

#### PROPERTY DATA - Office

Building Size	14,132 SF	# Floors	1	Construction Type	
Specific Use	General	Elevators	No	Typical Floor Size	14,132 SF
Building Class	B	Condo	No	Parking	/ 4/1000
Building Status	Existing	Lot Size	0.18 Ac / 7,659 SF	Owner	TOYOTA TSUSHO AMERICA INC
Occupancy Type	Multi-Tenant	Zoning	M1	Market Area	Torrance
Year Built / Renovated	1989 /	APN	4090-024-032	Load Factor	

**Property Comments:** Torrance Business Center. Great access to 405, 110, and 91 Freeway. Sonesta Select Torrance Hotel in the Business Park.

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#### AVAILABLE SPACE - For Lease

Type: Suite	Sublease	Vacant	Avail SF	Min SF	Rate	Date Avail
Office: 102	No	Yes	1,704	1,704	\$2.40 FSG	Now

*Corner unit with natural lighting. Ground floor suite with lobby identity and kitchen sink. No gross receipts business tax in the City of Torrance.*



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.



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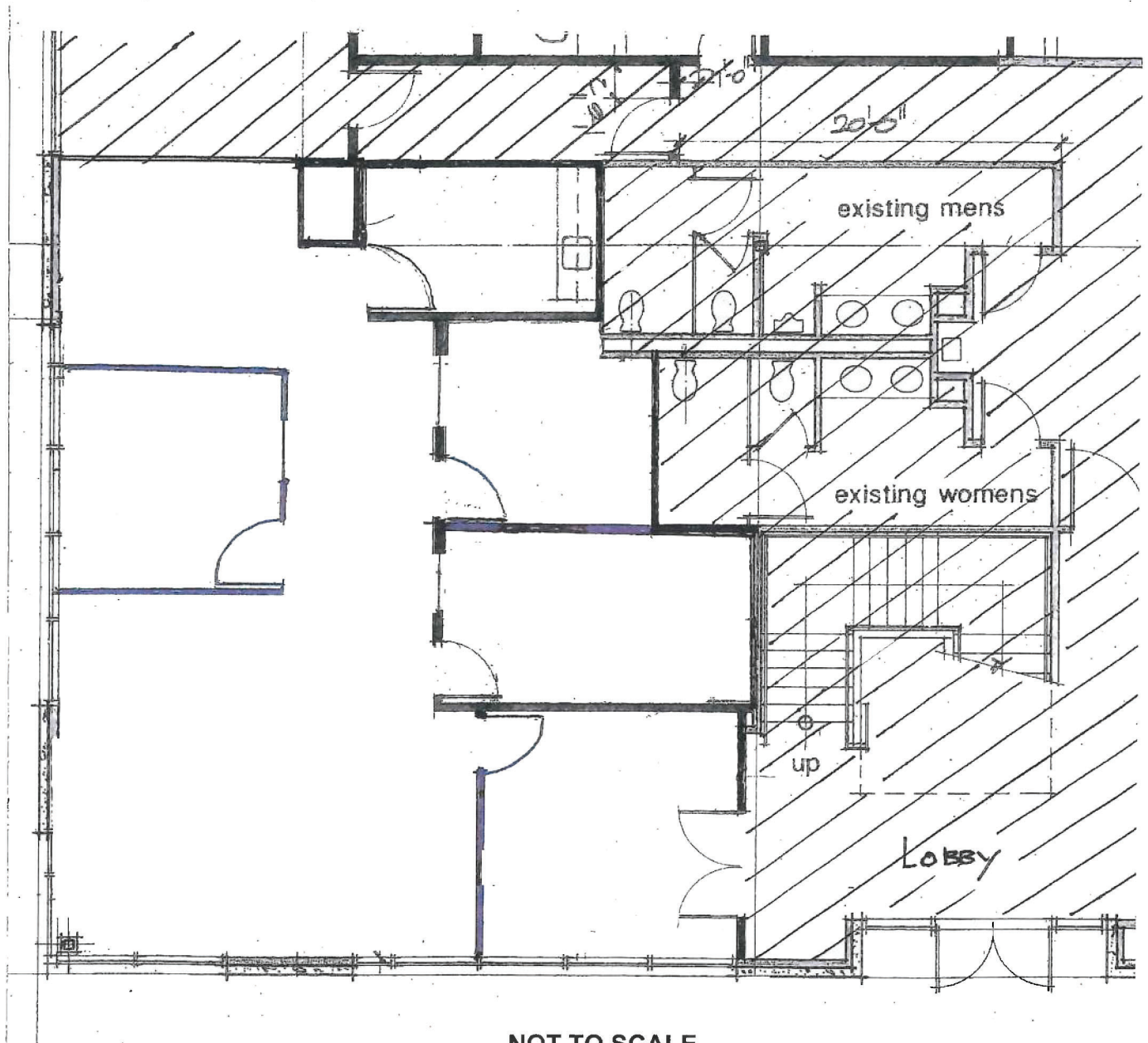
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## FLOOR PLAN

OFFICE FOR SUBLEASE



NOT TO SCALE