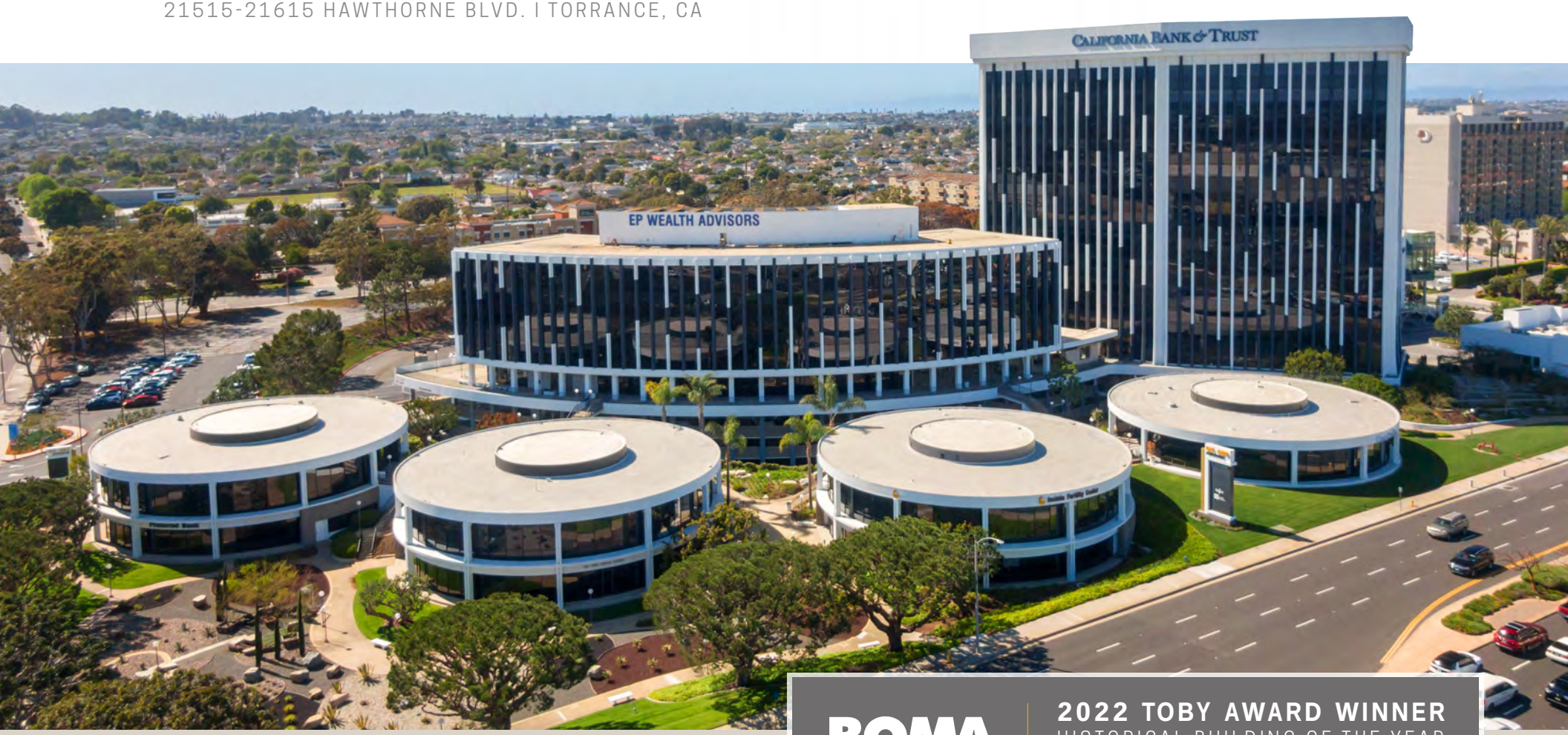
DEL AMO CROSSING

OFFICE & MEDICAL SPACE

DELAMOCROSSING.COM

21515-21615 HAWTHORNE BLVD. I TORRANCE, CA



BOMA Greater Los Angeles

2022 TOBY AWARD WINNER

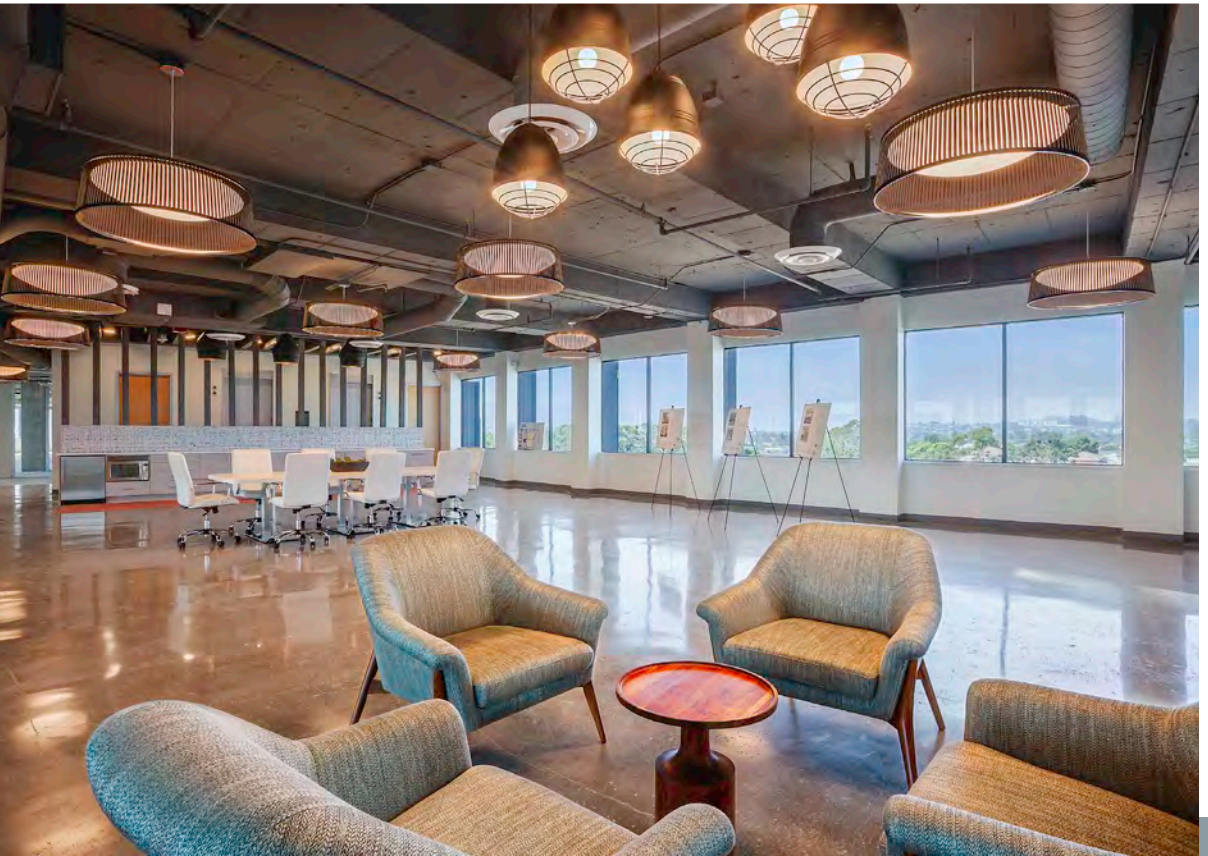
HISTORICAL BUILDING OF THE YEAR

In recognition of excellence and commitment in the preservation of a landmark structure of historical significance to the community and the industry.

NEWMARK

the Muller company





DEL AMO CROSSING

21515-21615 HAWTHORNE BLVD. I TORRANCE, CA

Del Amo Crossing is a reinvigorated landmark centerpiece conveniently located in the center of Torrance's robust business district. Remodeled in a mid-century vibe with numerous exterior upgrades and glamorous architectural style, the unique 8-building campus setting is designed with all of the conveniences needed throughout the day - and