



Accelerating success

FOR LEASE

# Premium Second Floor Office Space Available for Sublease in Central Torrance

A centrally-located and modern environment for your growing business

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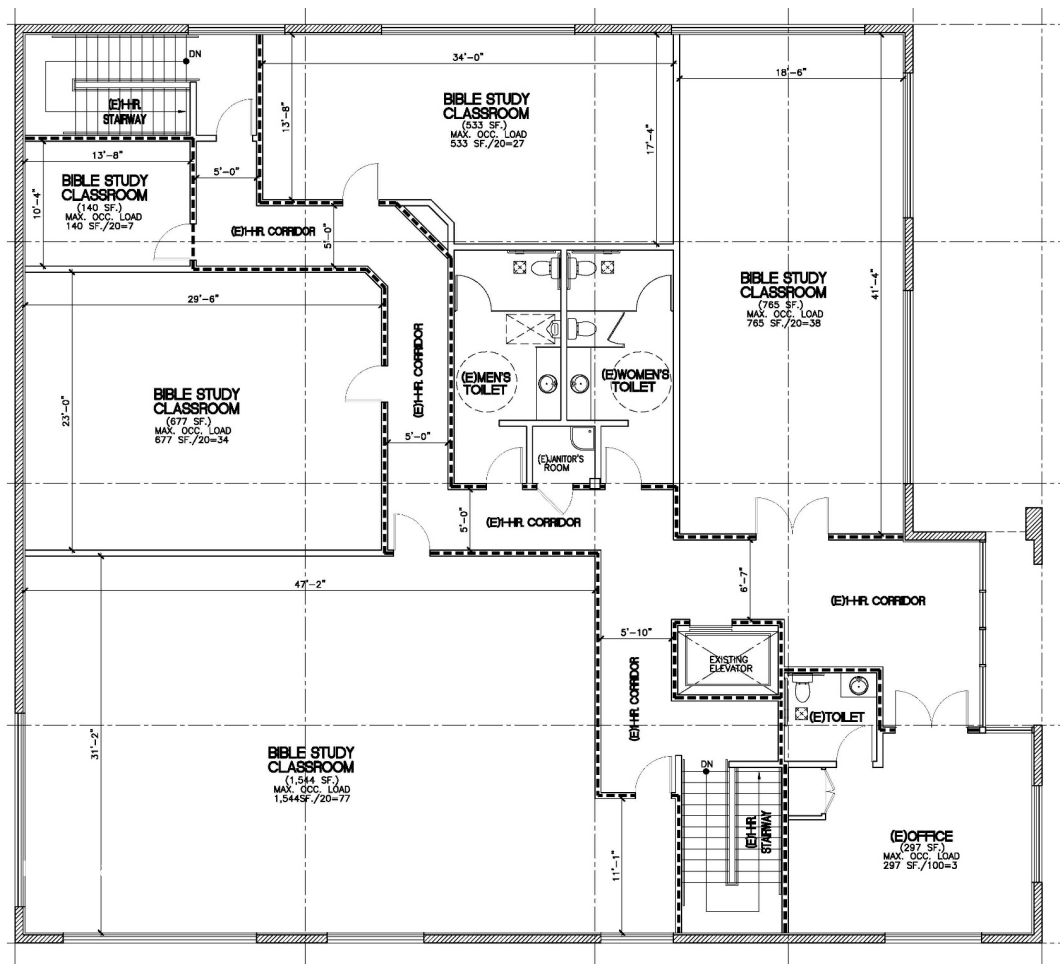
Property name	Mariner Office Park
Location	19801 Mariner Ave, 2 <sup>nd</sup> fl Torrance, CA 90503
Total building size	13,798 SF
Rentable space	6,074 SF
Floors	2
Floor sizes	6,074 SF
Available space	6,074 SF
Zoning	TOMI-BP
Year built/renovated	2004
Building class	B
Lease type	Gross/Net/Modified Gross
Parking	4.5:1000 / On-site parking availability
Elevators	1
Security features	24/7 security
Common areas	Lobbies, conference rooms, restrooms, etc.
Nearby amenities	Shops, restaurants, banks, proximity to Del Amo Mall
Tenant mix	Education
Accessibility	Wheelchair accessible
Internet connectivity	WiFi availability, High-speed fiber potential

### Additional Features:

Beautiful and clean second floor office space equipped with multiple private offices, built in bullpens, a large presentation/stage/training space, one glass board conference room, breakroom/kitchen, private executive office



# Starting from Negotiable



### Prime Location

Situated in a highly sought-after Torrance, this office space offers easy access to major highways, public transit, and nearby business hubs, ensuring maximum convenience for both employees and clients.

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### Modern Design

Featuring contemporary architecture in a class B building, the space is partially furnished and ready for occupancy.

