

PREPARED BY:
 Jeffery A. Turek
 310-802-2545
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South Bay Medical Office Building Leasing Survey
 End of 1st Quarter 2019



REF NUM	BUILDING NAME ADDRESS	SIZE FLOORS	VACANT VACANT %	BASE RATE LEASE	LARGEST CONTIGUOUS	OP EXPS	LOAD FACTOR	YR. BUILT PARKING	NEAREST HOSPITAL & COMMENTS
1	23332 Hawthorne Blvd. Bldg. 23332 Hawthorne Blvd, Torrance	20,087 3	1,955 9.7%	\$2.65 MG	1,005 2nd Floor	Yes	15%	1983 5/1,000	TMMC Tenant pays electrical.
2	4010 Sepulveda Boulevard 4010 Sepulveda Bl, Torrance	7,818 1	0 0.0%	\$1.30 MG		Yes	0%	1964 2.55/1,000	Non hospital location MG, tenant pays electrical, gas, janitorial
3	3660 Lomita Boulevard 3660 Lomita Boulevard, Torrance	2,654 1	0 0.0%	\$3.25 MG		Yes	0%	1971 7.9/1,000	TMMC MG, tenant pays electrical, gas, janitorial
4	3771 West 242nd Street Bldg. 3771 West 242nd Street, Torrance	10,345 2	0 0.0%	\$2.50 MG	1,708 2nd Floor	Yes	0%	1992 5/1,000	Non-Hospital Location Tenant pays electrical and janitorial
5	3661-3663 Torrance Blvd 3661-3661 Torrance Bl, Torrance	19,690 2	1,586 8.1%	\$2.75 MG	1,586 2nd Floor	Yes	15%	1961 4/1,000	Non hospital location
6	22525 Maple Avenue Torrance	13,000 1	0 0.0%	N/A		Yes	N/A	1975 5:01	Non hospital location
7	19000 Hawthorne Bl Bldg 19000 Hawthorne Bl, Torrance	24,055 3	1,778 7.4%	\$2.75 FSG	904 2nd Floor	No	12%	1981 5/1,000	Non Hospital Campus location
8	Skypark Building #14 23560 Madison St, Torrance	40,580 2	6,898 17.0%	\$3.85 MG	2,319 2nd Floor	Yes	15%	1977 5.3/1,000	TMMC
9	Skypark Building #12 3500 Lomita Bl, Torrance	35,348 4	900 2.5%	\$3.85 MG	900 2nd Floor	Yes	15%	1981 5/1,000	TMMC
10	Tormed Medical Center 3440 Lomita Bl, Torrance	71,250 4	8,337 11.7%	\$3.80-\$3.95 FSG	2,567 1st Floor	Yes	18%	1974 6/1,000	TMMC
11	Tormed Medical Center 3400 Lomita Bl, Torrance	59,900 6	6,073 10.1%	\$3.90 FSG	2,968 4th Floor	Yes	18%	1970 6/1,000	TMMC

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12	Skypark Building #1 23530-50 Hawthorne Blvd, Torrance	53,430 2	3,459 6.5%	\$3.85 MG	3,459 2nd Floor	Yes	17%	1981 5/1,000	TMMC
13	Skypark Building #2 23440 Hawthorne Bl., Torrance	35,735 2	5,165 14.5%	\$3.85 MG	3,224 2nd Floor	Yes	17%	1981 5/1,000	TMMC
14	Skypark Building #3 23430 Hawthorne Bl., Torrance	46,183 3	10,644 23.0%	\$3.85 MG	6,067 3rd Floor	Yes	17%	1981 5/1,000	TMMC
15	Skypark Building #5 23456 Hawthorne Bl., Torrance	46,081 3	20,782 45.1%	\$3.85 MG	14,514 3rd Floor	Yes	17%	1981 5/1,000	TMMC
16	Skypark Building #6 3701 Skypark, Torrance	32,467 2	0 0.0%	\$3.85 MG		Yes	17%	1981 5/1,000	TMMC
17	Skypark Building #7 23451 Madison St, Torrance	46,086 3	2,926 6.3%	\$3.85 MG	1,780 2nd Floor	Yes	17%	1981 5/1,000	TMMC
18	Skypark Building #8 23441 Madison St, Torrance	46,138 3	4,111 8.9%	\$3.85 MG	1,971 2nd Floor	Yes	17%	1981 5/1,000	TMMC
19	Skypark Building #10 23326 Hawthorne Bl., Torrance	61,947 3	2,249 3.6%	\$3.85 MG	1,371 3rd Floor	Yes	17%	1981 5/1,000	TMMC
20	Torrance Medical Arts Center 3640 Lomita Bl, Torrance	38,816 3	800 2.1%	\$3.50 FSG	800 2nd Floor	Yes	18.5%	1966 6/1,000	TMMC
21	Torrance Medical Plaza 3655 Lomita Bl, Torrance	65,855 4	19,179 29.1%	\$3.10 FSG	8,247 4th Floor	Yes	20.9%	1969 5/1,000	TMMC

