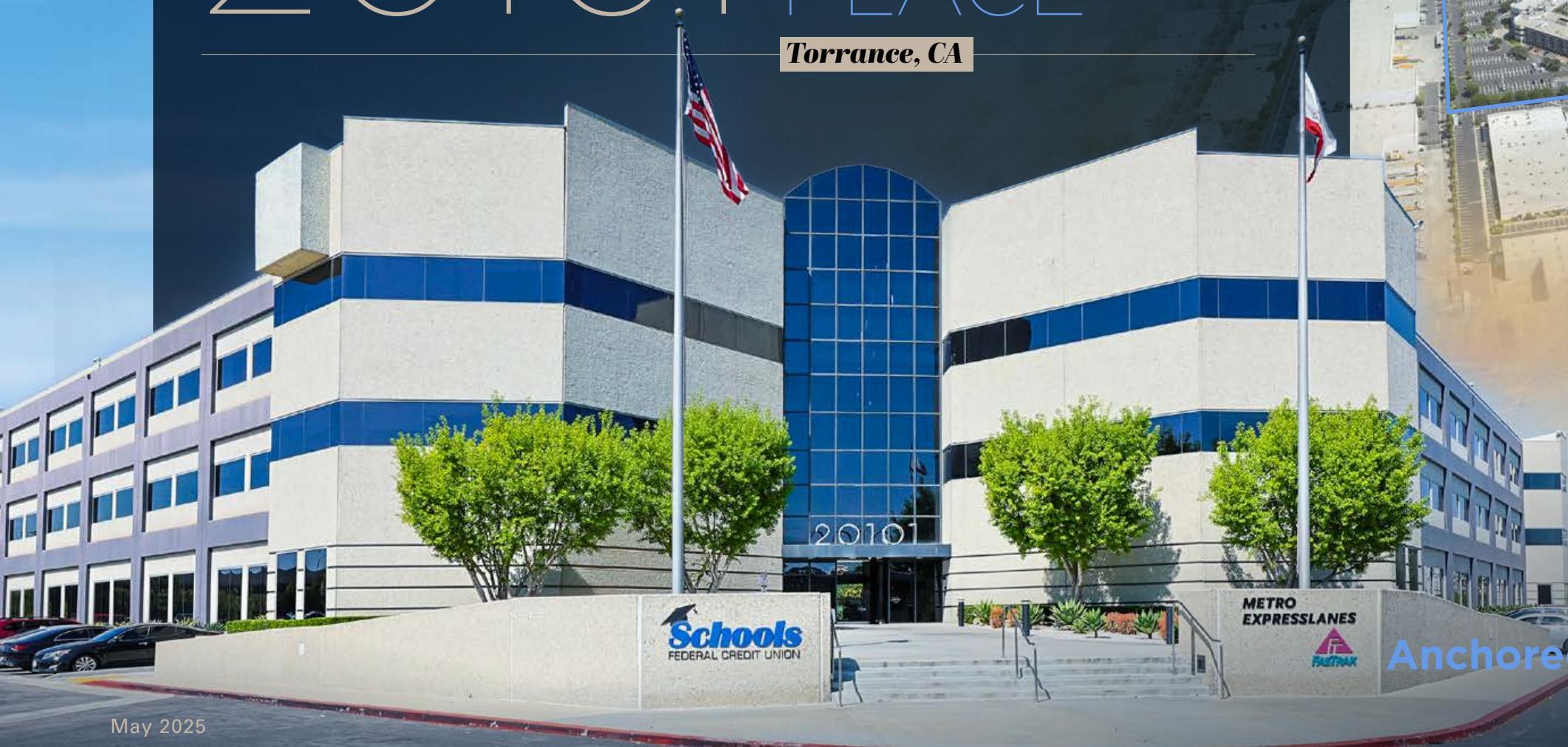


20101 HAMILTON PLACE

Torrance, CA



May 2025

NEWMARK



**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:

<input checked="" type="checkbox"/> WALT	<input checked="" type="checkbox"/> Basis
<input checked="" type="checkbox"/> Yield	<input checked="" type="checkbox"/> Financeable
<input checked="" type="checkbox"/> Credit	<input checked="" type="checkbox"/> 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.

