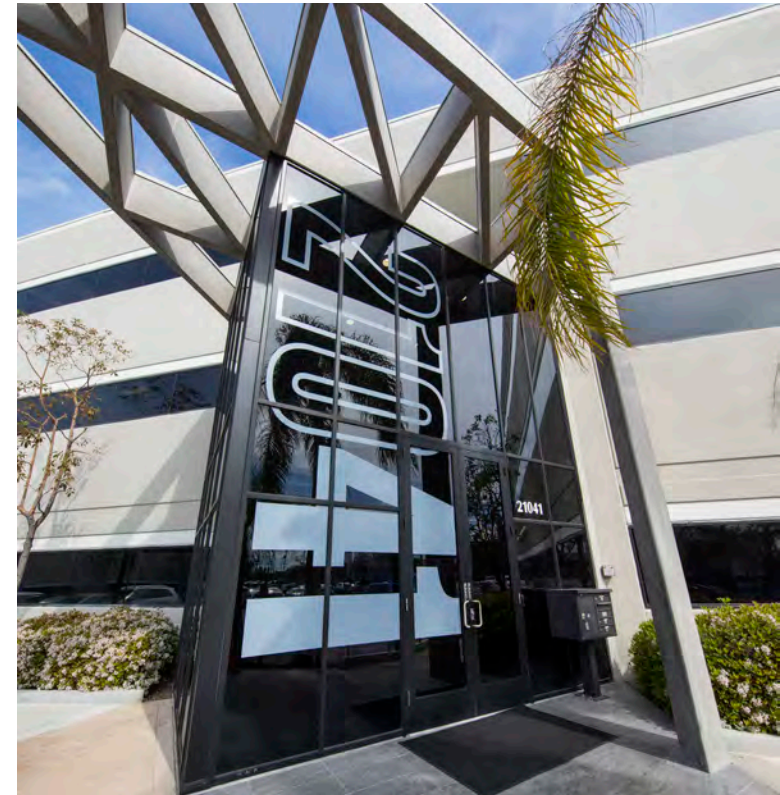




WAYPOINT

21041-21061-21081 S. WESTERN AVE



NEWMARK

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EFFICIENT SUITE LAYOUTS

ABOUT + HIGHLIGHTS

Waypoint is a 142,017 SF office campus at the major thoroughfares of Western Avenue and Torrance Boulevard on the border of Downtown Torrance. The project features two 3-story buildings and one 2-story building on a 7.6 acre land parcel.



