WAYPOINT

21041-21061-21081 S. WESTERN AVE.

NEWMARK

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

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

EFFICIENT SUITE LAYOUTS

ABOUT + HIGHLIGHTS

Waypoint is a multi-building office and medical campus at the major thoroughfares of Western Avenue and Torrance Boulevard on the border of Downtown Torrance. The project features two 3-story buildings and one 2-story building on a 7.6 acre land parcel.

Modern Workspace Enhancements: Recent exterior updates, refreshed common areas, and highly efficient, modern flexible layouts.

Excellent Brand Exposure: Prominent monument signage opportunities directly along the bustling Western Avenue corridor.

The Torrance Advantage: Business-friendly economics—the City of Torrance imposes no gross receipts tax, maximizing bottom-line profitability.

Stress-Free Parking: Free on-site surface parking at a 3.5/1,000 RSF ratio, guaranteeing convenience for employees and clients alike.

Strategic Regional Access: Equidistant and just minutes away from both the (I-405) and (I-110), facilitating seamless commutes.

Unbeatable Area Amenities: Situated immediately adjacent to Old Torrance and a short drive to a diverse lineup of dining and retail.

CLEAN & MODERN FINISHES

LEASE AVAILABILITY

21061 S. WESTERN AVE.

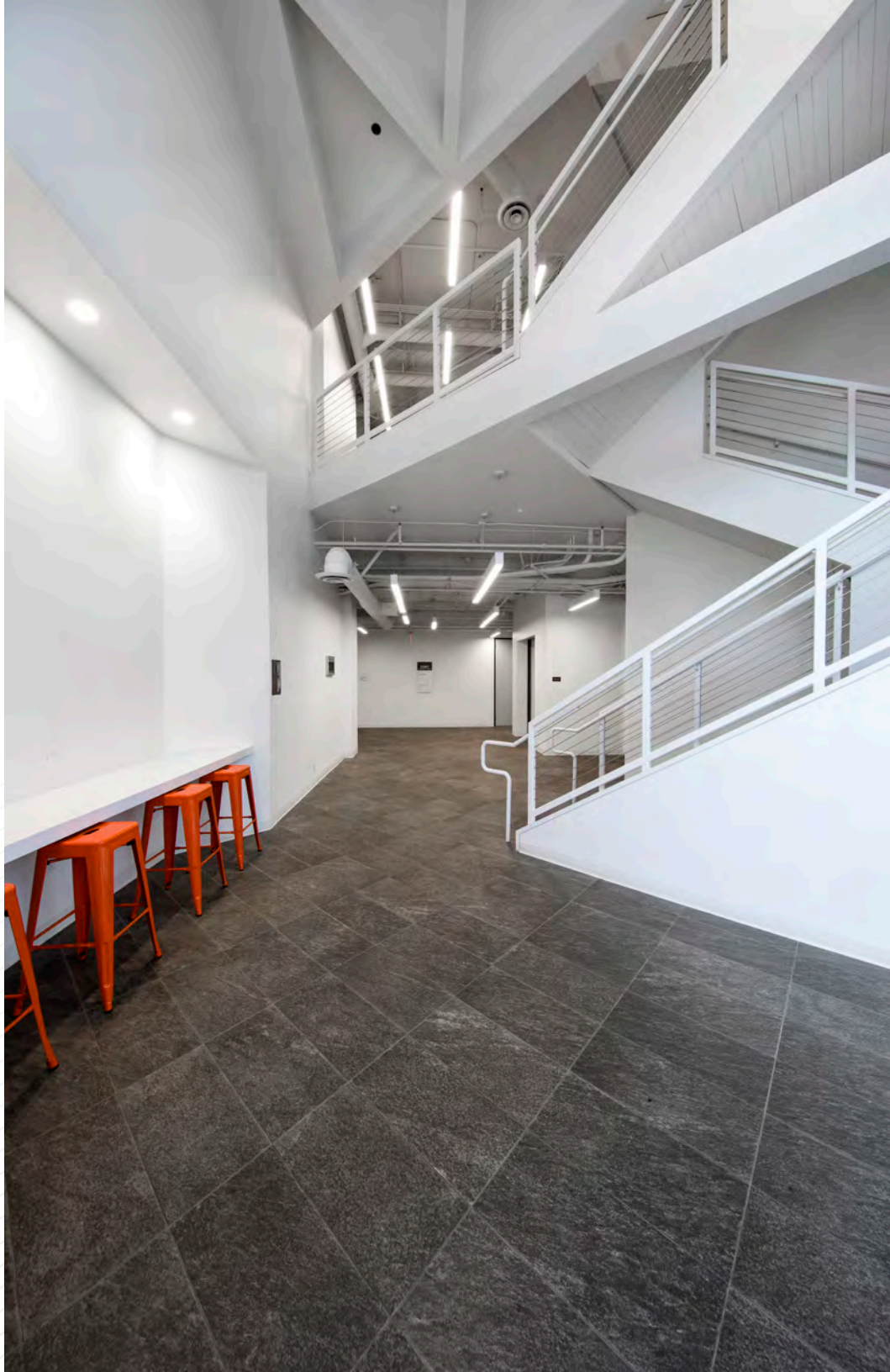
BUILDING / SUITE	RENTABLE SQ. FEET	FLOOR PLAN	VIRTUAL TOUR
› 21061 / Suite 300: *Available 4/1/2027*	10,389 RSF		--

