

DYAD SOUTH BAY

19700-19750 S. VERMONT AVE.
TORRANCE, CALIFORNIA



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LOBBY

DYAD SOUTH BAY

DYAD is a two-story office campus consisting of two buildings totaling **± 116,220** square feet. The property was completely renovated in 2000 into a modern, clean, creative campus with common area amenities.



Functional outdoor space with tables and seating areas



Free abundant 4.0/1,000 surface parking ratio, with easy ingress/egress



Modern atrium-style lobbies, open ceilings, LED lighting, electric directories, and renovated bathrooms



Ease of access to the I-405, I-110, and SR-91 freeways



Abundant natural light with floor to ceiling glass windows



Shared access to conferencing facility, meeting rooms & tenant lounge



New drought resistant landscaping throughout the property



New monument signage



SECOND LEVEL
ATRIUM

REST TALK **EAT** COLLABORATE REFRESH
BREAK CHILL OUT SNACK
RELAX

TENANT LOUNGE



OUTDOOR SEATING



LOBBY



TENANT LOUNGE

LEASE AVAILABILITY

19700 S. VERMONT AVE.

Suite 250

7,166 SF*

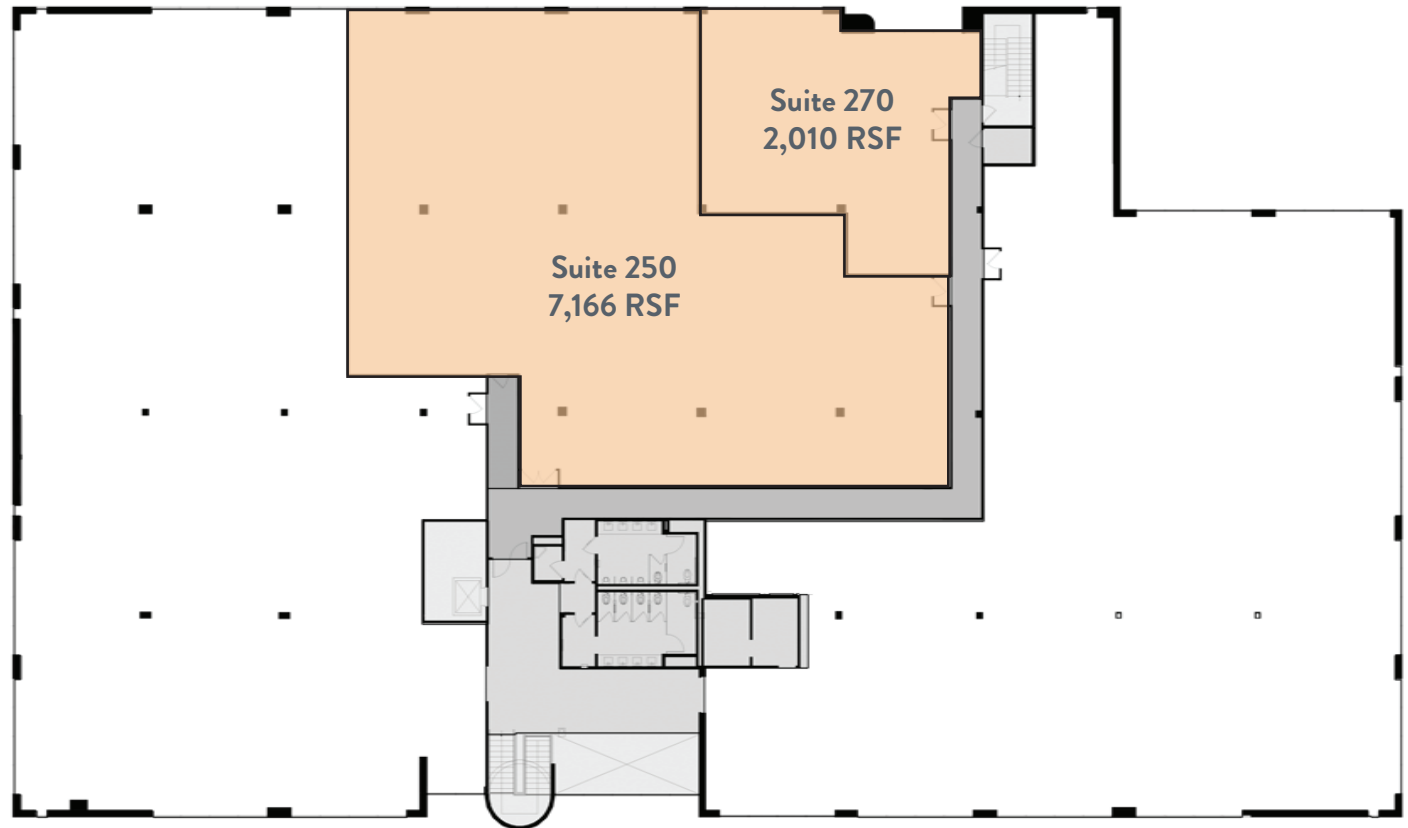
Suite 270

2,010 SF*

* Contiguous to 9,176 SF

Rental Rate

\$2.85 PER RSF, FSG



Floor Plan

