

TORRANCE TECH PARK

370 - 390 AMAPOLA AVENUE | TORRANCE, CA 90501

LA LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS

For more information, please contact:

390 Amapola, Suite 2:	±3,025 SF at \$1.35/SF
370 Amapola, Suite 218:	±2,938 SF at \$1.20/SF
370 Amapola, Suite 215-218:	±5,689 SF at \$1.15/SF
370 Amapola, Suite 215:	±2,751 SF at \$1.20/SF
370 Amapola, Suite 210:	±1,474 SF at \$1.35/SF

- Professional Office & Industrial Spaces Available
- Easy Access to Free Parking
- High Image Multi-Tenant Office / R&D / Flex / Industrial Park
- Professionally Managed and Maintained Business Park
- \$0.20 / SF Common Area Maintenance Fee
(Includes: Water / Trash / Landscaping / HVAC Maintenance / Etc.)
- 3D Matterport Virtual Tour Available to View

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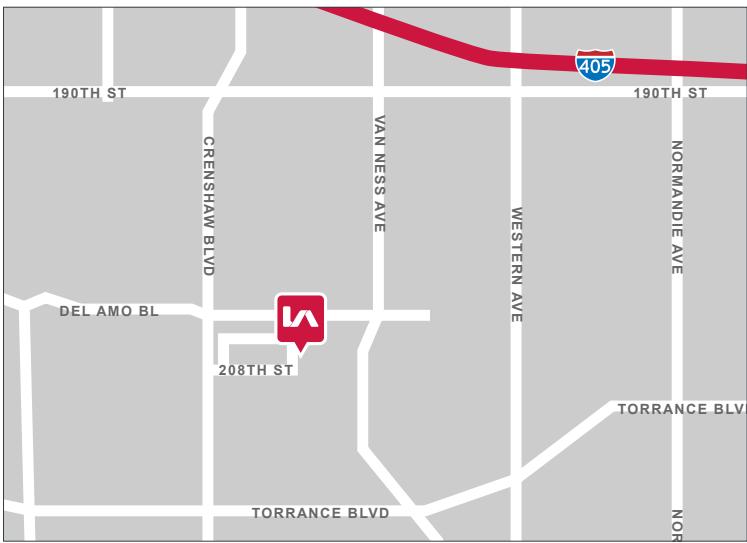
AVAILABLE SUITES

370 AMAPOLA

SUITE	SIZE	RATE	DESCRIPTION	3D TOUR
210	± 1,474 SF	\$1.35/SF MG + \$0.20/SF CAM	<ul style="list-style-type: none"> Available Now. 100% Office Space, Reception, 3 Private Offices (2 Window-Line), Kitchen, Open Office Area 	 360° CAMERA VIEW
215	±2,751 SF	\$1.20/SF MG + \$0.20/SF CAM	<ul style="list-style-type: none"> Available Now. 100% Office, 5 Window-Lined Private Offices, Kitchenette, Reception, Bull-Pen Area, 2 Private Restrooms 	 360° CAMERA VIEW
218	±2,938 SF	\$1.20 / SF MG + \$0.20 / SF CAM	<ul style="list-style-type: none"> Available Now 100% office space, Private entry, 4 Private offices, Kitchen, 2 Private restrooms, Large Conference Room and Lots of Open Space 	 360° CAMERA VIEW

390 AMAPOLA

SUITE	SIZE	RATE	DESCRIPTION	3D TOUR
Suite 2	±3,025 SF	\$1.35/SF MG + \$.20/SF CAM	<ul style="list-style-type: none"> Available 8/1/25 21' Clear Height in Warehouse, Clear-Span Warehouse, 10' x 12' GL Door, Approximately 1,305 SF of Office Space 	 360° CAMERA VIEW