beyond. Located just steps from major hotel chains, prominent businesses and a full range of restaurants, cafes, and shopping, Del Amo Crossing offers an ideal location for attracting key talent throughout the Los Angeles region.

The mixed use campus caters to both office and medical users. The 12-story office tower has unsurpassed city views with spec suites immediately available to lease in a variety of sizes. The 5-story building and the 4 pavilion buildings offer medical users complete customization with build-to-suit floor plates of up to 18,446 SF.

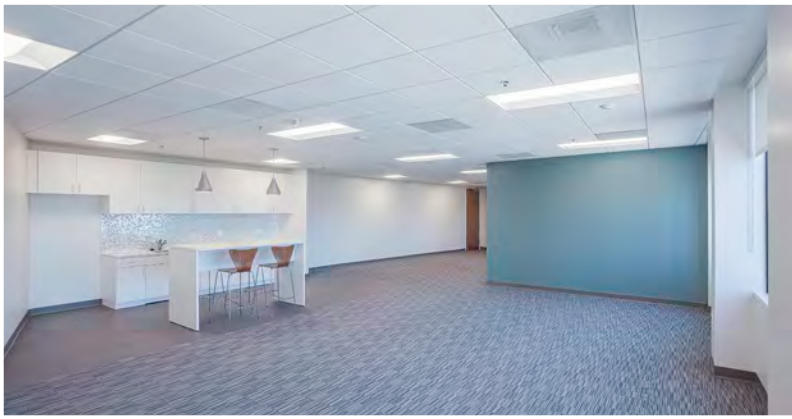
With the addition of a 5-story parking structure, Del Amo Crossing can offer office users 3.0/1,000 parking and medical users 4.0/1,000 parking, as well as ample parking for its retail vendors - 24 Hour Fitness SuperSport Club, First Bank, and Urban Plates.