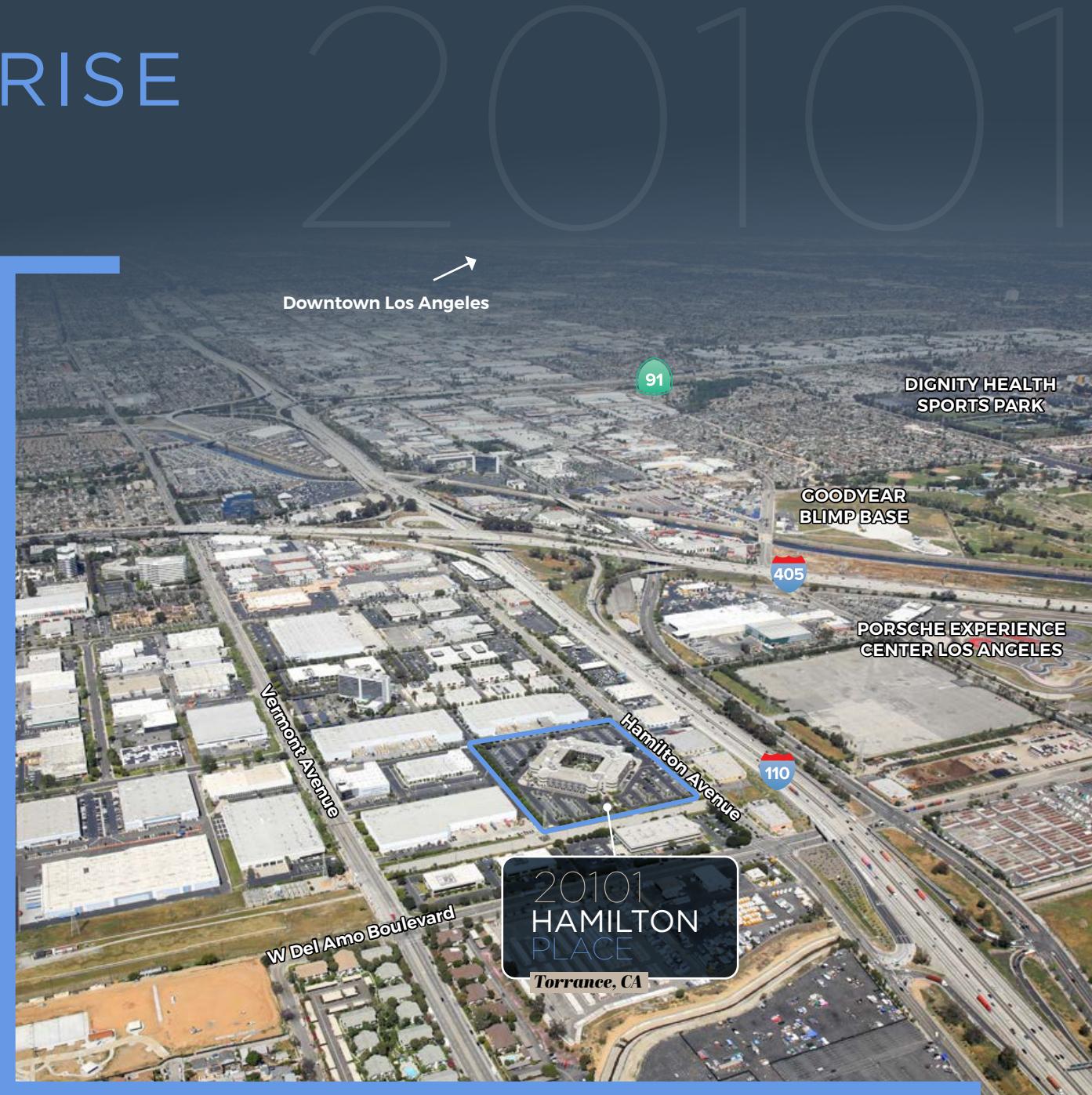
2010



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.

HIGH-QUALITY LOW-RISE OFFICE BUILDING



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May 2025

Corporate License #01355491

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