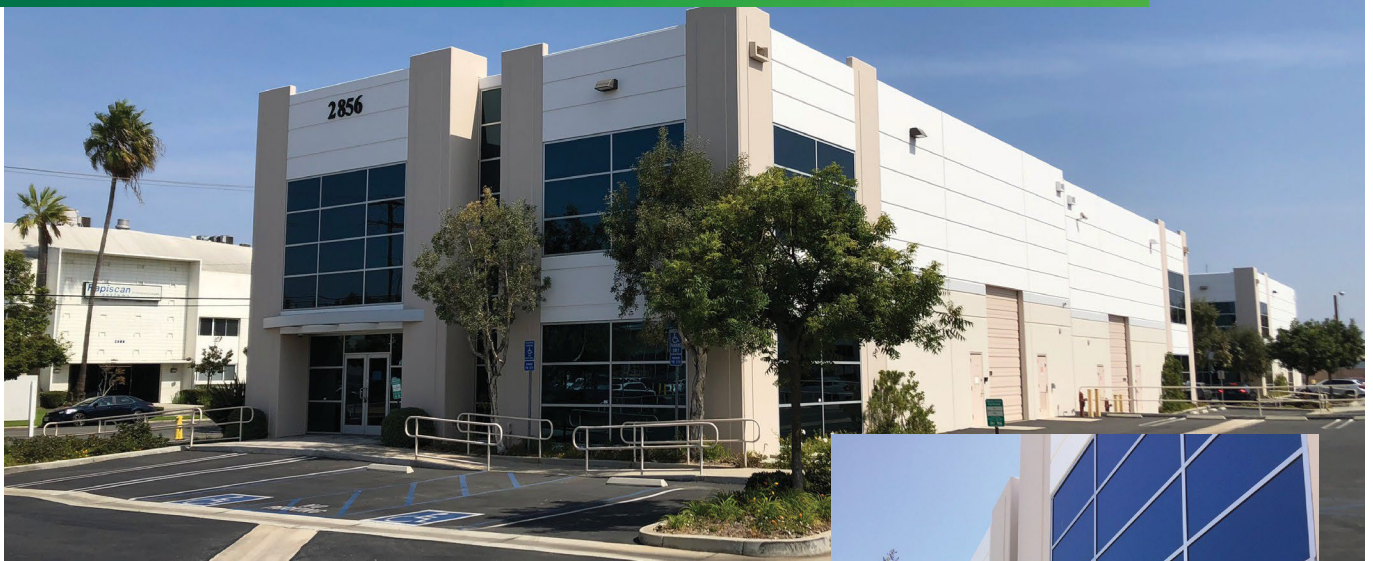


6,667 SF FOR LEASE

# PRESTIGIOUS MODERN CLASS "A" FLEX BUILDING

2856 COLUMBIA STREET, UNIT A-6  
TORRANCE, CA 90503



## PROPERTY FEATURES

- + Lease Rate: \$16,000 per mo (\$2.40 PSF) Gross
- + 6,667 SF Building on 11,676 SF of Land
- + 5,868 SF of Two Story Offices
- + 24' Warehouse Clearance
- + 1 Ground Level Door
- + Built in 2007
- + 22 Parking Stalls
- + 400 Amps, 120/208 Volts
- + Modern flex building located within the prestigious Torrance Matrix Business Park, perfect for image conscious users. Well-appointed private offices balanced with collaborative work spaces and a large creative office with a vaulted ceiling/natural light offers employees an ideal working environment.



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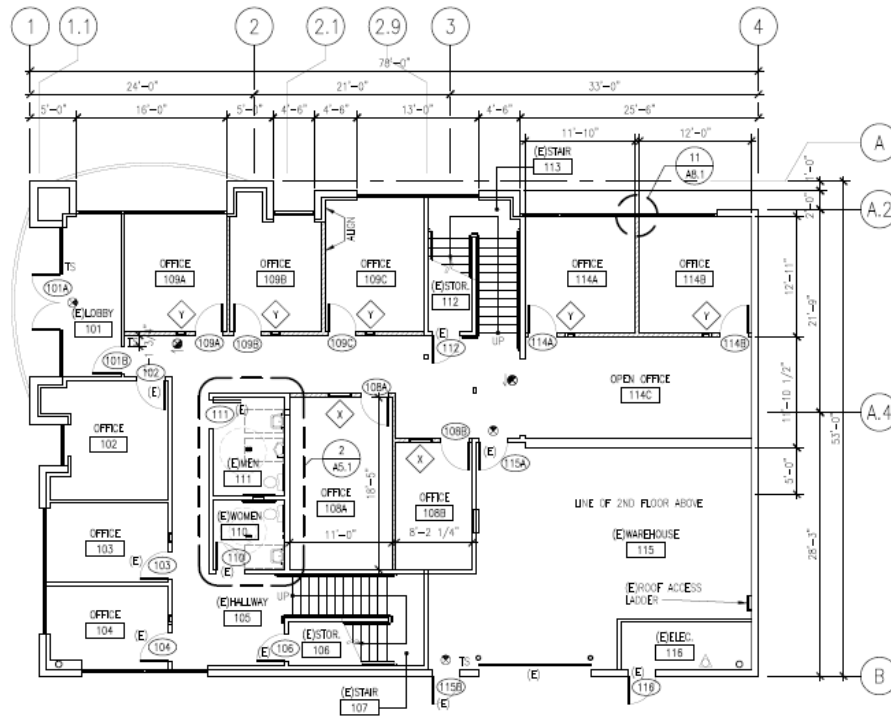
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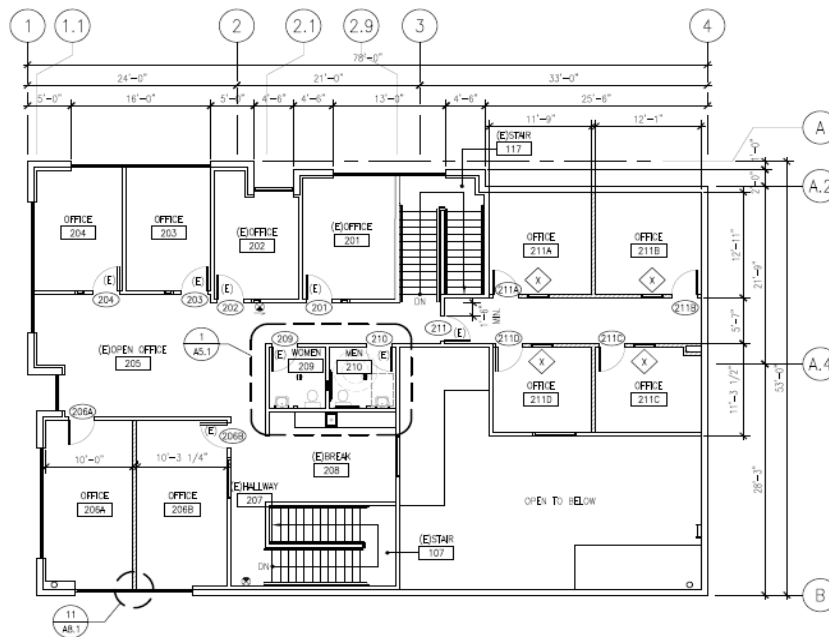
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