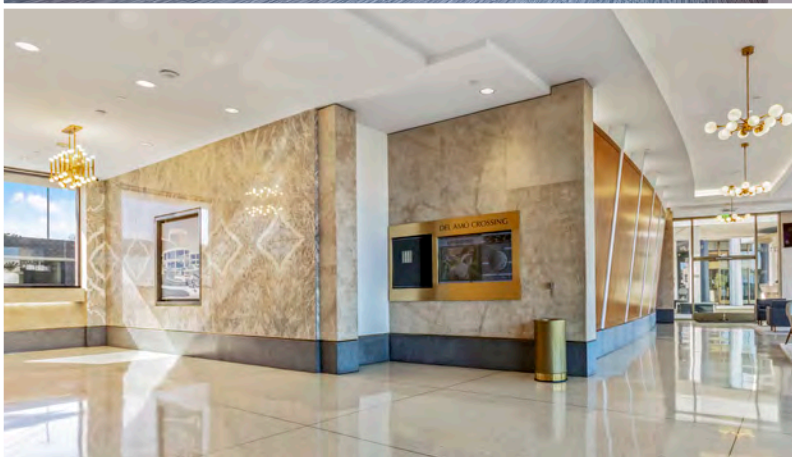
NEWMARK the Muller company

CAMPUS HIGHLIGHTS

- Fully renovated, mid-century modern aesthetic with renovated lobbies, upgraded elevator cabs, and airy walkways and green spaces.
- High-visibility professional office/medical campus with premier monument signage exposure along major Hawthorne Blvd.
- Amenity-rich epicenter steps from the Del Amo Fashion Center with walkable access to dining, shopping, fitness, and banking.
- Ample parking for office/medical users in the adjacent 5-story structure, plus service by Torrance Transit and LA Metro buses.
- Low gross receipts tax in City of Torrance.
- Centrally located near major Hospitals and Medical Centers: Providence Little Company of Mary, Children's Hospital LA, Kaiser Permanente, Torrance Memorial Medical Center, UCLA Health, and Harbor-UCLA Medical Center.







CAMPUS MAP

1 **24-Hour Fitness SuperSport Club**

2 **Urban Plates / First Bank**

3 **12-Story Office Tower**
21515 Hawthorne Blvd.

4 **5-Story Medical / Office**
21535 Hawthorne Blvd.