21081 S. WESTERN AVE.

BUILDING / SUITE	RENTABLE SQ. FEET	FLOOR PLAN	VIRTUAL TOUR
› 21081 / Suite 120:	739 RSF		
› 21081 / Suite 125:	1,430 RSF		
› 21081 / Suite 260:	1,358 RSF		--

RENTAL RATE

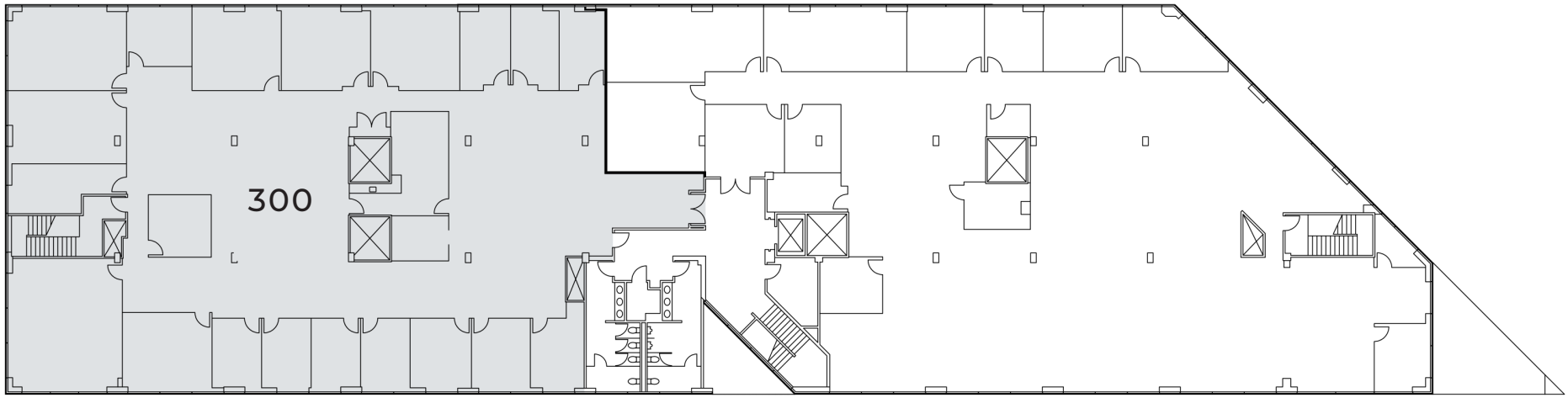
$2.95 PER RSF, FULL SERVICE GROSS



OPEN FOR COLLABORATION

FLOOR PLAN - 21061 S. WESTERN AVENUE

3rd Floor



AVAILABILITY

BUILDING / SUITE	RENTABLE SQ. FEET
› 21061 / Suite 300	10,389 RSF

Available 4/1/2027

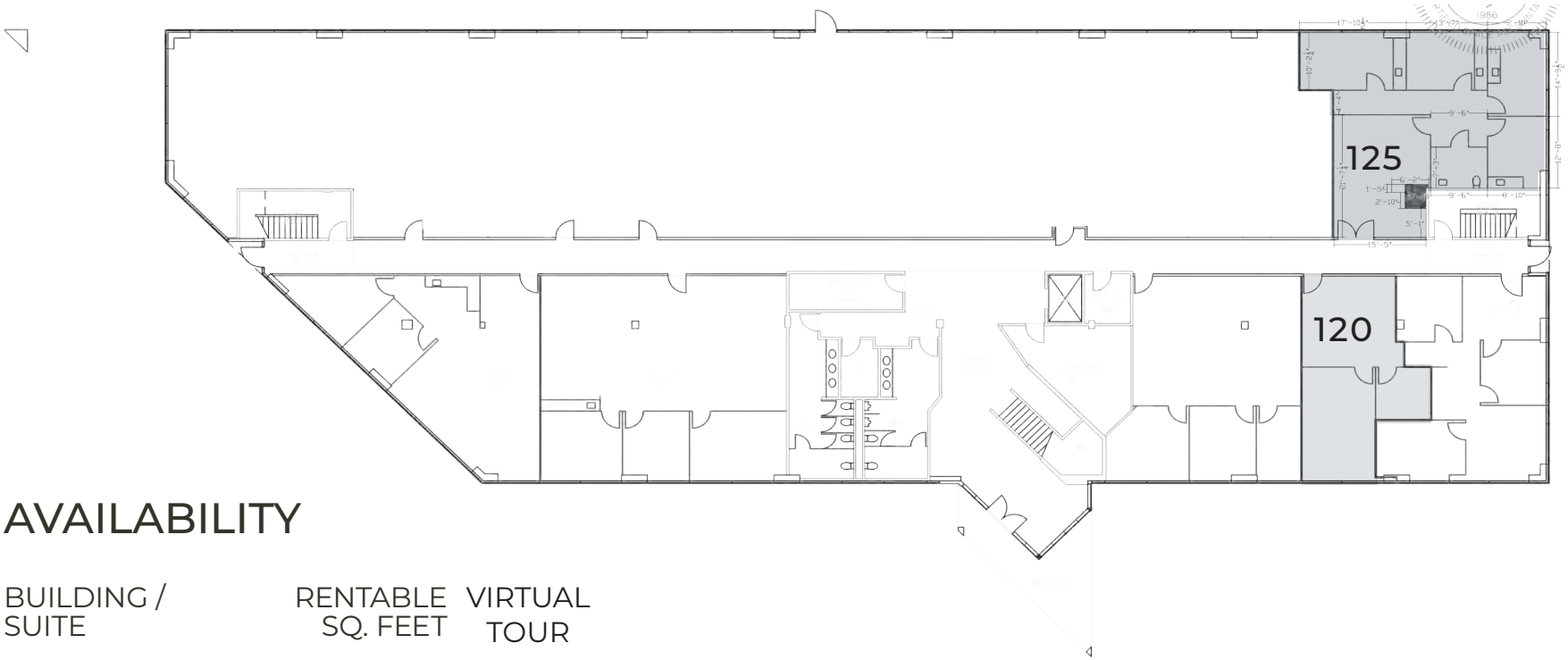
RENTAL RATE

$2.95 per RSF, Full Service Gross

BACK TO AVAILABILITY

FLOOR PLAN - 21081 S. WESTERN AVENUE

1st Floor



AVAILABILITY

BUILDING / SUITE	RENTABLE SQ. FEET	VIRTUAL TOUR
› 21081 / Suite 120:	739 RSF	▷
› 21081 / Suite 125:	1,430 RSF	▷

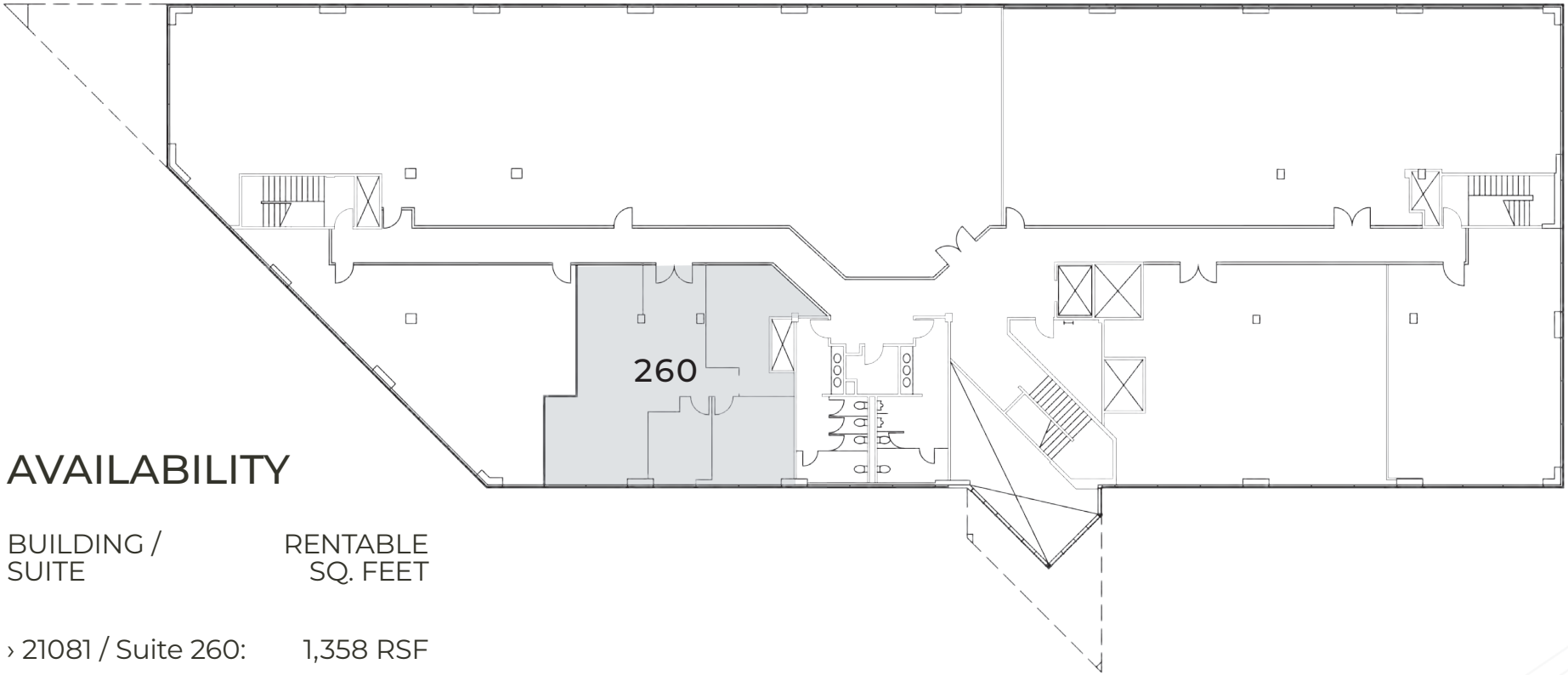
RENTAL RATE

$2.95 per RSF, Full Service Gross

BACK TO AVAILABILITY

FLOOR PLAN - 21081 S. WESTERN AVENUE