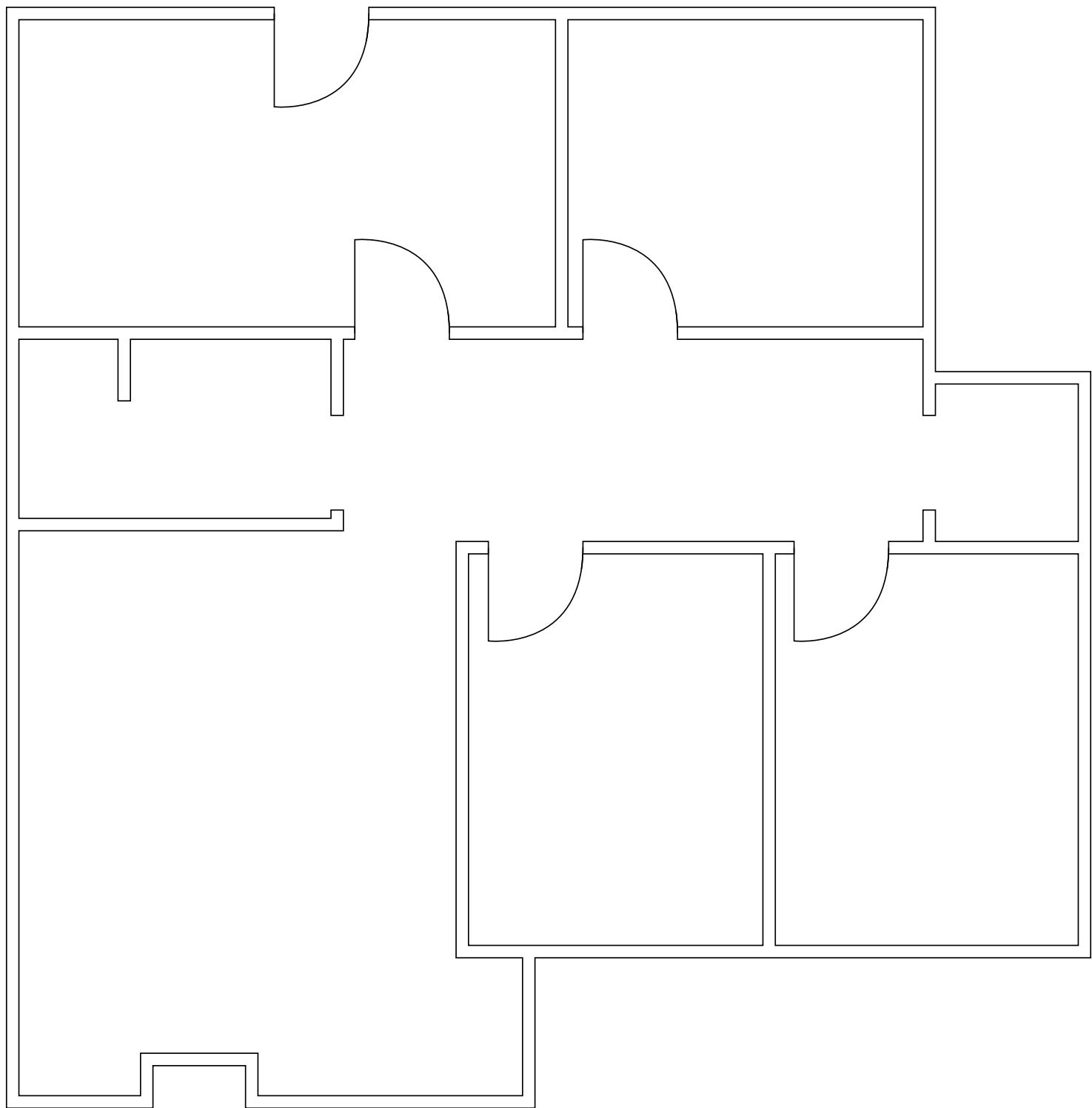
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370 AMAPOLA AVE - SUITE 210 FLOOR PLAN (NOT DRAWN TO SCALE)



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370 AMAPOLA AVE - SUITE 210 PHOTOS

