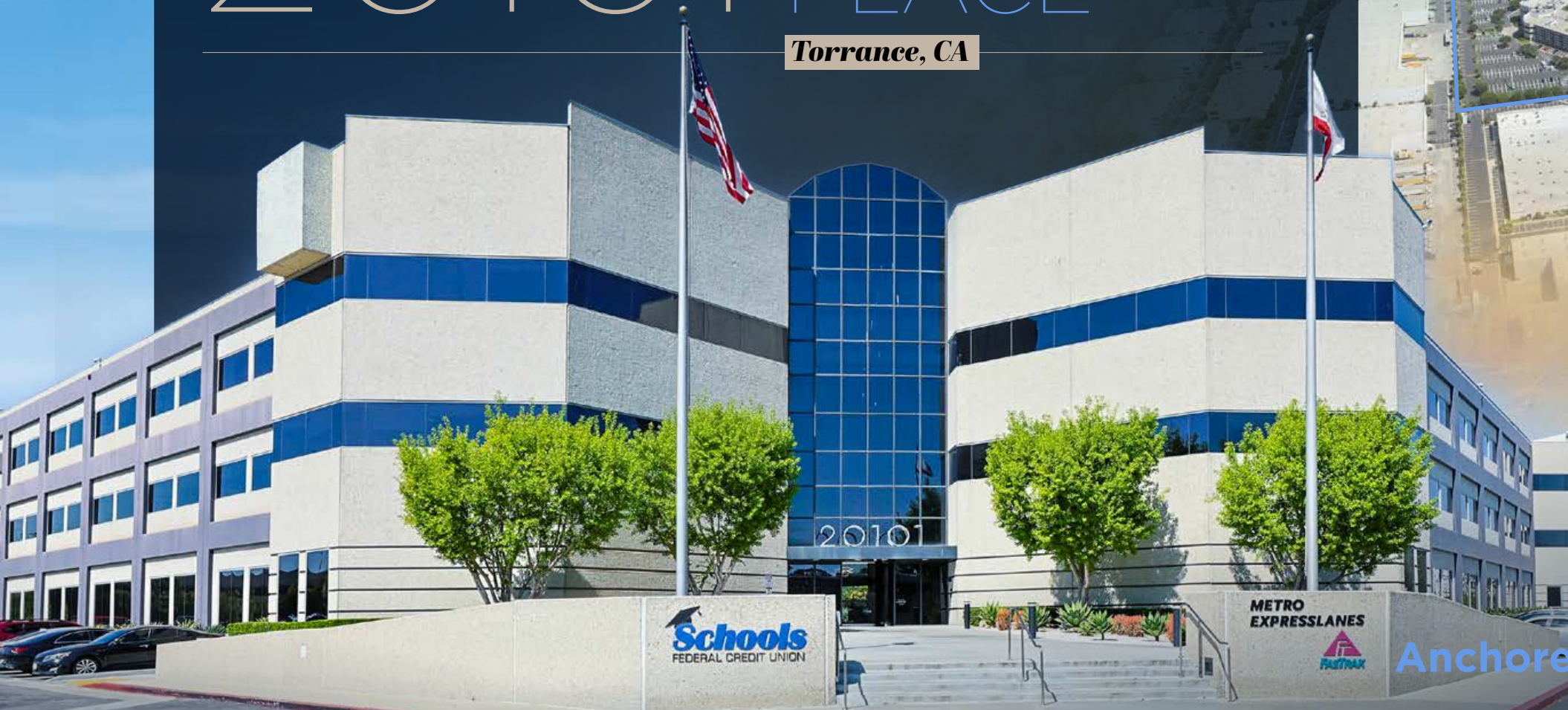


20101 HAMILTON PLACE

Torrance, CA



May 2025

NEWMARK



METRO
EXPRESSLANES



91.7% Leased
Anchored by LA County
(66% of NRA)
8.9 Year WALT
10.85 Acres (M3-Zoned)

THE OFFERING

Newmark, as the exclusive advisor, is pleased to offer the opportunity to acquire the fee simple interest in Hamilton Place, a prime office building located in Los Angeles (Torrance address), California. The 236,690 square foot Property is 91.7% leased and situated on 10.85 acres of M3-Zoned land, presenting a well-maintained, high quality investment with covered land play optionality in an evolving 190th Street submarket.



Strong Occupancy

Currently 91.7% leased, showcasing a stable income stream.



Long-Term Lease

Over 66% of the building is leased to the County of Los Angeles through 2037.



Covered Land Play Optionality

Situated on 10.85 acres of M3-Zoned (Heavy Industrial) land in one of the strongest industrial markets in the Country.



Building Quality

Recognized as one of the highest quality low-rise office buildings in its submarket



Increasing Returns

Offers a compelling opportunity for investors with safe, reliable, and growing financial returns from a stabilized office asset.



Credit Tenancy

86% of the rent roll is comprised of credit tenants.

Hamilton Place Checks Every Box:

✓ WALT

✓ Basis

✓ Yield

✓ Financeable

✓ Credit

✓ Covered Land Play

Property Facts

20101 Hamilton Avenue, Torrance, CA 90502

236,690 SF

Net Rentable Area

3

Number of Stories

91.7%

Occupancy

10.85 Acres

Site Area

1984/2014

Year Completed/Renovated

4.2/1,000 PSF

Parking Ratio

8.9 Years

WALT

M3

Zoning (Heavy Industrial)





INVESTMENT HIGHLIGHTS

High-Quality Low-Rise Office Building

Hamilton Place is one of the highest quality low-rise office buildings in the 190th Street office submarket, offering outstanding curb appeal, construction quality, adjacent parking, attractive atrium-style lobbies, on-site food service and a well landscaped courtyard with a water feature.

