

FOR LEASE » OFFICE/WAREHOUSE/FLEX SPACE

# ATRIUM BUSINESS CENTER

23760-23890 Hawthorne Blvd. | Torrance, CA 90505

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## PROPERTY HIGHLIGHTS

- >> Clean & Efficient Flex Office Park
- >> Newly Renovated Common Areas
- >> Ground & Second Floor Units Available
- >> Various Space Configurations
  - 800 SF                      1,000 SF                      1,750 SF
  - 3,500 SF                    4,500 SF                      10,000 SF

## LOCATION OVERVIEW

- >> Conveniently Located at the Base of Palos Verdes in South Torrance
- >> Premier City of Torrance Location
  - No Gross Receipts Tax
- >> Ample Parking Available!
- >> Located Along Hawthorne Blvd. Just North of PCH

## RENTAL RATE

- >> \$1.85 PSF, Full Service Gross



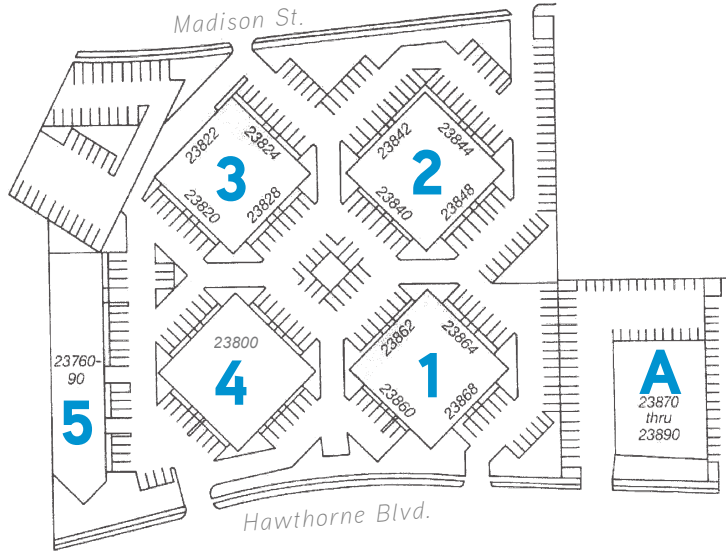
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23760-23890 HAWTHORNE BLVD. | TORRANCE, CA 90505



## 23820-23828 Hawthorne Blvd. (Building 3)

Address	Suite	Available SF	Address	Suite	Available SF
Fully Occupied			23824	200	1,750
			23828	200	1,750

## 23800 Hawthorne Blvd. (Building 4)

Address	Suite	Available SF	Address	Suite	Available SF
23800	102	± 871	23800	202	± 4,060

## 23860-23868 Hawthorne Blvd. (Building 1)

Address	Suite	Available SF	Address	Suite	Available SF
23862	101	1,750	23862	200	1,750
23868	100	1,750	23864	200	1,750
			23868	200	1,750

## 23760-23790 Hawthorne Blvd. (Building 5)

Address	Suite	Available SF
Fully Occupied		

## 23840-23848 Hawthorne Blvd. (Building 2)

Address	Suite	Available SF	Address	Suite	Available SF
23844	100	1,750	23840	200	1,750
23848	101	1,750	23842	200	1,625
23842	101	1,040	23844	200	1,750
23840	100	1,260	23840	201	800
23840	101	1,750			

