

PREPARED BY:
 Jeffery A. Turek
 310-802-2545
 www.jeffturek.com

South Bay Medical Office Building Leasing Survey
 End of 1st Quarter 2011



REF NUM	BUILDING NAME ADDRESS	SIZE FLOORS	VACANT VACANT %	BASE RATE LEASE	LARGEST CONTIGUOUS	CPI OP EXPS	LOAD FACTOR	YR. BUILT PARKING	NEAREST HOSPITAL & COMMENTS
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1	3771 West 242nd Street Bldg. 3771 West 242nd Street, Torrance	10,345	0	TBD		Yes	0%	1992	TMMC Mixed-use building. REMAX Commercial & Investment Realty Jeffery A. Turek (310) 802-2545
		2	0.0%	TBD		Yes		5/1,000	
2	23332 Hawthorne Blvd. Bldg. 23332 Hawthorne Blvd, Torrance	20,087	1,300	\$2.85	1,300	Yes	15%	1983	TMMC Mixed-use building. Tenant pays electrical. REMAX Commercial & Investment Realty Jeffery A. Turek (310) 802-2545
		3	6.5%	MG	1st Floor	Yes		5/1,000	
3	Skypark Professional Building 23560 Madison St, Torrance	40,580	13,124	\$3.05-\$3.15	3,133	Yes	15%	1977	TMMC
		2	32.3%	FSG	1st Floor	Yes		5.3/1,000	
4	Pacifica Palms Building 3500 Lomita Bl, Torrance	35,348	6,575	\$3.05	2,953	Yes	15%	1981	TMMC
		4	18.6%	FSG	3rd Floor	Yes		5/1,000	
5	Tormed Medical Center 3440 Lomita Bl, Torrance	71,250	0	\$3.10		Yes	18%	1974	TMMC
		4	0.0%	FSG		Yes		6/1,000	
6	Tormed Medical Center 3400 Lomita Bl, Torrance	59,900	0	\$3.10		Yes	18%	1970	TMMC
		6	0.0%	FSG		Yes		6/1,000	
7	Skypark Building #1 23530-23550 Hawthorne Blvd., Torrance	53,430	0	\$3.05		Yes	17%	1981	TMMC
		2	0.0%	FSG		Yes		5/1,000	
8	Skypark Building #2 23440 Hawthorne Blvd, Torrance	35,735	0	\$3.05		Yes	17%	1974	TMMC
		2	0.0%	FSG		Yes		6/1,000	
9	Skypark Building #3 23430 Hawthorne Bl., Torrance	46,183	4,758	\$3.05-\$3.15	3,321	Yes	17%	1981	TMMC
		3	10.3%	FSG	1st Floor	Yes		5/1,000	

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10	Skypark Building #5 23456 Hawthorne Bl., Torrance	46,081 3	0 0.0%	\$3.15 FSG		Yes Yes	17%	1981 5/1,000	TMMC
11	Skypark Building #6 3701 Skypark, Torrance	32,467 2	0 0.0%	\$3.00 FSG		Yes Yes	17%	1981 5/1,000	TMMC
12	Skypark Building #7 23451 Madison St, Torrance	46,086 3	0 0.0%	\$3.15 FSG		Yes Yes	17%	1981 5/1,000	TMMC
13	Skypark Building #8 23441 Madison St, Torrance	46,138 3	10,242 22.2%	\$3.05-\$3.15 FSG	4,139 1st Floor	Yes Yes	17%	1981 5/1,000	TMMC
14	Skypark Building #10 23326 Hawthorne Bl., Torrance	61,947 3	12,132 19.6%	\$3.05 FSG	7,026 2nd Floor	Yes Yes	17%	1981 5/1,000	TMMC
15	Torrance Medical Arts Center 3640 Lomita Bl, Torrance	38,816 3	5,598 14.4%	\$3.50 FSG	1,571 3rd Floor	Yes Yes	12%	1966 6/1,000	TMMC
16	Torrance Medical Plaza 3655 Lomita Bl, Torrance	65,855 4	12,231 18.6%	\$2.85 FSG	4,427 3rd Floor	Yes Yes	18.5%	1969 5/1,000	TMMC
17	Madison Park Medical 3445 Pacific Coast Hwy, Torrance	40,760 3	3,439 8.4%	\$2.95 MG	3,439 2nd Floor	Yes Yes	12%	1989 5/1,000	TMMC
18	Crenshaw Medical Bldg. 23000 Crenshaw Bl, Torrance	16,488 2	858 5.2%	\$2.50-\$2.75 FSG	858 1st Floor	Yes Yes	10%	1989 5/1,000	Non Hospital campus location
19	Medical Center 4201 Torrance Bl, Torrance	80,000 7	3,596 4.5%	\$2.85 FSG	1,950 2nd Floor	Yes No	NA	1975 5/1,000	LCMH

