

# AVAILABLE!

## 19000 Hawthorne Boulevard

Torrance, California 90503

INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION – CONSULTING



### AVAILABLE SUITES:

**Suite 204 904 Square Feet**  
3 exam rooms, private office, storage, lab,  
waiting room, reception/business office

**Suite 325 874 Square Feet**  
1-3 exam rooms possible, shower, or build-to-suit

**\$2.75 PSF Full Service Gross**

### MEDICAL OFFICE FOR LEASE

- ❖ EXCEPTIONAL VALUE
- ❖ OUTSTANDING VISIBILITY
- ❖ MAJOR STREET FRONTAGE
- ❖ EXCELLENT DEMOGRAPHICS
- ❖ POSITIONED IN PROXIMITY TO THE AWARD WINNING HOSPITALS OF TORRANCE MEMORIAL AND PROVIDENCE LITTLE COMPANY OF MARY
- ❖ FREE PARKING
- ❖ SIGNALIZED INTERSECTION
- ❖ NUMEROUS AREA AMENITIES
- ❖ IMMEDIATE OCCUPANCY



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