Exterior and common area campus renovation complete



Efficient suite layouts with modern finishes



Identity opportunity for monument signage near entrance



3.5/1,000 free surface parking throughout property



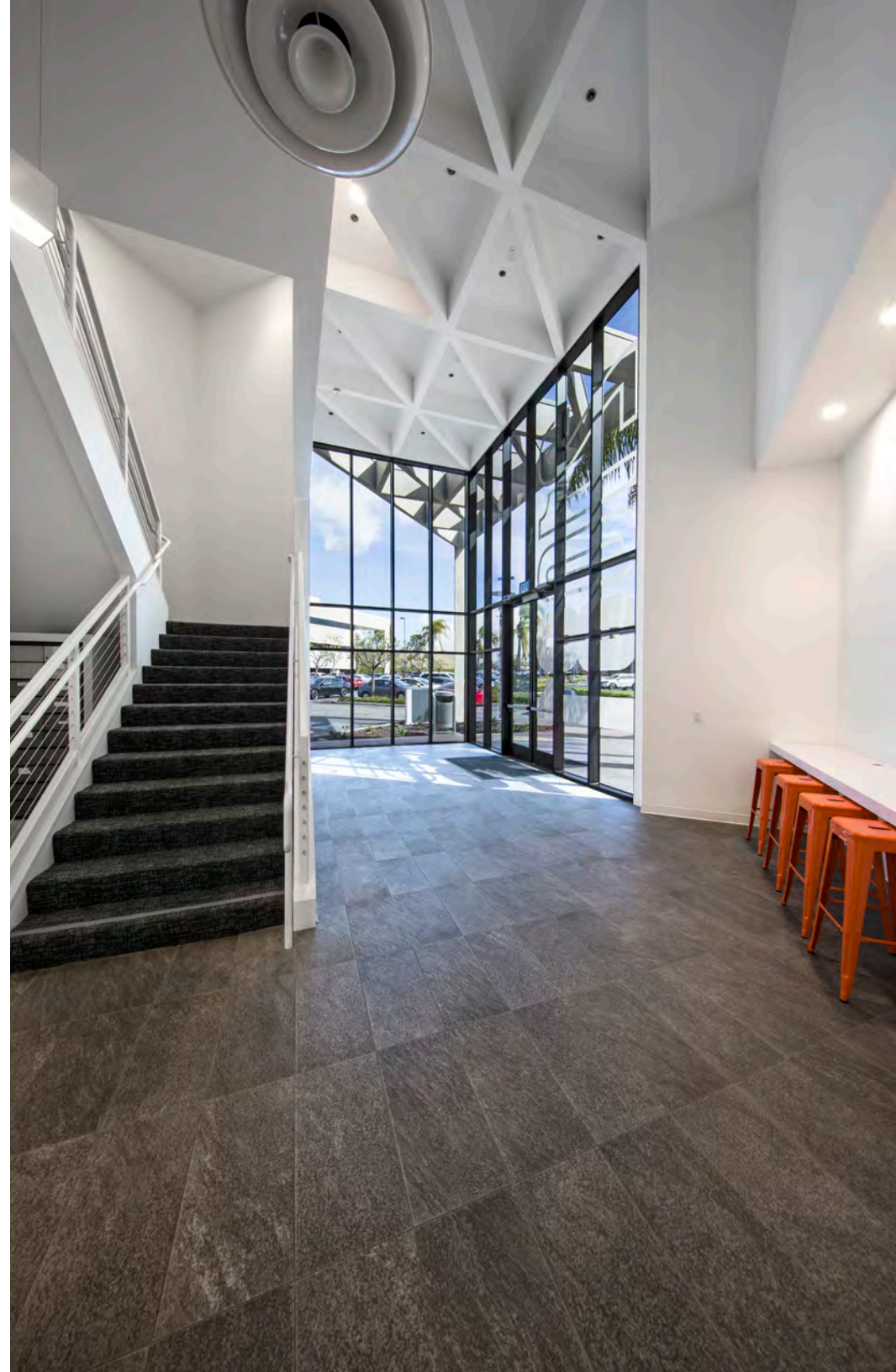
Equal distance to the San Diego (I-405) and Harbor (I-110) freeways



Less than five minutes to world-class shopping, dining and hotels



No gross receipts tax benefit in the City of Torrance






CLEAN & MODERN FINISHES

LEASE AVAILABILITY

21061 S. WESTERN AVE.



BUILDING / SUITE	RENTABLE SQ. FEET	FLOOR PLAN	VIRTUAL TOUR
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
› 21061 / Suite 300:	10,389 RSF		--
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Available 12/1/2025

21081 S. WESTERN AVE.

BUILDING / SUITE	RENTABLE SQ. FEET	FLOOR PLAN	VIRTUAL TOUR
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› 21081 / Suite 125:	1,430 RSF		
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› 21081 / Suite 130:	1,312 RSF		
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› 21081 / Suite 190:	1,840 RSF		
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RENTAL RATE