Excellent Credit Tenant Roster-8.9 Years of WALT

The County of Los Angeles recently signed multiple leases, increasing the Property's WALT to 8.9 years. With its continuous glass-line, high ceilings, interior courtyard area and water feature, Hamilton Place provides the perfect environment that tenants desire.

Evolving 190th Street Submarket

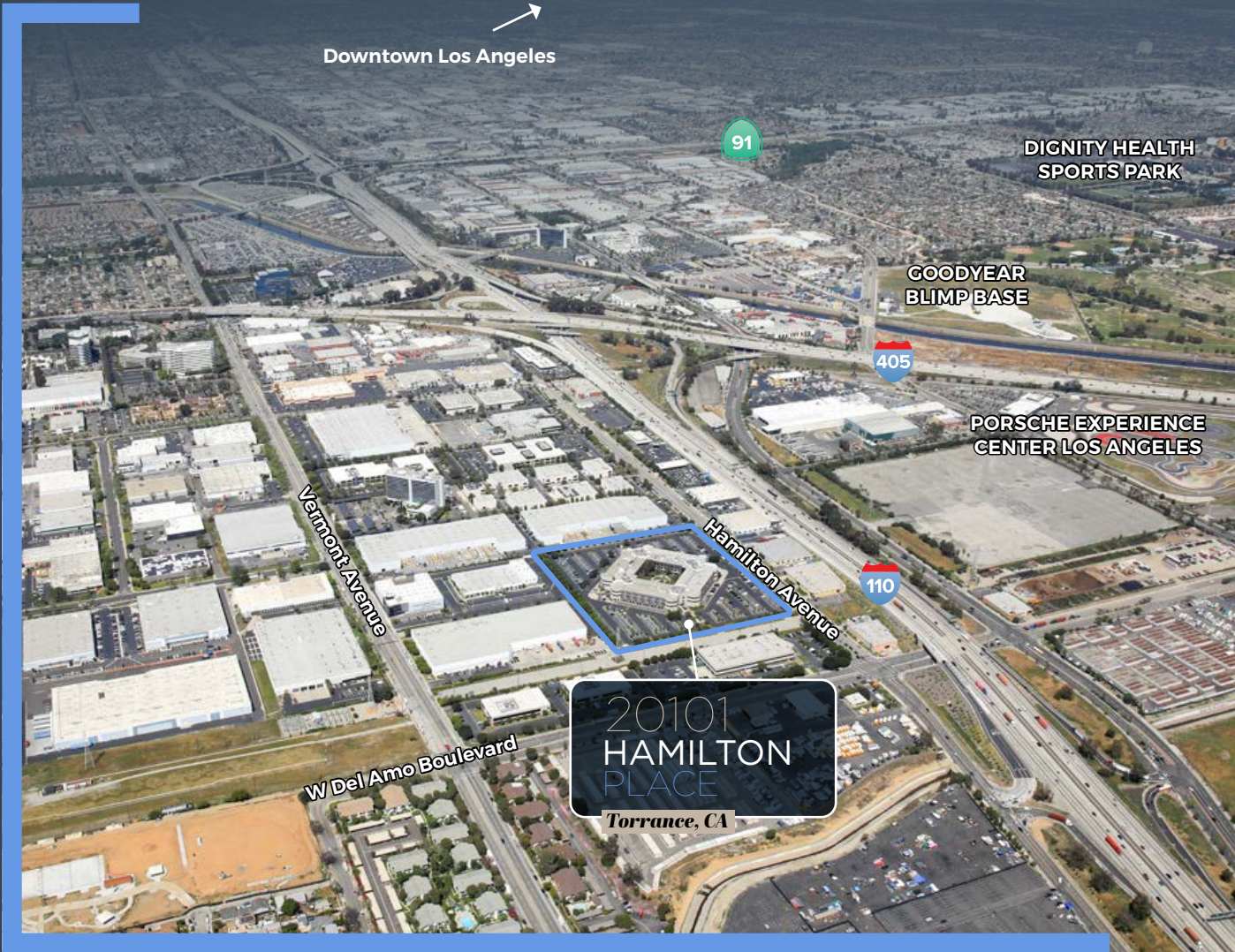
The 190th Street submarket is undergoing major changes due to the conversion of several office buildings to industrial, leading to their demolition and replacement with class-A warehouses. This will reduce office inventory in the submarket over 818,000 square feet, displacing tenants and increasing demand for remaining offices, such as Hamilton Place, benefitting future occupancy.

20101



HIGH-QUALITY LOW-RISE OFFICE BUILDING

20101



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20101 HAMILTON
PLACE

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Corporate License #01355491

NEWMARK

The broker for a purchaser of the property shall be entitled to receive a real estate commission only in the event that broker and the property's owner execute a written commission agreement containing the manner of calculation of that commission and all conditions to its payment, and the satisfaction of those conditions. Absent a written agreement to the contrary between that broker and Newmark Knight Frank (Newmark) that broker shall not look to Newmark for payment of such a commission or any other compensation. Although all information furnished regarding property for sale, lease, or financing has been obtained from sources deemed to be reliable, that information has not been verified by Newmark and no express representation is made nor is any to be implied as to the accuracy thereof. That information is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by Newmark's client.