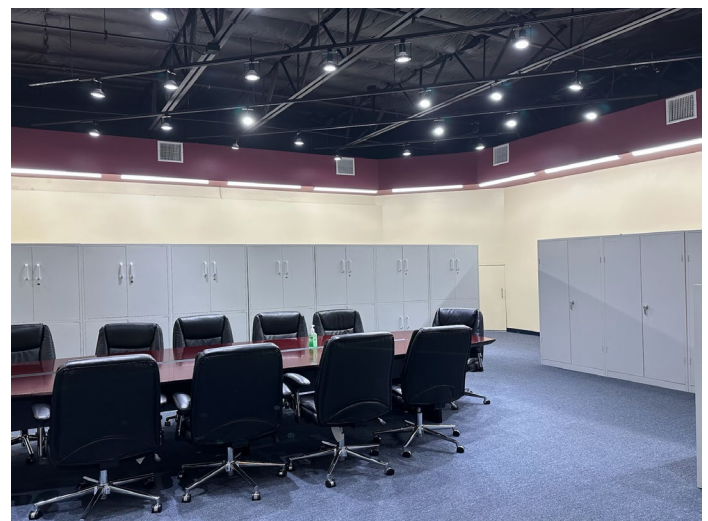
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### State-of-the-Art Amenities

Equipped with high-speed internet, energy-efficient systems, and on-site conference rooms, this office building provides all the tools necessary for a productive and sustainable work environment.

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**24/7 Security & Access** Enjoy peace of mind with around-the-clock building access and top-tier security features, and surveillance



Restaurants,  
Cafés and Breweries

- In-N-Out
- Jollibee
- El Pollo Loco
- Norm’s
- McDonald’s

Fitness,  
Personal Services

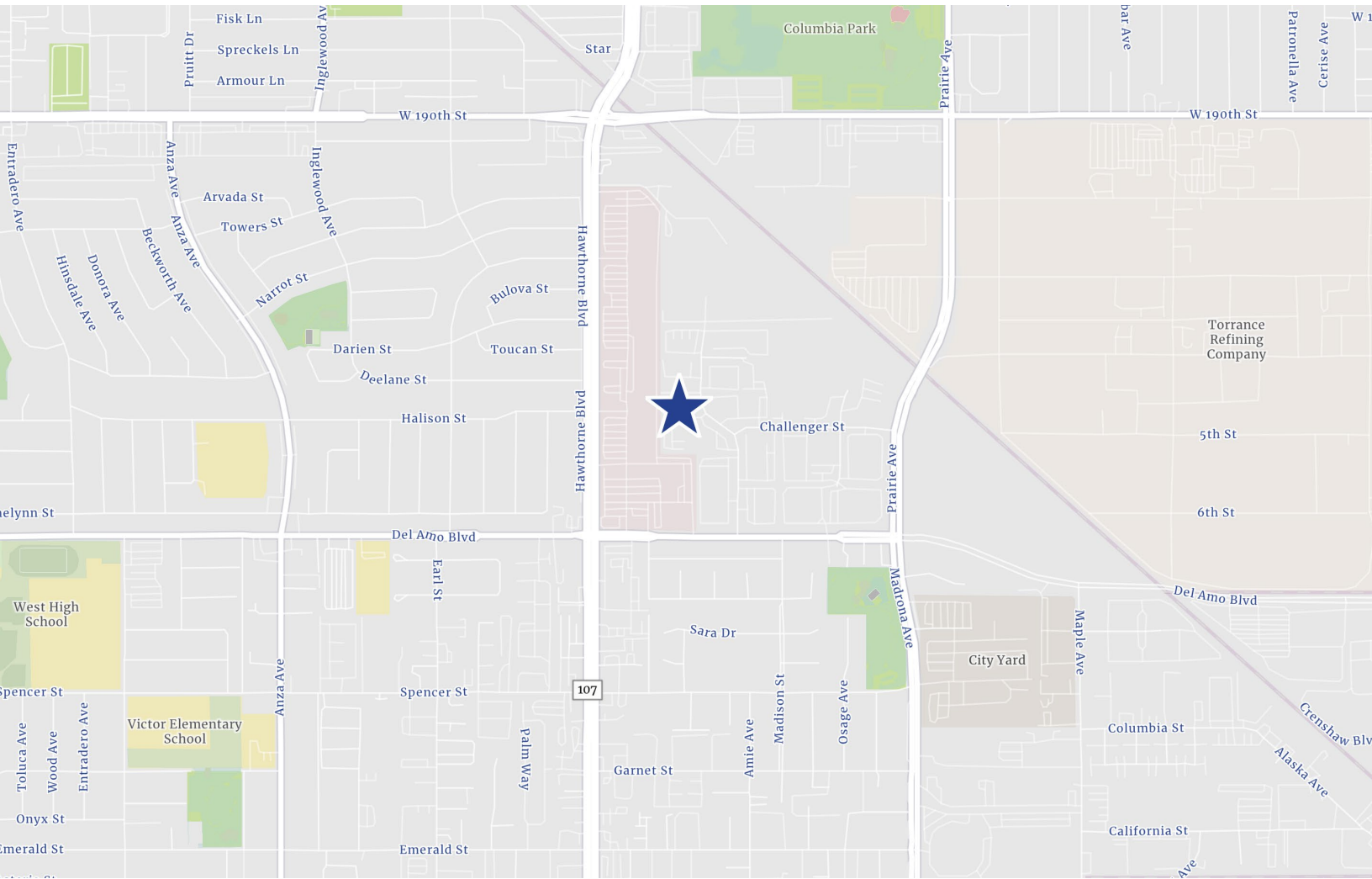
- UFC Gym
- California Credit Union
- SoCal Pediatric Dentistry
- Class 5 Climbing

Finance

- California Credit Union

Shopping

- Trader Joe’s
- Walmart
- Torrance Promenade
- HomeGoods
- The Vitamin Shoppe



Walk  
score  
53

Bike  
score  
43

Transit  
score  
35

Drive  
score  
93



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