

PREPARED BY:
 Jeffery A. Turek
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 www.jeffturek.com

South Bay Medical Office Building Leasing Survey
 End of 4th 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
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	Harbor Cove 28924 South Western Avenue Rancho Palos Verdes	30,219	9,167	\$2.25	3,361	Yes	14%	1982	Non Hospital Campus Location Mixed-use building. REMAX Commercial & Investment Realty Jeffery A. Turek (310) 802-2545
		2	30.3%	FSG	1st Floor	Yes		4/1,000	
4	Harbor Cove 29000 South Western Avenue Rancho Palos Verdes	18,547	5,281	\$2.25	1,459	Yes	14%	1966	Non Hospital Campus Location Mixed-use building. REMAX Commercial & Investment Realty Jeffery A. Turek (310) 802-2545
		4	28.5%	FSG	2nd Floor	Yes		4/1,000	
5	Skypark Professional Building 23560 Madison St, Torrance	40,580	13,052	\$3.15	3,157	Yes	15%	1977	TMMC
		2	32.2%	FSG	2nd	Yes		5.3/1,000	
6	Pacifica Palms Building 3500 Lomita Bl, Torrance	35,348	6,661	\$3.05	3,008	Yes	15%	1981	TMMC
		4	18.8%	FSG	3rd Floor	Yes		5/1,000	
7	Tormed Medical Center 3440 Lomita Bl, Torrance	71,250	1,517	\$3.10	1,517	Yes	18%	1974	TMMC
		4	2.1%	FSG	2nd Floor	Yes		6/1,000	
8	Tormed Medical Center 3400 Lomita Bl, Torrance	59,900	5,236	\$3.10	5,236	Yes	18%	1970	TMMC
		6	8.7%	FSG	1st Floor	Yes		6/1,000	
9	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	

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10	Skypark Building #2 23440 Hawthorne Blvd, Torrance	35,735 2	4,923 13.8%	\$3.05 FSG	2,025 1st Floor	Yes Yes	17%	1974 6/1,000	TMMC
11	Skypark Building #3 23430 Hawthorne Bl., Torrance	46,183 3	4,923 10.7%	\$3.05 FSG	2,025 1st Floor	Yes Yes	17%	1981 5/1,000	TMMC
12	Skypark Building #5 23456 Hawthorne Bl., Torrance	46,081 3	0 0.0%	\$3.15 FSG		Yes Yes	17%	1981 5/1,000	TMMC
13	Skypark Building #6 3701 Skypark, Torrance	32,467 2	0 0.0%	\$3.00 FSG		Yes Yes	17%	1981 5/1,000	TMMC
14	Skypark Building #7 23451 Madison St, Torrance	46,086 3	0 0.0%	\$3.15 FSG		Yes Yes	17%	1981 5/1,000	TMMC
15	Skypark Building #8 23441 Madison St, Torrance	46,138 3	6,130 13.3%	\$3.05 FSG	2,966 3rd Floor	Yes Yes	17%	1981 5/1,000	TMMC
16	Skypark Building #10 23326 Hawthorne Bl., Torrance	61,947 3	15,445 24.9%	\$3.05 FSG	7,026 2nd Floor	Yes Yes	17%	1981 5/1,000	TMMC
17	Torrance Medical Arts Center 3640 Lomita Bl, Torrance	38,816 3	12,128 31.2%	\$2.95 FSG	2,779 3rd Floor	Yes Yes	12%	1966 6/1,000	TMMC
18	Torrance Medical Plaza 3655 Lomita Bl, Torrance	65,855 4	8,724 13.2%	\$2.85 FSG	2,685 3rd Floor	Yes Yes	18.5%	1969 5/1,000	TMMC