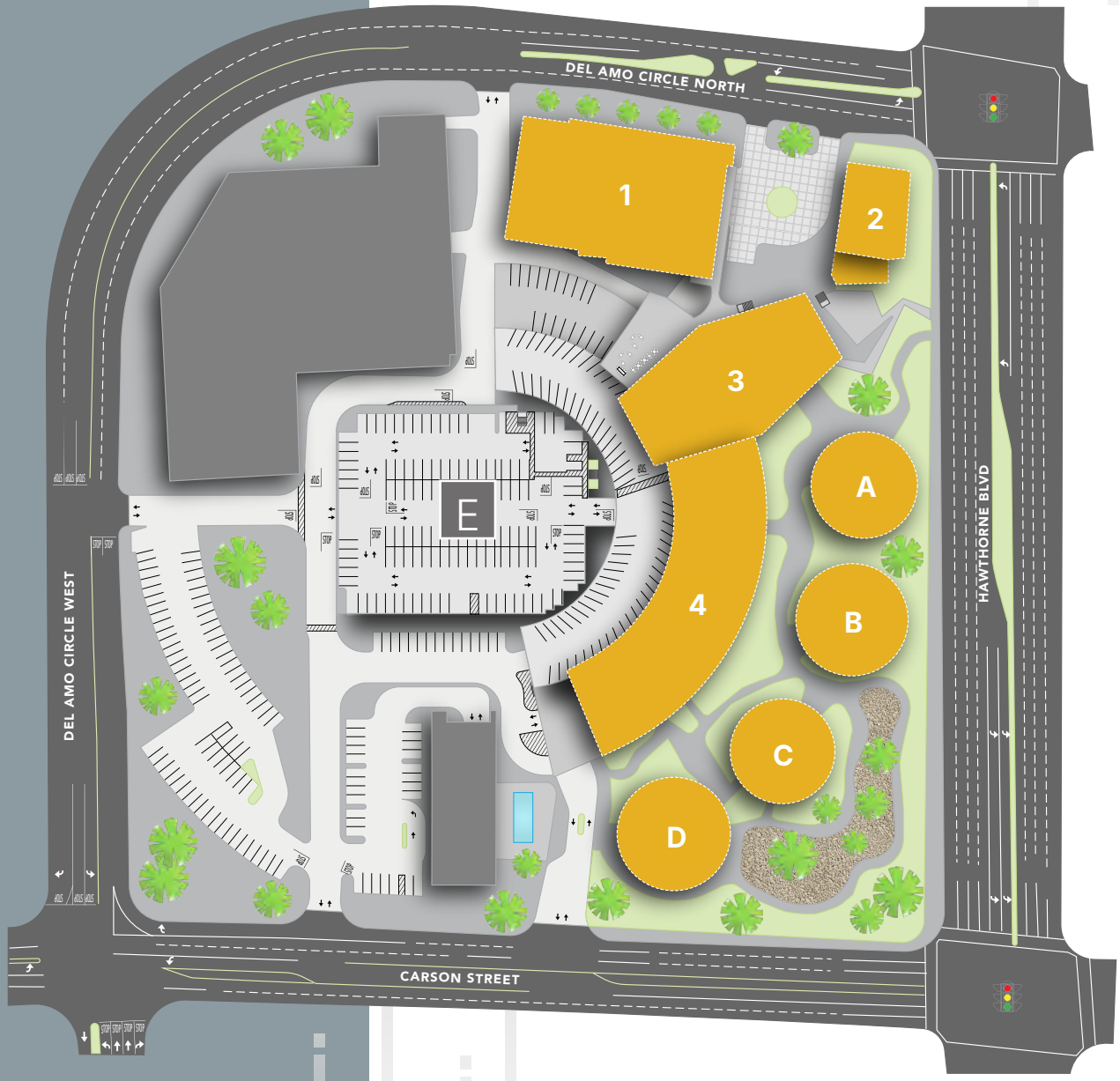
A **Pavilion A**
21525 Hawthorne Blvd.

B **Pavilion B**
21545 Hawthorne Blvd.

C **Pavilion C**
21605 Hawthorne Blvd.

D **Pavilion D**
21615 Hawthorne Blvd.

E **Parking Structure Monthly Rate:**
$70.00 Per Stall
3.0/1,000 Ratio for Office Users
4.0/1,000 Ratio for Medical Users



OFFICE AVAILABILITY





12-STORY TOWER

21515 Hawthorne Boulevard

SUITE	SQUARE FEET	AVAILABLE	OFFICE LEASE RATE	CLICK FLOOR PLAN	CLICK 3D TOUR HYPOTHETICAL
365	2,242 RSF	Immediately	$3.05 PSF, Full Service Gross		-
400	1,772 - 3,800 RSF	Immediately	$3.05 PSF, Full Service Gross		
420	1,128 RSF	Immediately	$3.05 PSF, Full Service Gross		-
490	2,364 RSF	Immediately	$3.05 PSF, Full Service Gross		
530	1,519 RSF	Immediately	$3.05 PSF, Full Service Gross		-
690	2,120 RSF	Immediately	$3.20 PSF, Full Service Gross		
715	5,535 RSF	Immediately	$3.20 PSF, Full Service Gross		-
730	5,074 RSF	Immediately	$3.20 PSF, Full Service Gross		-
840	1,859 - 3,916 RSF	Immediately	$3.20 PSF, Full Service Gross		-
850	2,057 - 3,916 RSF	Immediately	$3.20 PSF, Full Service Gross		-
980	5,702 RSF	Immediately	$3.20 PSF, Full Service Gross		-
1000	1,798 - 4,253 RSF	Immediately	$3.20 PSF, Full Service Gross		-
1030	3,211 RSF	Immediately	$3.20 PSF, Full Service Gross		-
1059	2,455 - 4,253 RSF	Immediately	$3.20 PSF, Full Service Gross		-
1085	4,609 RSF	Immediately	$3.20 PSF, Full Service Gross		-