## 23870-23890 Hawthorne Blvd. (Building A)

Address	Suite	Available SF
Fully Occupied		

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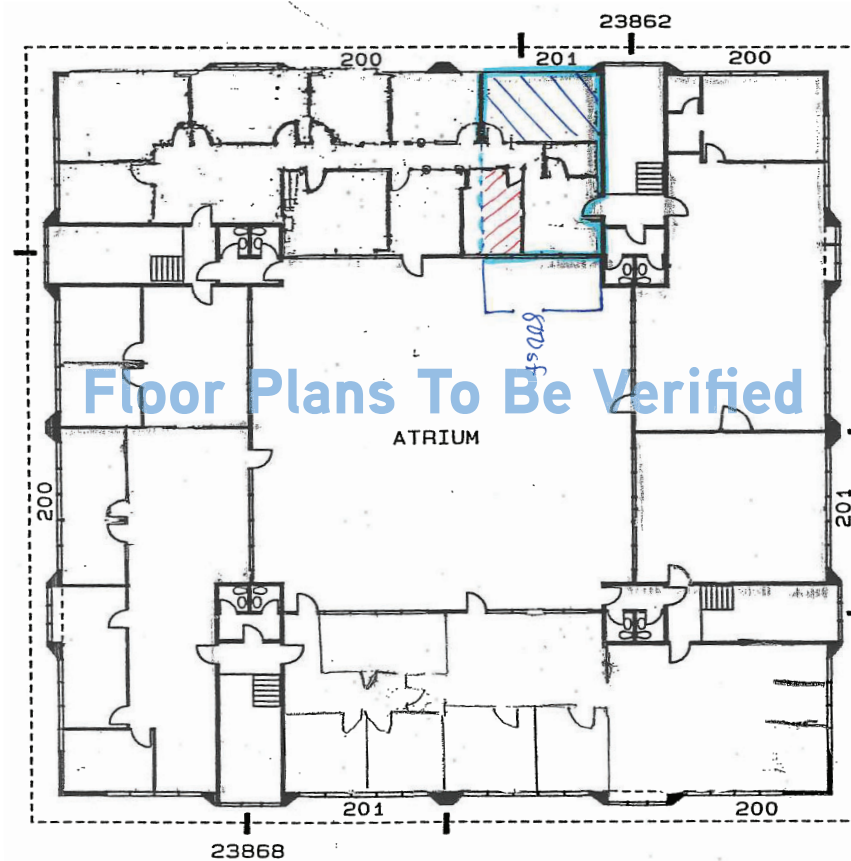
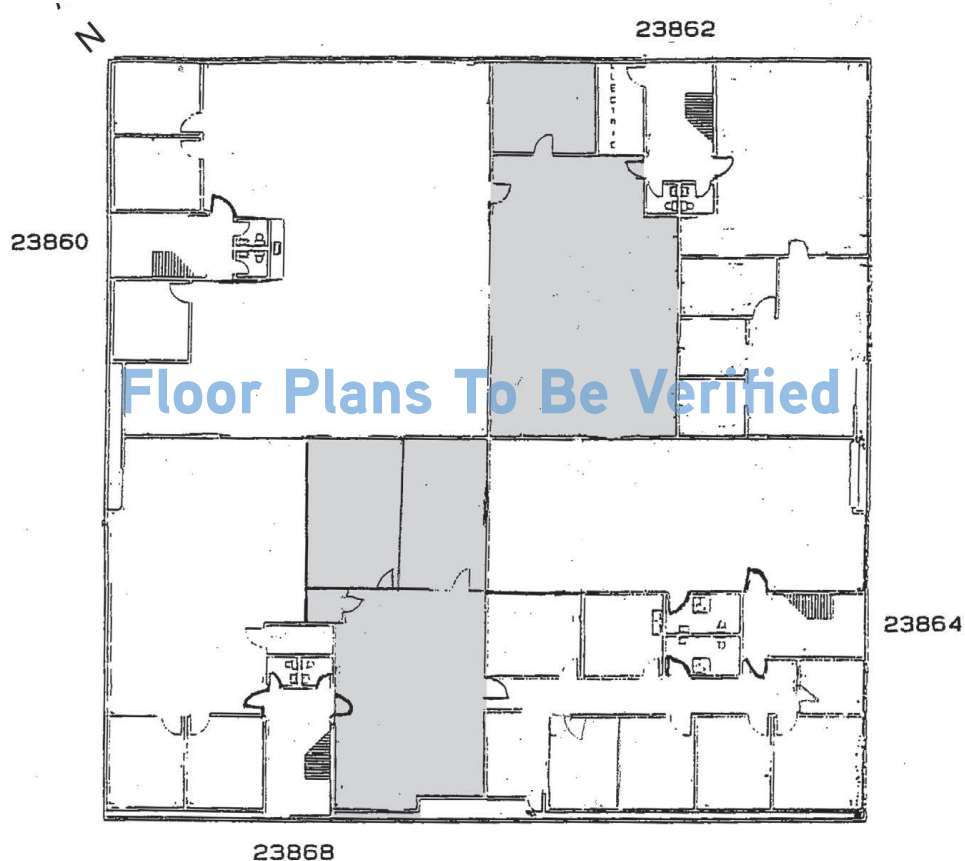


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## 23860-23868 Hawthorne Blvd. (Building 1)