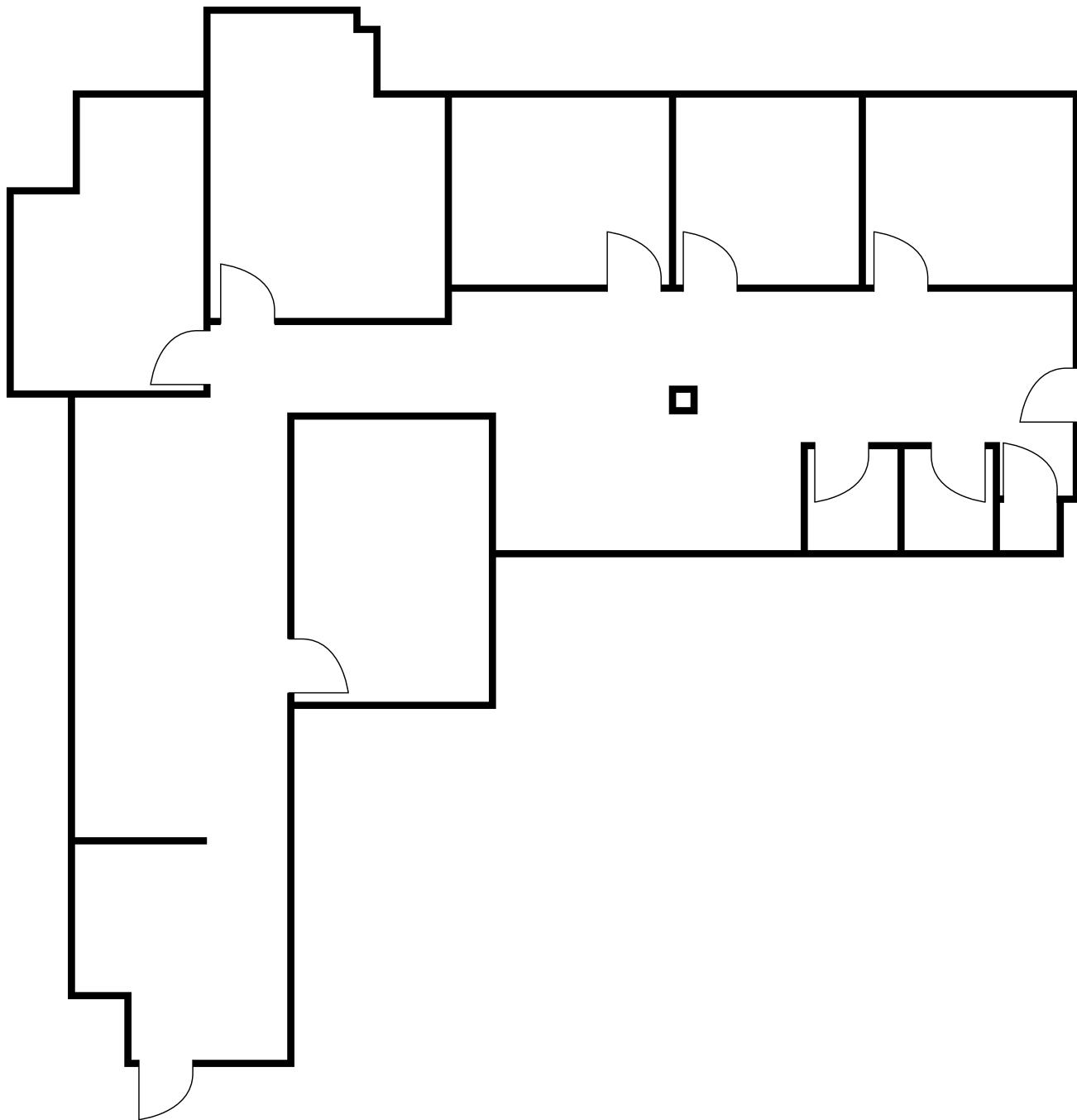


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370 AMAPOLA AVE - SUITE 215 FLOOR PLAN (NOT DRAWN TO SCALE)



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370 AMAPOLA AVE - SUITE 215 PHOTOS



