FOR LEASE

Central Torrance Office/Medical/Retail Space

22330-22410 HAWTHORNE BLVD., TORRANCE, CA



EXTERIOR RENOVATION COMING SOON!

NEWMARK

ZACHARY CAINE
Associate Director
t 310-491-2089
zachary.caine@nmrk.com
CA RE Lic. #02062263

ERIC LASTITION
Exec. Managing Director
t 310-491-2047
eric.lastition@nmrk.com
CA RE Lic. #01119647

GEOFF LUDWIG
Exec. Managing Director
t 310-491-2077
geoff.ludwig@nmrk.com
CA RE Lic. #01232244

Newly Renovated Lobby and Common Areas



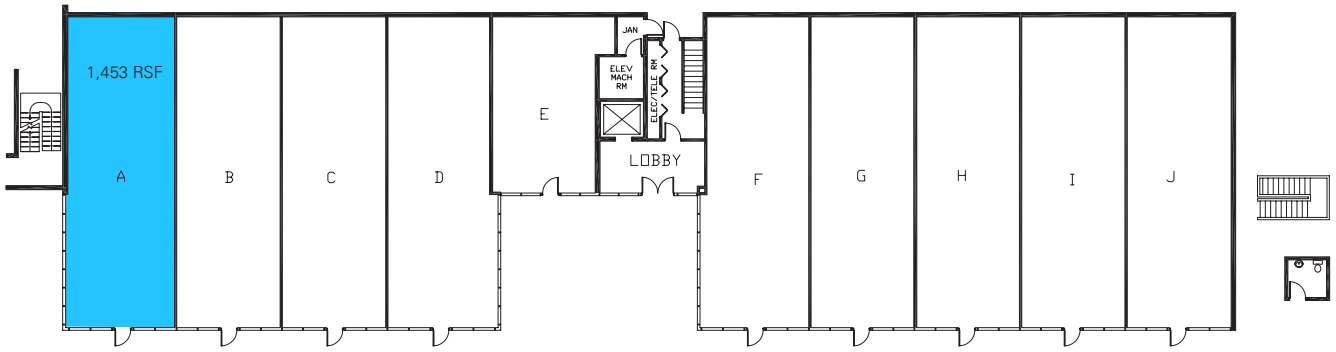




Availability

22330 - 1ST FLOOR
RETAIL SUITE WITH PATIO

Suite A – 1,453 RSF + Patio
$4.00 per RSF, NNN
NNN approx $1.10 per RSF
Tenant pays janitorial, electricity, and HVAC



PARKING RATIO

4.0/1,000 Retail Use
Free of Charge









NEWMARK

Availability

22330 - 2ND FLOOR OFFICE/MEDICAL

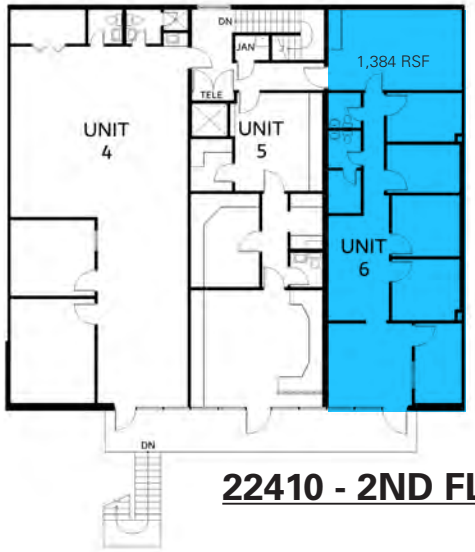
Suite 201 – 1,358 RSF
Suite 208-210 – 3,072 RSF
Suite 211-212 – 1,463 RSF
$2.95 per RSF, Modified Gross
Tenant pays janitorial



22330 - 2ND FLOOR

22410 - 2ND FLOOR OFFICE /MEDICAL

Suite 6 – 1,384 RSF
$2.95 per RSF, NNN
NNN approx $1.00 per RSF
Tenant pays janitorial, electricity, and HVAC