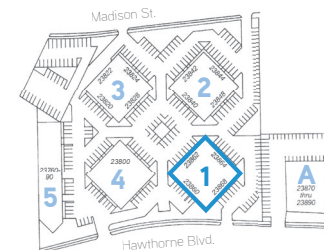
### First Floor

Address	Suite	Available SF
23860	100*	1,750
23860	101*	1,750
23862	101*	1,750

\* Contiguous: 3,500 - 5,250 SF

### Second Floor

Address	Suite	Available SF
23862	200	1,700
23864	200	1,700
23868	200	1,700



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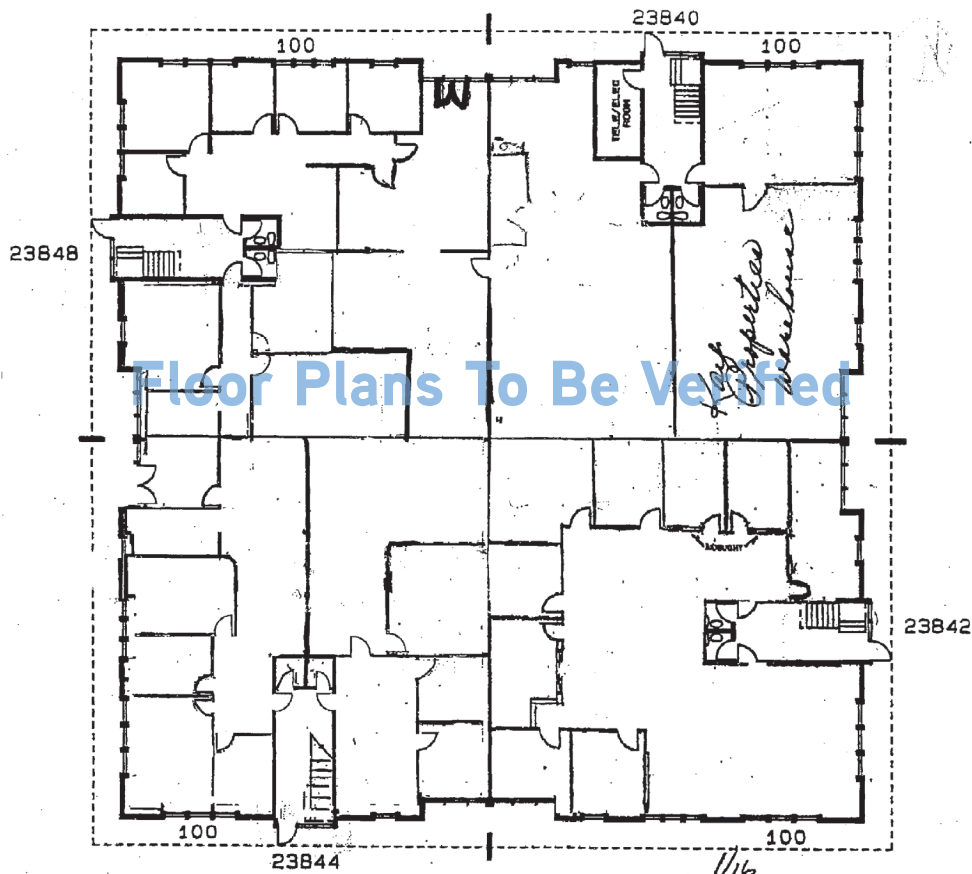
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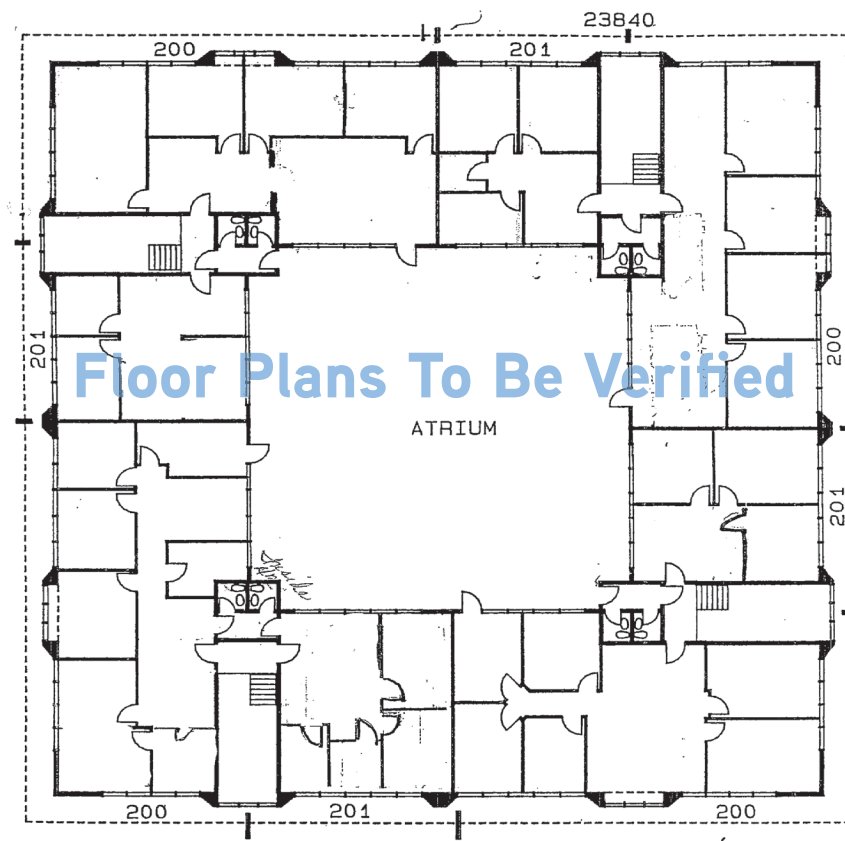