\$2.85 PER RSF, FULL SERVICE GROSS

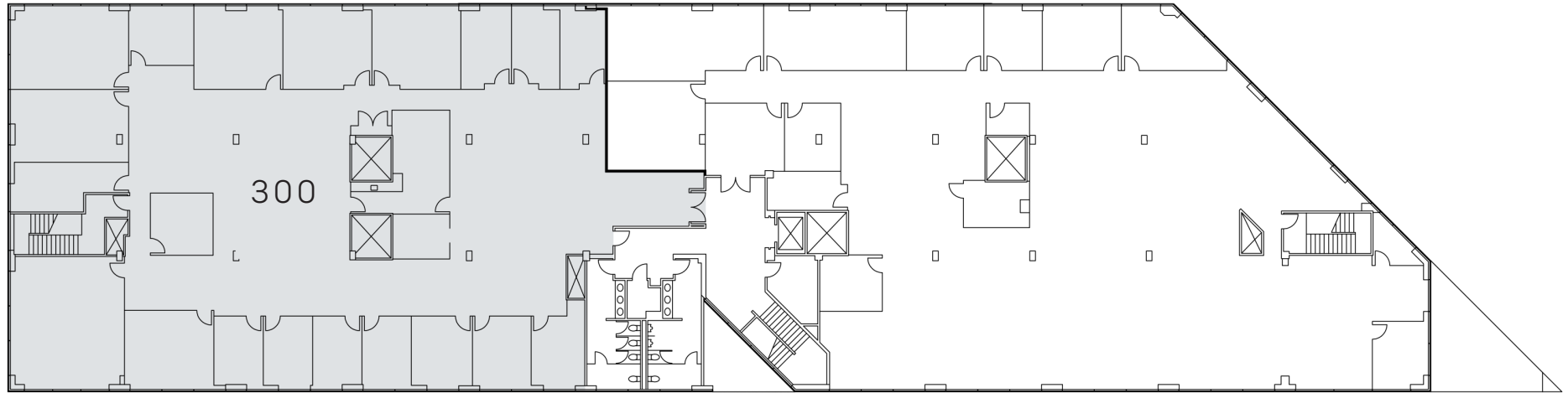




OPEN FOR COLLABORATION

FLOOR PLAN - 21061 S. WESTERN AVENUE

3rd Floor



AVAILABILITY

BUILDING / SUITE	RENTABLE SQ. FEET
------------------	-------------------

› 21061 / Suite 300:	10,389 RSF
----------------------	------------

Available 12/1/2025