22410 - 2ND FLOOR

PARKING RATIO

3.0/1,000 Office Use
4.0/1,000 Medical Use
Free of Charge

NEWMARK

22330-22410 HAWTHORNE BLVD., TORRANCE

Points of Interest

Armstrong Theatre

Del Amo Fashion Center

Downtown Torrance

Local Brewery Culture

Madrona Marsh

South Coast Botanical Garden

Torrance Art Museum

Torrance Cultural Arts Center

Torrance Promenade

Torrance Farmers Market

Torrance Theatre Company

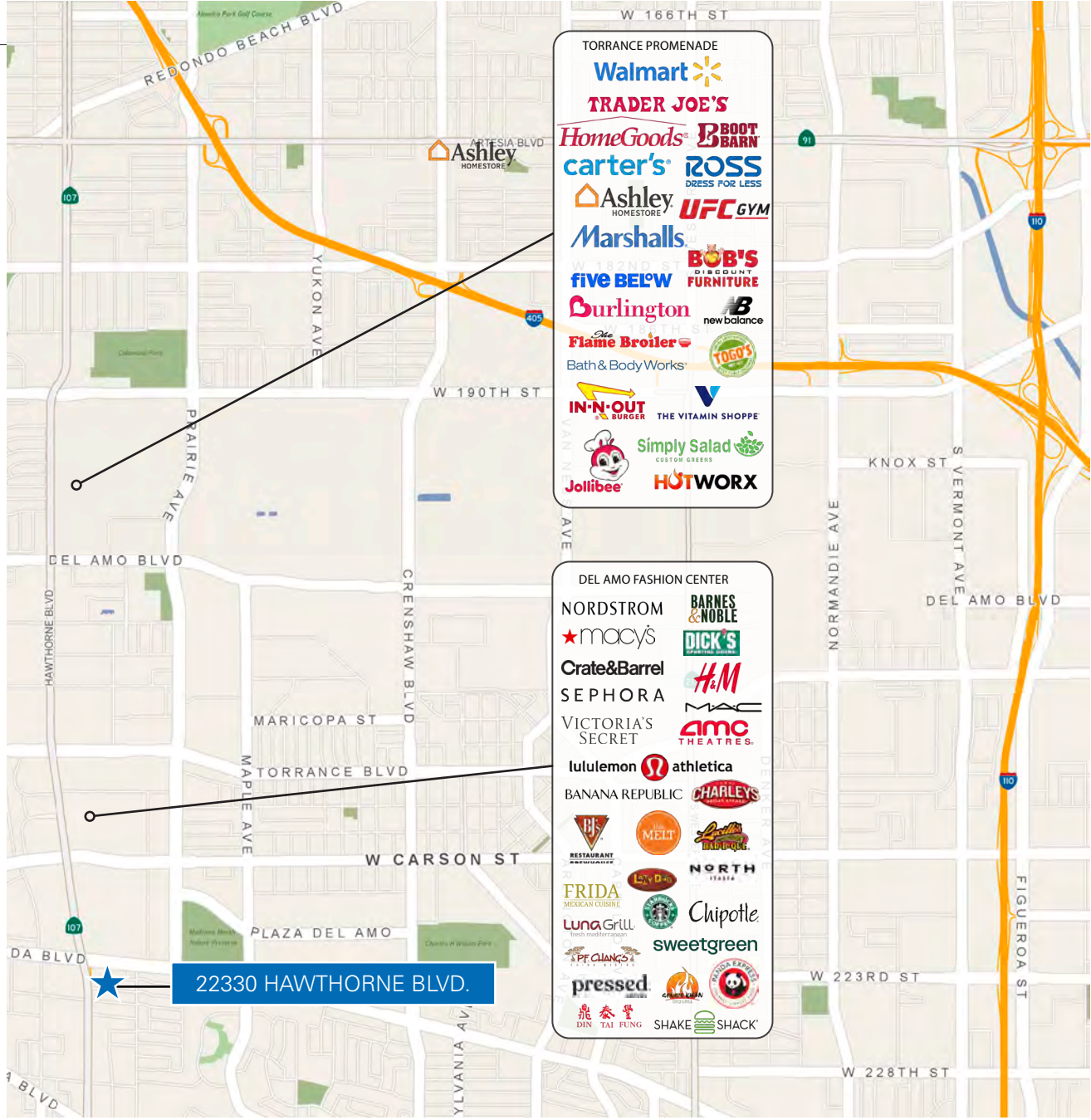
Toyota USA Automobile Museum

Torrance Art Museum

Torrance Antique Street Faire

Western Museum of Flight

Zamperini Field



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