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20	Watt Medical Plaza 20911 Earl St, Torrance	61,145 4	10,837 17.7%	\$2.75 MG	2,630 2nd Floor	Yes Yes	0%	1993 5/1,000	LCMH.Net charges currently \$1.20 psf
21	Del Amo Medical Center 21320-50 Hawthorne Bl, Torrance	77,350 2	5,092 6.6%	\$2.25 FSG	1,560 2nd Floor	Yes Yes	0%	1964 5/1,000	LCMH
22	19000 Hawthorne Bl Bldg 19000 Hawthorne Bl, Torrance	24,055 3	0 0.0%	\$2.50 FSG		Yes Yes	12%	1981 5/1,000	Non Hospital Campus location
23	510 N Prospect Av, Bldg 510 N Prospect, Redondo Bch	45,000 3	3,221 7.2%	\$2.75 FSG	1,554 1st Floor	Yes Yes	17.3%	1999 5/1,000	BEACH CITIES (Non Acute Hospital)
24	520 N Prospect Av, Bldg 520 N Prospect, Redondo Bch	52,203 3	2,322 4.4%	\$2.75 FSG	2,322 3rd Floor	Yes Yes	15%	1989 5/1,000	BEACH CITIES (Non Acute Hospital)
25	Beach Cities Health Cntr 514 N Prospect, Redondo Bch	160,000 4	18,814 11.8%	\$.99-\$2.50 MG	8,708 1st Floor	Yes Yes	NA	1965 5.3/1,000	BEACH CITIES (Non Acute Hospital)
26	So Bay Professional Center 14650 Aviation Bl, Manhattan Bch	23,986 2	0 0.0%	\$2.50 MG		Yes Yes	NA	2001 5/1,000	Non Hospital Location Near Rosecrans Bl, Surgery Center grd floor -
27	Palos Verdes Medical 927 Deep Valley Dr, RHE	37,923 2	2,040 5.4%	\$1.60-\$2.15 FSG	1,300 1st Floor	Yes Yes	13%	1973 3.8/1,000	Non Hospital Campus location
28	Peninsula Medical Plaza 827 Deep Valley Dr. RHE	19,383 3	1,300 6.7%	\$1.60 FSG	1,300 1st Floor	Yes Yes	NA	1972	Non Hospital Campus location MG, Tenant pays electrical
29	Bay Harbor Medical Office Bldg 1403 W Lomita Blvd, Harbor City	35,675 3	3,193 9.0%	\$1.25 MG	3,193 3rd Floor	Yes Yes	NA	2001 6/1,000	Non Hospital Location MG, Tenant pays electrical

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30	San Pedro Peninsula 1360 W 6th St, San Pedro	68,883	3,102	\$2.40-\$2.50	2,300	Yes	17%	1965-79	SP/LCMH MG, Tenant pays electrical, janitorial
		2	4.5%	MG	1st Floor	Yes	7/1,000		
31	San Pedro Medical Arts 1294 W 6th St., San Pedro	29,800	5,545	\$2.10-\$2.30	4,212	Yes	18%	1981	SP/LCMH MG, Tenant pays electrical, janitorial
		2	18.6%	MG	2nd Floor	Yes	3/1,000		
32	Worldport Medical & Prof. 1350 W 6th St, San Pedro	10,705	4,687	\$1.75	3,072	Yes	16%	1984	SP/LCMH MG, Tenant pays electrical, janitorial
		2	43.8%	MG	2nd Floor	Yes	5/1,000		

TOTALS: 1,463,172 132,706 9.1%

Base Rent: Asking base rental rate per square foot per month on a rentable basis in accordance with building load factor; FSG=Full Service Gross; MG=Modified Gross Lease; CPI=Consumer Price Index, annual base rental escalation; Operating Expenses=Operating expense pass through to tenants following base year; Load Factor=Percentage difference between usable square footage and rentable square footage including common areas.