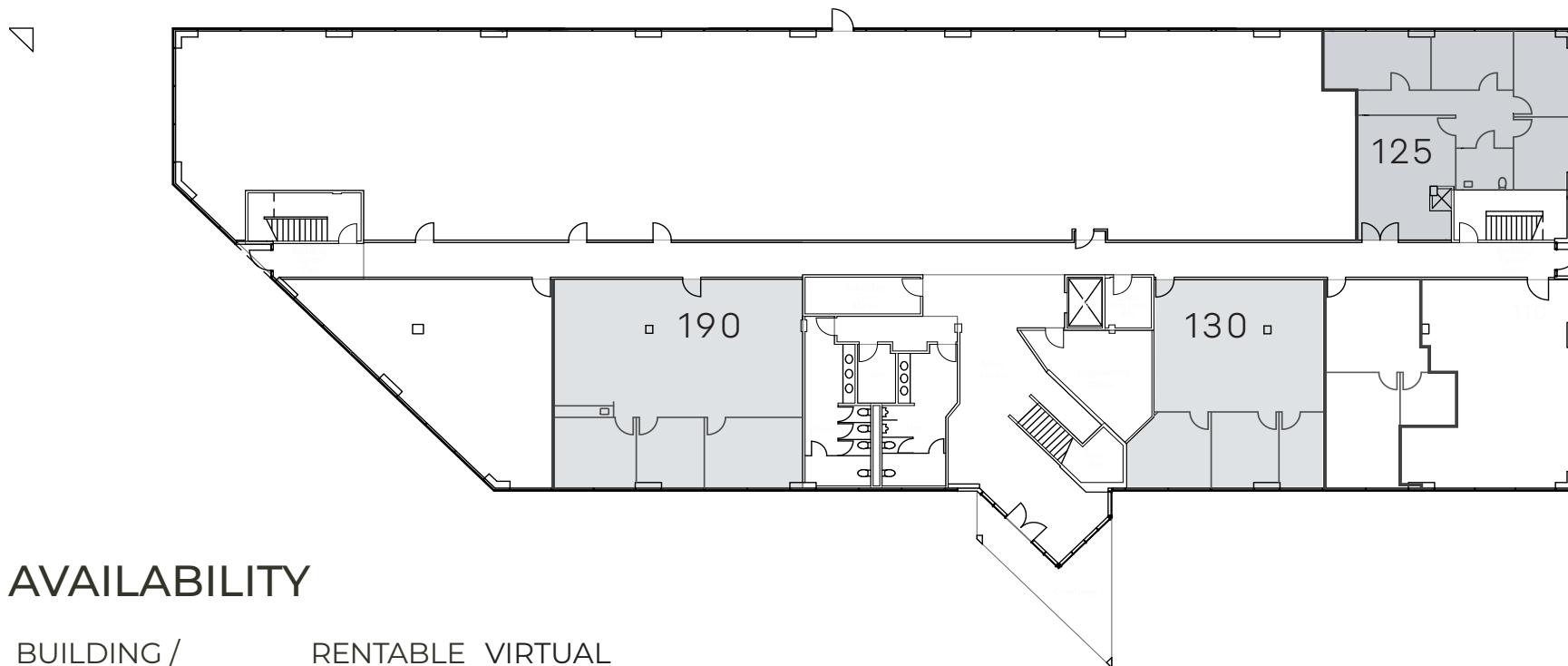
RENTAL RATE

\$2.85 per RSF, Full Service Gross

[BACK TO AVAILABILITY](#)

FLOOR PLAN - 21081 S. WESTERN AVENUE

1st Floor



AVAILABILITY

BUILDING / SUITE	RENTABLE SQ. FEET	VIRTUAL TOUR
> 21081 / Suite 125:	1,430 RSF	
> 21081 / Suite 130:	1,312 RSF	
> 21081 / Suite 190:	1,840 RSF	

