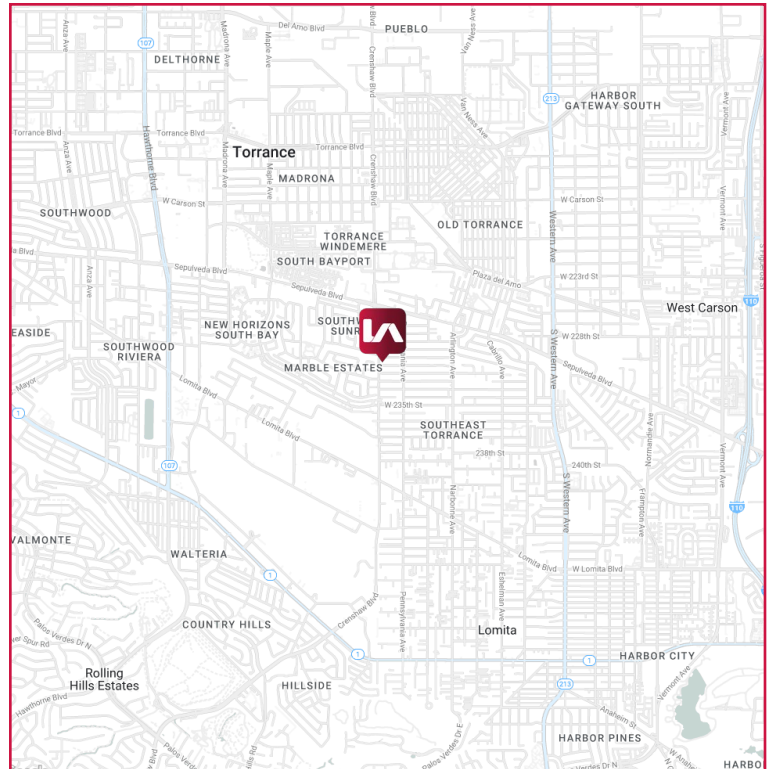




Suite	Size	Rate
102	1,700 RSF	\$3.50 / SF FSG
208	1,107 RSF	\$3.50 / SF FSG

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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p 310.965.1754

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-  21250 Hawthorne Blvd, Suite 700,
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 Tel: +1 (310) 768-8800
 Fax: +1 (310) 768-8978





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


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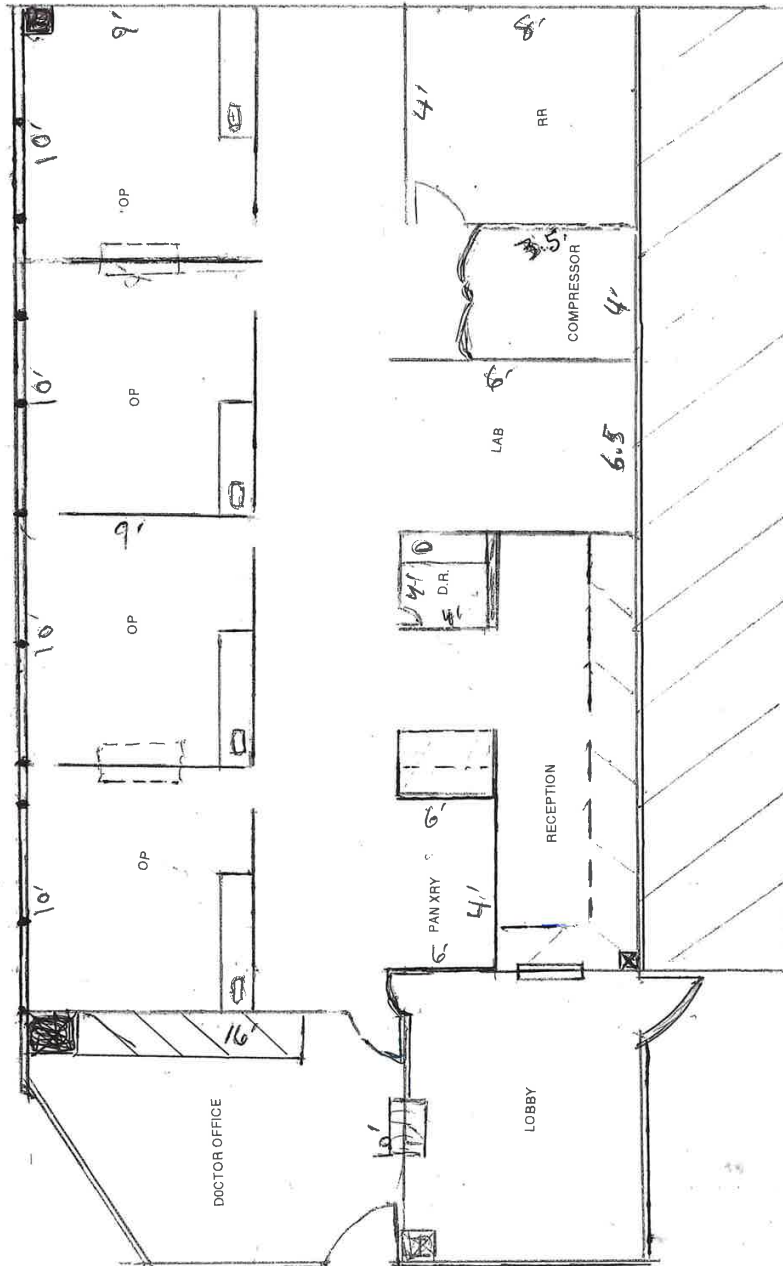
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NOT TO SCALE

SUITE 102

1,700 RSF







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