## 23840-23848 Hawthorne Blvd. (Building 2)



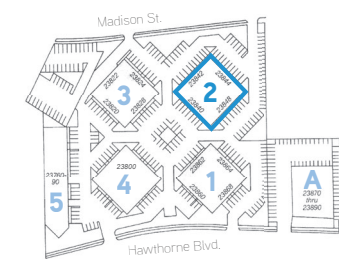
First Floor

Address	Suite	Available SF
23840	10R	1,260
23842	102	1,040
23844	100	1,750
23848	101	1,750
23840	101	1,750



Second Floor

Address	Suite	Available SF
23840	200	1,700
23840	201	800
23842	200	1,625
23844	200	1,700



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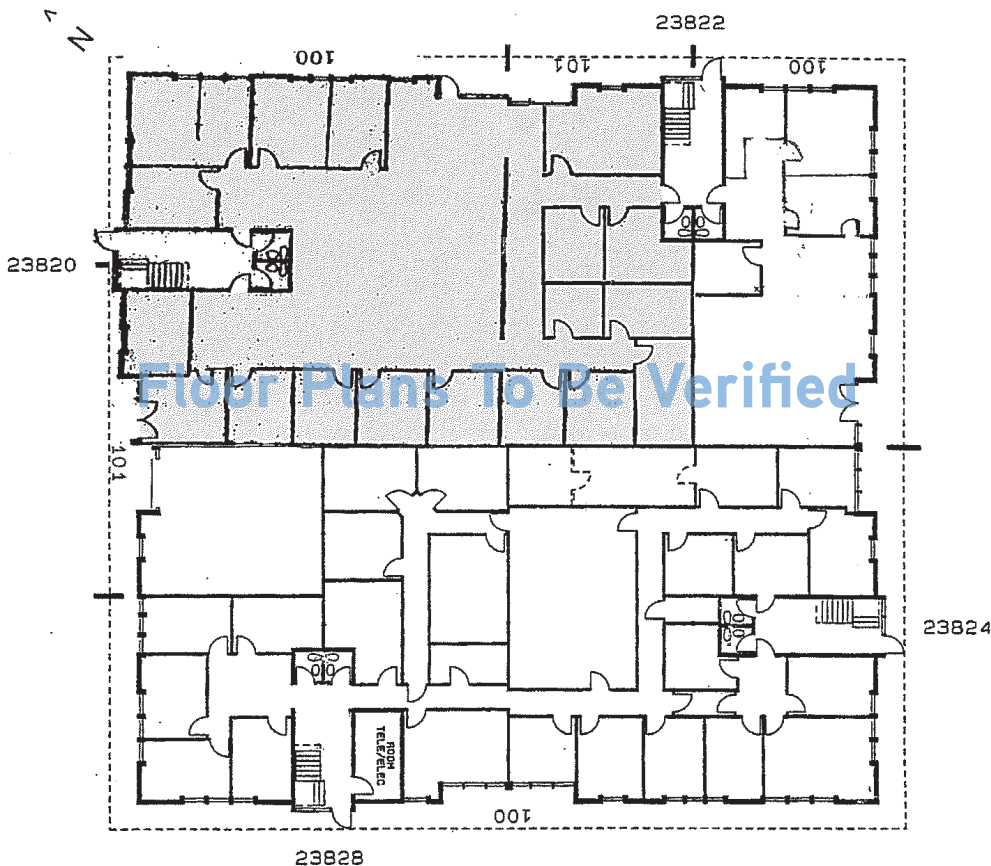
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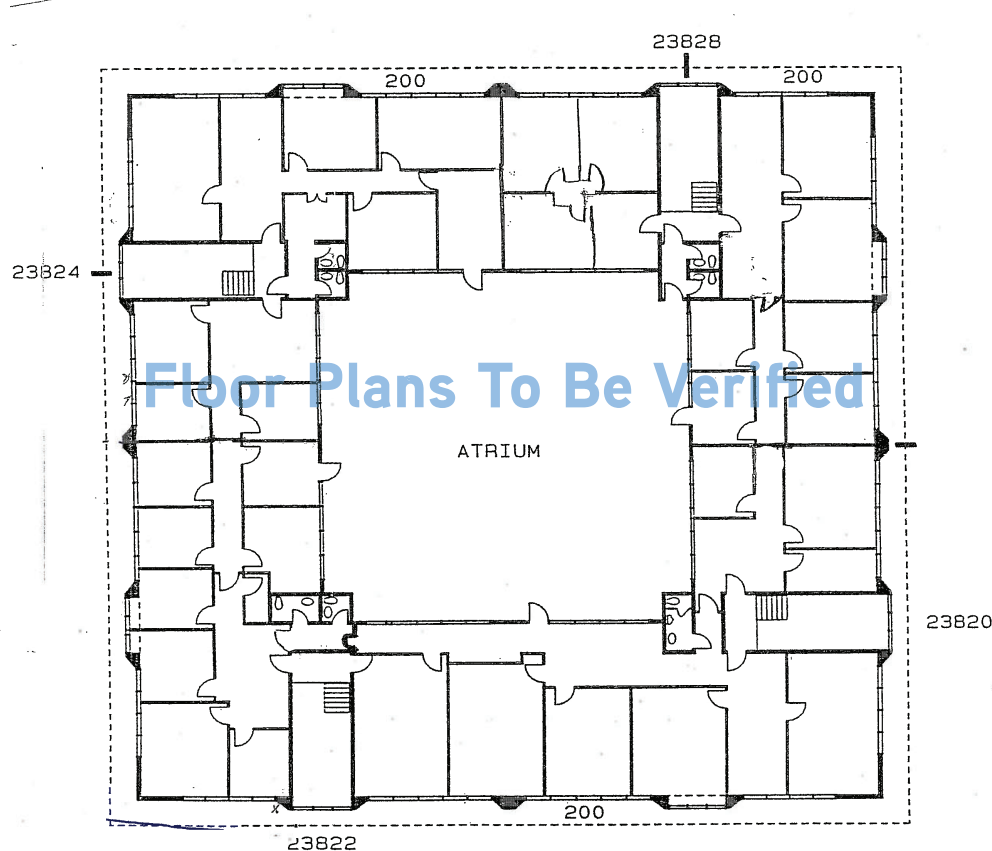