LEASE AVAILABILITY

19750 S. VERMONT AVE.

Suite 120

1,704 RSF

Rental Rate

\$2.85 PER RSF, FSG



Floor Plan

AMENITIES MAP

FOOD & DRINK

- 123 Pho
- HiroNori Craft Ramen
- Long Beach Fish Grill
- Nook Coffee Bar
- Jack in the Box
- Chick-fil-A
- In-N-Out Burger
- Lee's Sandwiches
- Del Taco
- Denny's
- Carl's Jr.
- Taco Bell
- Wienerschnitzel
- Great Steak
- The Flame Broiler
- Starbucks
- Subway
- WaBa Grill
- Starbucks
- Burger King
- John's Incredible Pizza
- Quiznos
- Pho Kobe
- Toyo Sushi
- ON+ON Fresh Korean Kitchen
- Burger City Grill
- Depot Restaurant
- Miyabi Uni
- Madre! Oaxacan Restaurant
- La Capilla
- The Crest Sports Bar & Grill
- 85 Degrees C Bakery Cafe
- Outback Steakhouse
- P.F. Chang's
- Buffalo Wild Wings
- Lazy Dog Cafe
- BJ's Restaurants
- Black Angus Steakhouse

GROCERY

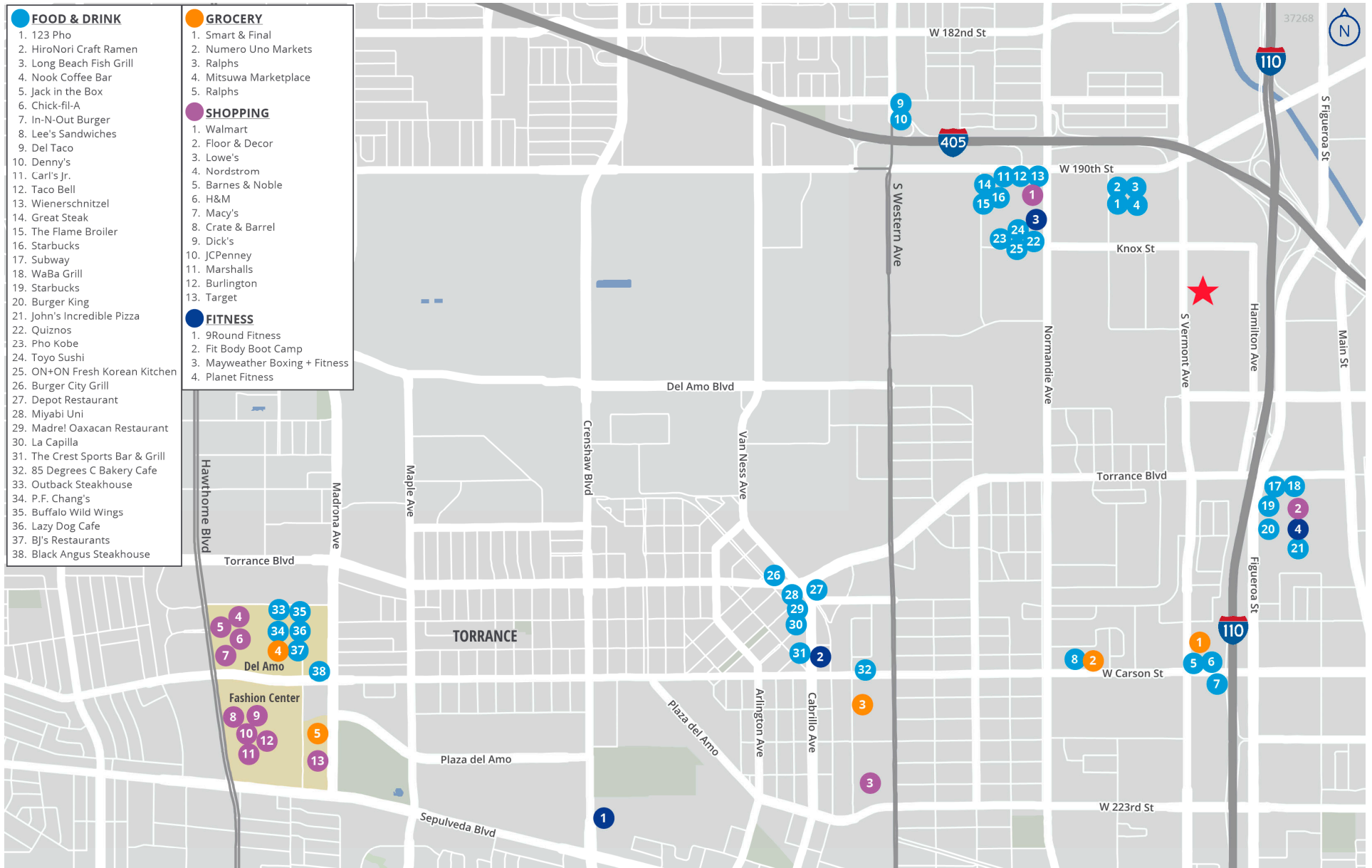
- Smart & Final
- Numero Uno Markets
- Ralphs
- Mitsuwa Marketplace
- Ralphs

SHOPPING

- Walmart
- Floor & Decor
- Lowe's
- Nordstrom
- Barnes & Noble
- H&M
- Macy's
- Crate & Barrel
- Dick's
- JCPenney
- Marshalls
- Burlington
- Target

FITNESS

- 9Round Fitness
- Fit Body Boot Camp
- Mayweather Boxing + Fitness
- Planet Fitness



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