2nd Floor



AVAILABILITY

BUILDING / SUITE	RENTABLE SQ. FEET
› 21081 / Suite 260:	1,358 RSF

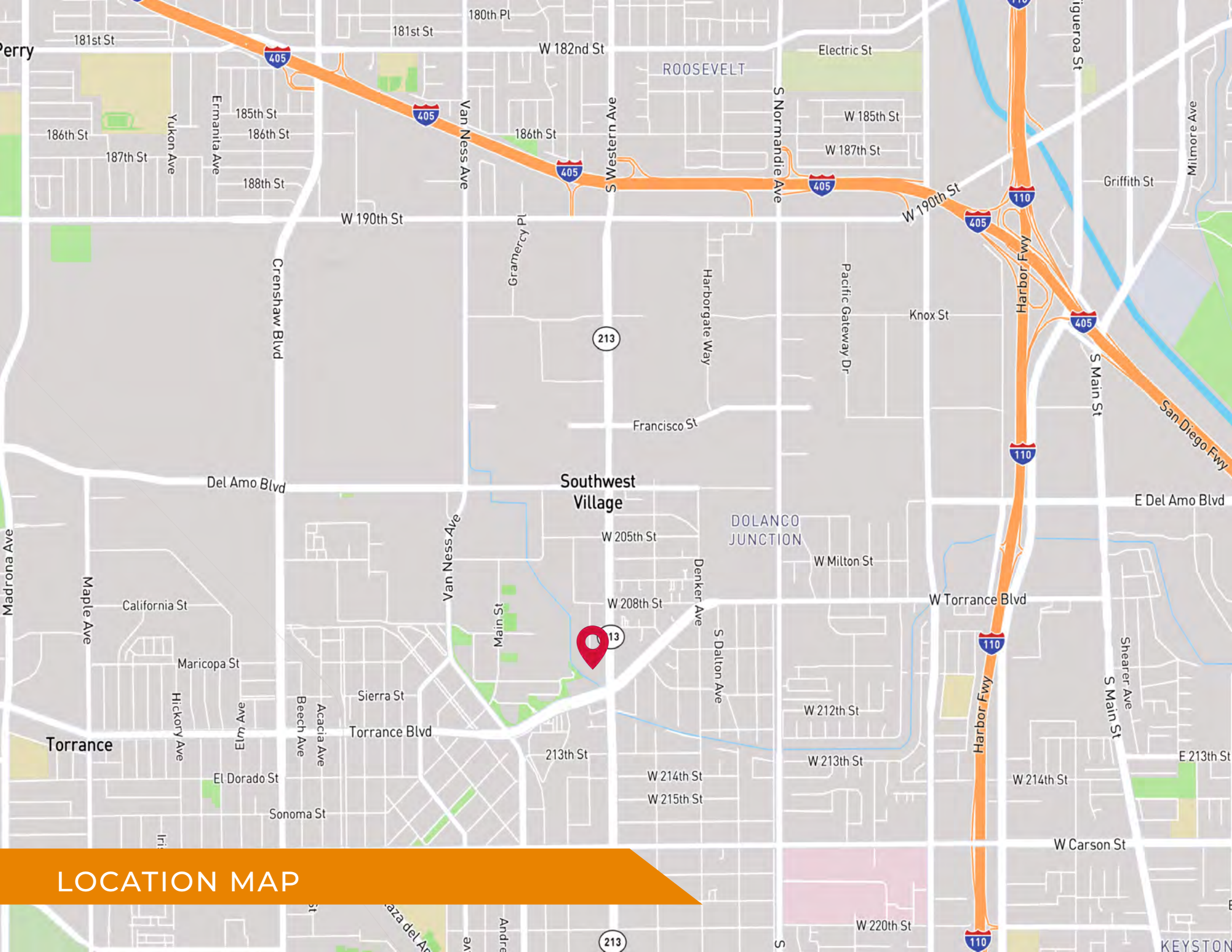
Available 1/1/2027

RENTAL RATE

$2.95 per RSF, Full Service Gross

BACK TO AVAILABILITY

FULL CAMPUS RENOVATION



LOCATION MAP

TORRANCE AMENITIES

RESTAURANTS

- Benihana
- 1 2 3 pho
- sweetgreen
- Luna Grill fresh mediterranean
- Lazy Dog Eat. Drink.
- lemonade
- Bazille
- Shake Shack
- tendergreens
- Urban Plates
- Frida Mexican Cuisine
- Scardino's Italian Restaurant
- Gaetano's
- Lucille's Smokehouse Bar-B-Que
- Chick-fil-A
- BJ's Restaurant Brewhouse
- Gengis Khan BBQ Grill
- Buffalo Wild Wings
- P.F. Chang's China Bistro
- North Italia
- Din Tai Fung
- Chipotle Mexican Grill
- the Habit Burger Grill
- Torrance Bakery
- Wahoo's
- Chicken Dijon

LODGING

- Residence Inn by Marriott
- Marriott
- Sonesta Select
- Courtyard by Marriott
- DoubleTree by Hilton