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22	Telo Medical Building 23600 Telo Avenue, Torrance	39,967 2	0 0.0%	\$3.45 MG		Yes	N/A	1984 5/1,000	TMMC MG, Tenant pays electrical
23	Madison Park Medical 3445 Pacific Coast Hwy, Torrance	40,760 3	9,000 22.1%	\$3.25 MG	5,500 3rd Floor	Yes	12%	1989 5/1,000	TMMC MG, Modified Gross Lease, prorates electrical
24	Gateway Plaza 24223-43 Hawthorne Blvd, Torrance	15,000 2	3,200 21.3%	\$2.50 FSG		Yes	0%	1986 5/1,000	Non-Hospital Location
25	24510 Hawthorne Blvd. 24510 Hawthorne Blvd, Torrance	4,632 2	0 0.0%	\$2.75 MG		Yes	0%	2011 5/1,000	Non-Hospital Location Tenant pays utilities, janitorial
26	Hillside Village 24520 Hawthorne Blvd, Torrance	15,457 2	2,137 13.8%	\$2.25 MG	2,137 1st Floor	Yes	N/A	1986 5/1,000	Non-Hospital Location Mixed-use building. MG, Tenant pay electrical, janitorial
27	Crenshaw Medical Bldg. 23000 Crenshaw Bl, Torrance	16,488 2	2,942 17.8%	\$3.10 FSG	1,926 1st Floor	Yes	10%	1989 5/1,000	Non Hospital campus location
28	Medical Center 4201 Torrance Bl, Torrance	80,000 7	4,794 6.0%	\$3.25 FSG	2,122 6th Floor	No	N/A	1975 5/1,000	LCMH
29	Watt Medical Plaza 20911 Earl St, Torrance	61,145 4	2,161 3.5%	\$3.05 FSG	1,327 1st Floor	Yes	16%	1993 5/1,000	LCMH
30	510 N Prospect Av, Bldg 510 N Prospect, Redondo Bch	45,000 3	0 0.0%	\$2.95 FSG		Yes	17.3%	1999 5/1,000	BEACH CITIES (Non Acute Hospital)
31	520 N Prospect Av, Bldg 520 N Prospect, Redondo Bch	52,203 3	0 0.0%	\$2.95 MG		Yes	15%	1989 5/1,000	BEACH CITIES (Non Acute Hospital) Separately Metered
32	Beach Cities Health Cntr 514 N Prospect, Redondo Bch	160,000 4	11,588 7.2%	\$1.95 NNN	11,588 3rd Floor	Yes	N/A	1965 5.3/1,000	BEACH CITIES (Non Acute Hospital)

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33	So Bay Professional Center 14650 Aviation Bl, Manhattan Bch	23,986	6,740	\$3.50	6,740	Yes	N/A	2001	Non Hospital Location Near Rosecrans Bl, Surgery Center grd floor -
		2	28.1%	MG	2nd Floor			5/1,000	
34	Peninsula Medical Plaza 827 Deep Valley Dr. RHE	19,383		\$2.16		Yes	N/A	1972	Non Hospital Campus location MG, Tenant pays electrical
		3	0.0%	NNN					
35	Bay Harbor Medical Office Bldg 1403 W Lomita Blvd, Harbor City	35,675	3,081	\$1.75-\$2.00	1,800	Yes	N/A	2001	Non Hospital Location MG, Tenant pays electric
		3	8.6%	FSG	3rd Floor			6/1,000	
36	San Pedro Peninsula 1360 W 6th St, San Pedro	68,883	14,687	\$2.75-\$2.85	2,705	Yes	17%	1965-79	SP/LCMH MG, Tenant pays electrical, janitorial
		2	21.3%	MG	1st Floor			7/1,000	
37	San Pedro Medical Arts 1294 W 6th St., San Pedro	29,800	10,384	\$2.45	3,258	Yes	15%	1981	SP/LCMH MG, Tenant pays electrical, janitorial
		2	34.8%	MG	2nd Floor			3/1,000	
38	Worldport Medical & Prof. 1350 W 6th St, San Pedro	10,705	1,615	\$1.85	1,615	Yes	16%	1984	SP/LCMH MG, Tenant pays electrical, janitorial
		2	15.1%	MG	1st			5/1,000	
39	1490 W 7th Street, San Pedro	3,750	0	\$2.50		Yes	N/A	2015	SP/LCMH MG, Tenant pays electrical and janitorial
		1	0.00%	MG				5/1,000	
40	San Pedro Professional Center 1300 W 6th St, San Pedro	4,000	0	\$2.35		Yes	N/A	1957	SP/LCMH MG, Tenant pays utilities and janitorial
		1	0.0%	MG				5.8/1,000	

TOTALS: 1,504,299 166,148
 11.0%

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