MEDICAL/OFFICE AVAILABILITY



5-STORY BUILDING

21535 Hawthorne Boulevard

SUITE	SQUARE FEET	AVAILABLE	MEDICAL LEASE RATE	OFFICE LEASE RATE	CLICK FLOOR PLAN
250	7,002 RSF	Immediately	$3.70 PSF, FSG	$3.20 PSF, FSG	
3rd Fl	18,446 RSF	Build to Suit	$3.70 PSF, FSG	$3.20 PSF, FSG	
585	2,804 RSF	Immediately	$3.70 PSF, FSG	$3.20 PSF, FSG	
5th Fl	15,642 RSF	Build to Suit	$3.70 PSF, FSG	$3.30 PSF, FSG	



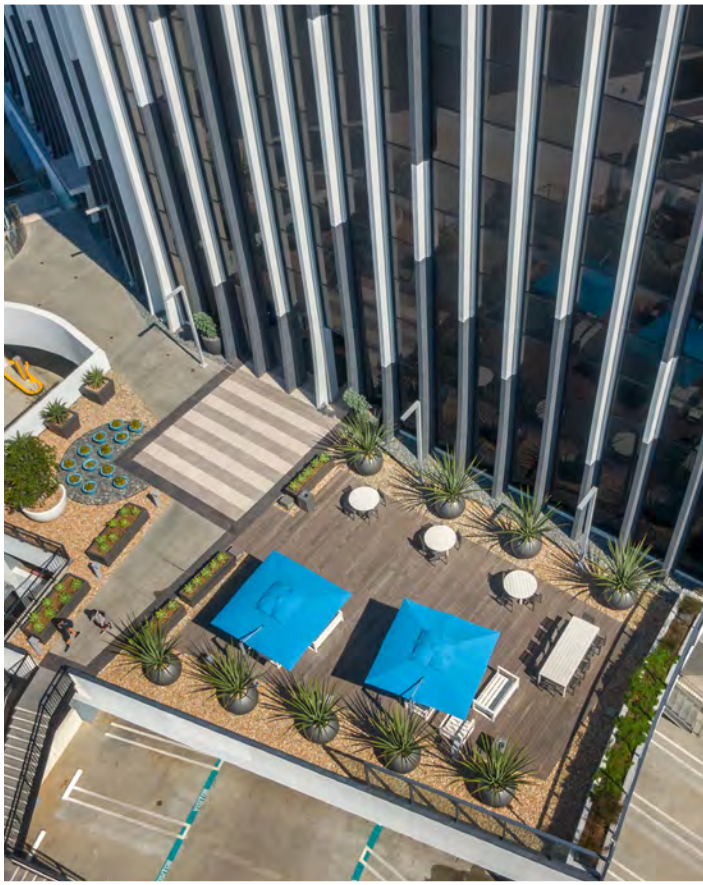
PAVILIONS

21605-21615 Hawthorne Boulevard

SUITE	SQUARE FEET	AVAILABLE	MEDICAL LEASE RATE	OFFICE LEASE RATE	CLICK FLOOR PLAN
21605 Pav C / 110	1,653-4,510 RSF	Immediately	$3.80 PSF, FSG	$3.30 PSF, FSG	













21515-21615 HAWTHORNE BLVD. I TORRANCE, CA

AMENITY MAP



1. Civic Center
2. LA Superior Court
3. James R. Armstrong Theatre
4. Torrance Art Museum
5. Police Dept.

VILLAGE DEL AMO
Bafang Dumpling
Bagel Factory
Benihana
Board & Brew
BevMo!
Cycle Bar
Full House Plus
Jamba Juice
Maragame Udon
Pho Hue Oi
Presotea
Starbucks
Tender Greens
Teriyaki Madness
The Kebab Shop
Yogurtland

DEL AMO FASHION CENTER
Retail
Adidas
Alo
Anthorpologie
Apple
Aritzia
Banana Republic
Barnes & Noble
Boss
Coach
Express
H&M
Lululemon
MAC Cosmetics
Macy's
Nordstrom
Old Navy
Urban Outfitters
Victoria's Secret
Zara

DEL AMO FASHION CENTER
Dining
BJ's Restaurant Brewhouse
Chipotle
Cinnabon
Din Tai Fung
Frida Mexican Cuisine
Gengis Khan BBQ Grill
Lazy Dog
Lucille's Smokehouse BBQ
Luna Grill
North Italia
Origami Handroll Bar
P.F. Chang's China Bistro
Shake Shack
Sweetgreen

SURROUNDING AREA
1 Walmart
2 Staples
3 PetSmart
4 Chick-fil-A
5 Chili's Bar & Grill
6 Fire Dept. Station 6
7 Chipotle
8 The Coffee Bean & Tea Leaf
9 Marriott
10 The Habit
11 Panda Express

DEL AMO CROSSING

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21515-21615 HAWTHORNE BLVD. I TORRANCE, CA



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