BREWERIES

- Absolution Brewing Company
- Burnin Daylight Brewing Company
- The Brews Hall
- Hermosa Brewing Company
- Hopsaint
- Project Barley
- monkish Brewing Co.
- Red Car Brewery & Restaurant
- Scholb Premium Ales Torrance CA
- Smog City Brewing Co.
- King Harbor Brewing Company Redondo Beach California
- Strand Brewing Co. premium handcrafted ales
- The Dudes' Brewing Company
- Yorkshire Square Brewery

SHOPPING

- Anthropologie
- Free People
- Walmart
- Express
- Madewell
- Levi's Levi Strauss & Co.
- HomeGoods
- H&M
- Fabletics
- Trader Joe's
- Nordstrom
- lululemon
- kate spade New York
- Crate&Barrel
- Sephora
- Ross Dress for Less
- Coach
- Boss
- Dick's Sporting Goods
- Barnes & Noble
- macy's
- White House Black Market
- Victoria's Secret
- Marshalls
- Lucky Brand
- Nike
- Urban Outfitters
- Gap
- Tommy Bahama
- Travismathew
- Tumi
- Banana Republic
- carter's

ENTERTAINMENT

- Torrance Historical Society & Museum
- Back in Time Escape Rooms
- CMFA California Museum of Fine Art
- Torrance Theatre Company
- South Coast Botanic Garden
- Toyota USA Automobile Museum
- TAM Torrance Art Museum
- LA Palace
- Board & Brush creative studio
- digit
- South End Racquet & Health Club
- Dave & Buster's
- Burke Williams beyond the spa
- Bowlero
- AMC Theatres
- TOCA Torrance Cultural Arts Foundation
- Western Museum of Flight
- Torrance Certified Farmers' Market
- Torrance Antique Street Fair

FITNESS

- planet fitness
- UFC Gym
- Southbay Woman
- Boxing Works
- LA Fitness
- orangetheory fitness
- the Y YMCA
- 24 Hour Fitness

WAYPOINT

21041-21061-21081 S. WESTERN AVE.

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. DRE #01355491

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

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