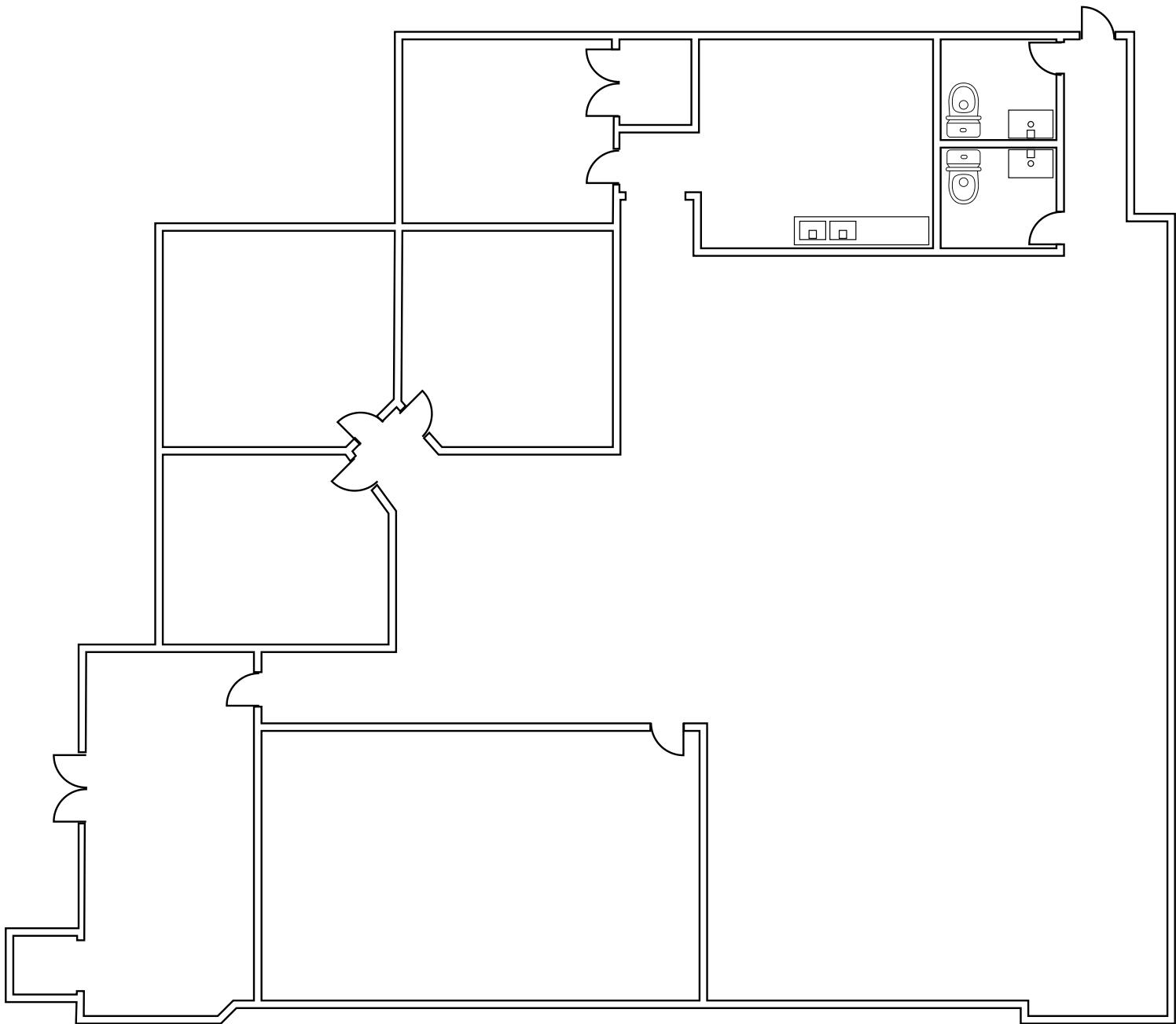
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370 AMAPOLA AVE - SUITE 218 FLOOR PLAN (NOT DRAWN TO SCALE)



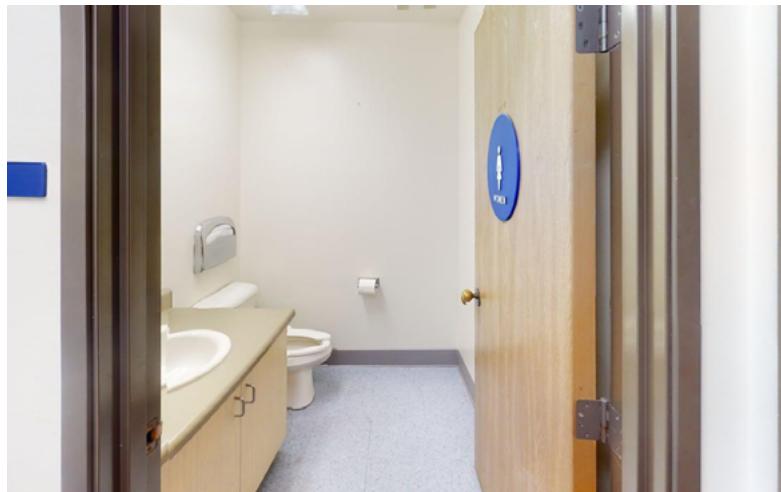
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370 AMAPOLA AVE - SUITE 218 PHOTOS