## 23820-23828 Hawthorne Blvd. (Building 3)



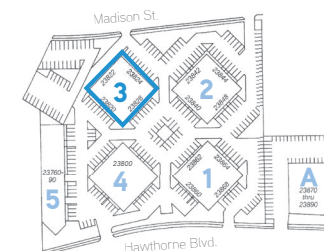
### First Floor

Address	Suite	Available SF
Fully Occupied		



### Second Floor

Address	Suite	Available SF
23824	200	1,700
23828	200	1,700



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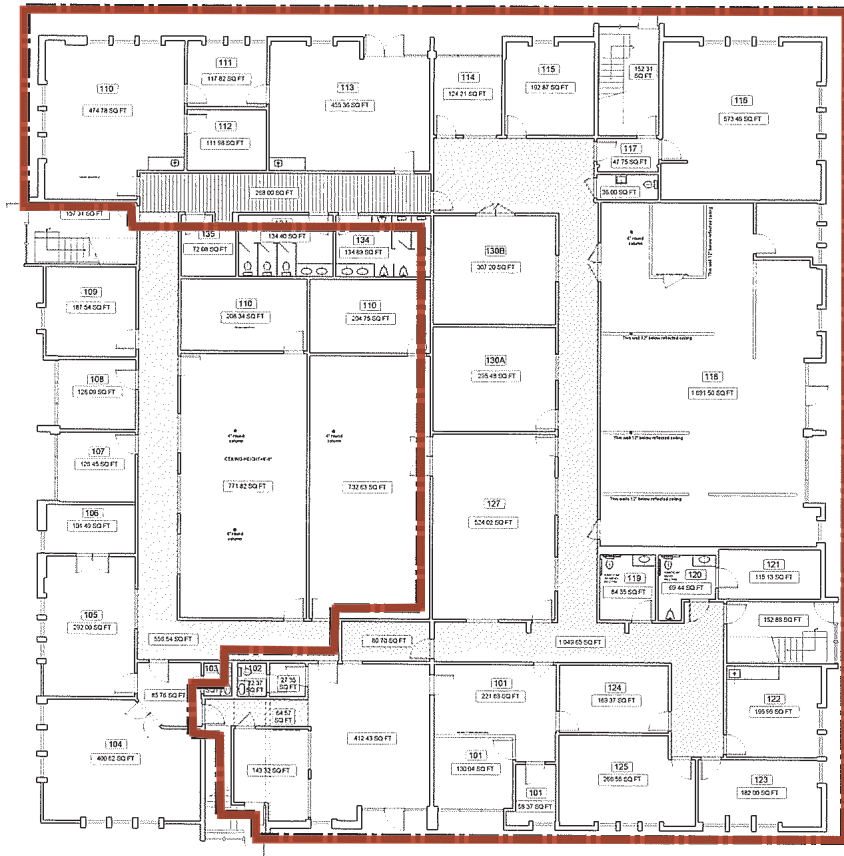


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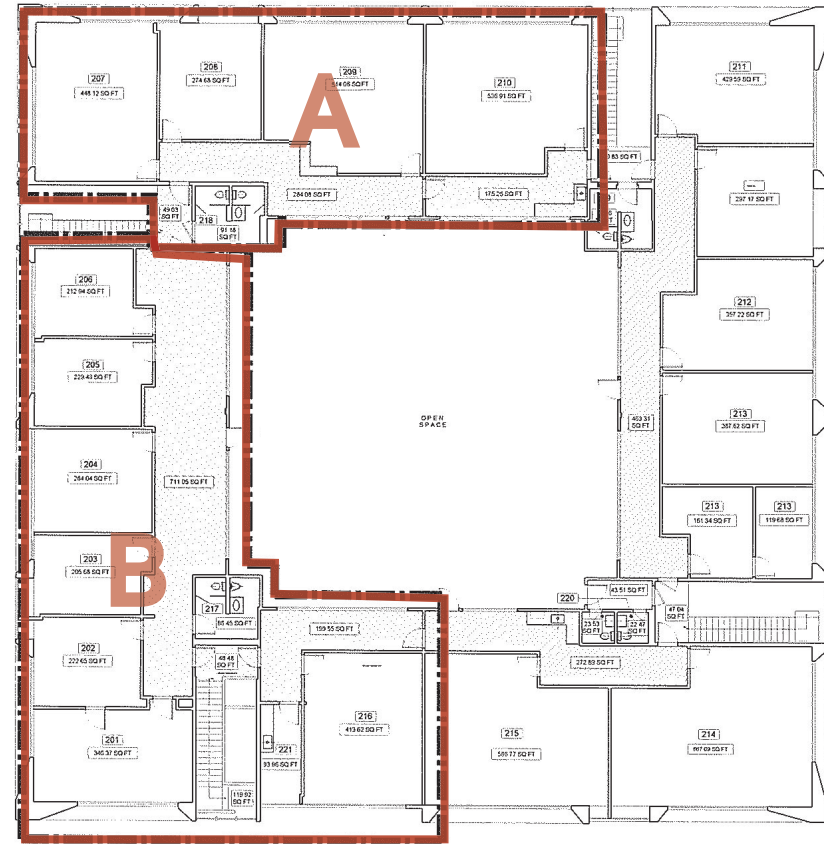


## 23800 Hawthorne Blvd. (Building 4)



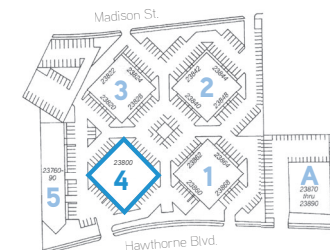
**First Floor**

Address	Suite	Available SF
23800	102	± 1,700



**Second Floor**

Address	Suite	Available SF
23800	202	± 4,060



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