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19	Madison Park Medical 3445 Pacific Coast Hwy, Torrance	40,760	11,325	\$2.85-\$3.05	6,000	Yes	12%	1989	TMMC
		3	27.8%	MG	3rd Floor	Yes		5/1,000	
20	Crenshaw Medical Bldg. 23000 Crenshaw Bl, Torrance	16,488	1,870	\$2.50-\$2.75	1,012	Yes	10%	1989	Non Hospital campus location
		2	11.3%	FSG	1st Floor	Yes		5/1,000	
21	3661-3663 Torrance Bl Bldg 3661-3663 Torrance Bl, Torrance	19,690	5,900	\$1.90-\$2.25	2,900	Yes	15%	1961	Non Hospital campus location
		2	30.0%	MG	2nd Floor	Yes		4/1,000	
22	Medical Center 4201 Torrance Bl, Torrance	80,000	1,400	\$2.85	1,400	Yes	NA	1975	LCMH
		7	1.8%	FSG	5th Floor	No		5/1,000	
23	Watt Medical Plaza 20911 Earl St, Torrance	61,145	5,380	\$2.85	2,630	Yes	16%	1993	LCMH
		4	8.8%	FSG	2nd Floor	Yes		5/1,000	
24	Del Amo Medical Center 21320-50 Hawthorne Bl, Torrance	77,350	5,126	\$2.35	1,560	Yes	0%	1964	LCMH
		2	6.6%	FSG	2nd Floor	Yes		5/1,000	
25	19000 Hawthorne Bl Bldg 19000 Hawthorne Bl, Torrance	24,055	0	\$2.50		Yes	12%	1981	Non Hospital Campus location
		3	0.0%	FSG		Yes		5/1,000	
26	510 N Prospect Av, Bldg 510 N Prospect, Redondo Bch	45,000	1,767	\$2.75	1,118	Yes	17.3%	1999	BEACH CITIES (Non Acute Hospital)
		3	3.9%	FSG	2nd Floor	Yes		5/1,000	
27	520 N Prospect Av, Bldg 520 N Prospect, Redondo Bch	52,203	5,044	\$2.75	3,746	Yes	15%	1989	BEACH CITIES (Non Acute Hospital)
		3	9.7%	FSG	3rd Floor	Yes		5/1,000	

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28	Beach Cities Health Cntr 514 N Prospect, Redondo Bch	160,000	18,814	\$.99-\$2.50	8,708	Yes	NA	1965	BEACH CITIES (Non Acute Hospital)
		4	11.8%	MG	1st Floor	Yes		5.3/1,000	
29	So Bay Professional Center 14650 Aviation Bl, Manhattan Bch	23,986	0	\$2.50		Yes	NA	2001	Non Hospital Location Near Rosecrans Bl, Surgery Center grd floor -
		2	0.0%	MG		Yes		5/1,000	
30	Palos Verdes Medical 927 Deep Valley Dr, RHE	37,923	2,040	\$1.60-\$2.15	1,300	Yes	13%	1973	Non Hospital Campus location(Demo in 2008) 50% general office space
		2	5.4%	FSG	1st Floor	Yes		3.8/1,000	
31	Peninsula Medical Plaza 827 Deep Valley Dr. RHE	19,383	0	\$2.20		Yes	NA	1972	Non Hospital Campus location MG, Tenant pays electrical
		3	0.0%	NNN		Yes			
32	Bay Harbor Medical Office Bldg 1403 W Lomita Blvd, Harbor City	35,675	0	\$1.25		Yes	NA	2001	Non Hospital Location MG, Tenant pays electrical
		3	0.0%	MG		Yes		6/1,000	
33	San Pedro Peninsula 1360 W 6th St, San Pedro	68,883	2,111	\$2.45	1,309	Yes	17%	1965-79	SP/LCMH MG, Tenant pays electrical, janitorial
		2	3.1%	MG	1st Floor	Yes		7/1,000	
34	San Pedro Medical Arts 1294 W 6th St., San Pedro	29,800	7,548	\$2.35	3,975	Yes	18%	1981	SP/LCMH MG, Tenant pays electrical, janitorial
		2	25.3%	MG	1st Floor	Yes		3/1,000	
35	Worldport Medical & Prof. 1350 W 6th St, San Pedro	10,705	4,687	\$1.50	3,072	Yes	16%	1984	SP/LCMH MG, Tenant pays electrical, janitorial
		2	43.8%	MG	2nd Floor	Yes		5/1,000	

TOTALS: 1,463,172 145,851 10.0%

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.