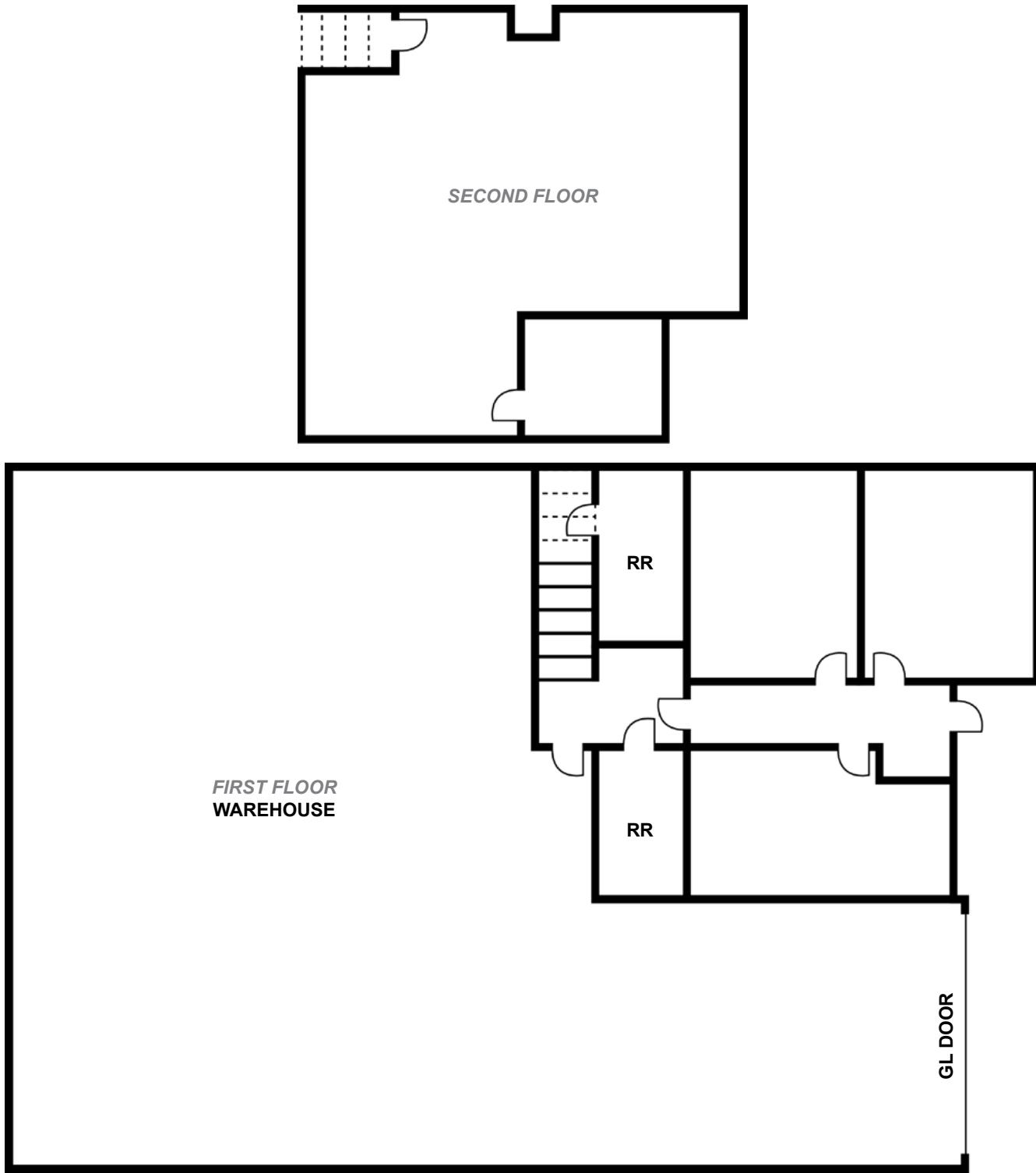


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390 AMAPOLA AVE - SUITE 2 FLOOR PLAN (NOT DRAWN TO SCALE)



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390 AMAPOLA AVE - SUITE 2 PHOTOS



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