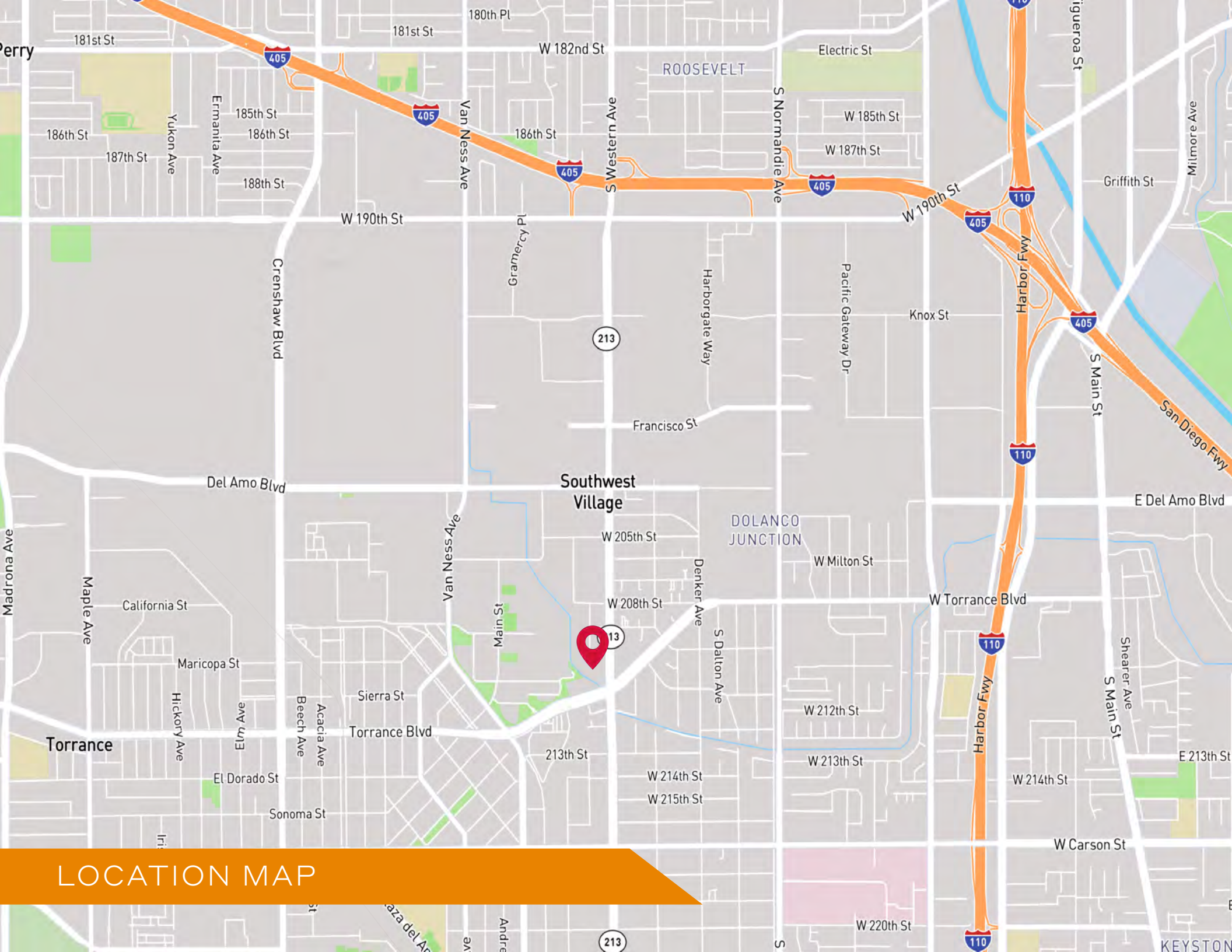
RENTAL RATE

\$2.85 per RSF, Full Service Gross

[BACK TO AVAILABILITY](#)



FULL CAMPUS RENOVATION



LOCATION MAP

TORRANCE AMENITIES

RESTAURANTS



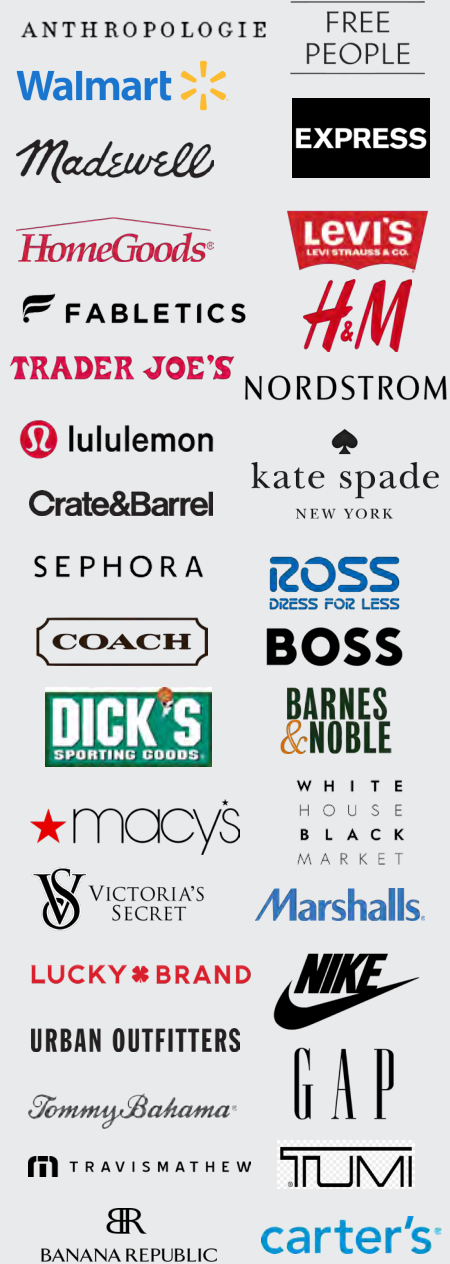
LODGING



BREWERIES



SHOPPING



ENTERTAINMENT



FITNESS





WAYPOINT

21041-21061-21081 S. WESTERN AVE



NEWMARK

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