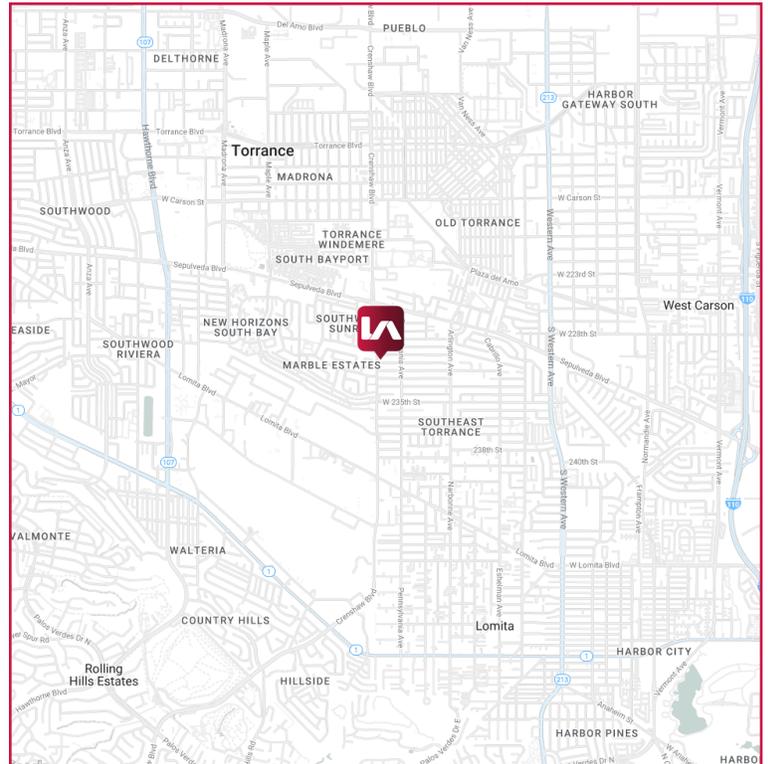




Suite	Size	Rate
102	1,700 RSF	\$3.50 / SF FSG
208	1,107 RSF	\$3.50 / SF FSG

**PROPERTY DETAILS**

- Central Torrance Location
- Highly Improved Existing Dental and Medical Space w/ Multiple, Exam Rooms, Doctor's Office and Waiting Area, Private Restroom, Kitchenette
- Ready For Immediate Occupancy
- Minutes to All Major Hospitals (Torrance Memorial, Harbor UCLA, Kaiser, and Little Company)
- Easy Access to 405, 110, and 91 Freeways
- High Traffic Counts on Crenshaw Blvd (Approximately 41,926 Cars Per Day)
- Close Proximity to Palos Verdes, Beaches, Restaurants, Del Amo Fashion Center, and More!



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**TOM TORABI**

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Suite	Size	Rate	Improvements Information
102	1,700 RSF	\$3.50 / SF FSG	<ul style="list-style-type: none"> <li>• Four Dental Exam Rooms (±9' x 10') with upper and lower cabinetry and sink</li> <li>• Dedicated X-Ray Room (±4' x 8')</li> <li>• ADA-Compliant Restroom</li> <li>• Private Doctor's Office (±8' x 12')</li> <li>• Compressor Room (±3' x 6')</li> <li>• Spacious Lobby and Reception Area with built-in countertop, kitchen, and sink</li> <li>• Laboratory Area (±6' x 8.5')</li> </ul>
208	1,107 RSF	\$3.50 / SF FSG	<ul style="list-style-type: none"> <li>• Four Exam Rooms</li> <li>• Private Doctor's Office</li> <li>• Welcoming Lobby and Reception Area</li> <li>• Kitchen with Restroom</li> </ul>

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