

PREPARED BY:  
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South Bay Medical Office Building Leasing Survey  
 End of 4th Quarter 2018



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	1,955	\$2.65	1,005	Yes	15%	1983	TMMC Tenant pays electrical.
		3	9.7%	MG	2nd Floor			5/1,000	
2	4010 Sepulveda Boulevard 4010 Sepulveda Bl, Torrance	7,818	0	\$1.30		Yes	0%	1964	Non hospital location MG, tenant pays electrical, gas, janitorial
		1	0.0%	MG				2.55/1,000	
3	3660 Lomita Boulevard 3660 Lomita Boulevard, Torrance	2,654	0	\$3.25		Yes	0%	1971	TMMC MG, tenant pays electrical, gas, janitorial
		1	0.0%	MG				7.9/1,000	
4	3771 West 242nd Street Bldg. 3771 West 242nd Street, Torrance	10,345	0	\$2.50	1,708	Yes	0%	1992	Non-Hospital Location Tenant pays electrical and janitorial
		2	0.0%	MG	2nd Floor			5/1,000	
5	3661-3663 Torrance Blvd 3661-3661 Torrance Bl, Torrance	19,690	1,586	\$2.75	1,586	Yes	15%	1961	Non hospital location
		2	8.1%	MG	2nd Floor			4/1,000	
6	22525 Maple Avenue Torrance	13,000	0	N/A		Yes	N/A	1975	Non hospital location
		1	0.0%					5:01	
7	19000 Hawthorne Bl Bldg 19000 Hawthorne Bl, Torrance	24,055	1,778	\$2.75	904	No	12%	1981	Non Hospital Campus location
		3	7.4%	FSG	2nd Floor			5/1,000	
8	Skypark Building #14 23560 Madison St, Torrance	40,580	5,828	\$3.55	2,319	Yes	15%	1977	TMMC
		2	14.4%	MG	2nd Floor			5.3/1,000	
9	Skypark Building #12 3500 Lomita Bl, Torrance	35,348	2,395	\$3.55	1,450	Yes	15%	1981	TMMC
		4	6.8%	MG	2nd Floor			5/1,000	
10	Tormed Medical Center 3440 Lomita Bl, Torrance	71,250	5,701	\$3.60-\$3.70	2,567	Yes	18%	1974	TMMC
		4	8.0%	FSG	1st Floor			6/1,000	
11	Tormed Medical Center 3400 Lomita Bl, Torrance	59,900	4,555	\$3.70	2,968	Yes	18%	1970	TMMC
		6	7.6%	FSG	4th Floor			6/1,000	

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12	<b>Skypark Building #1</b> 23530-50 Hawthorne Blvd, Torrance	53,430 2	3,459 6.5%	\$3.55 MG	3,459 2nd Floor	Yes	17%	1981 5/1,000	TMMC
13	<b>Skypark Building #2</b> 23440 Hawthorne Bl., Torrance	35,735 2	4,099 11.5%	\$3.55 MG	3,224 2nd Floor	Yes	17%	1981 5/1,000	TMMC
14	<b>Skypark Building #3</b> 23430 Hawthorne Bl., Torrance	46,183 3	10,644 23.0%	\$3.55 MG	6,067 3rd Floor	Yes	17%	1981 5/1,000	TMMC
15	<b>Skypark Building #5</b> 23456 Hawthorne Bl., Torrance	46,081 3	20,782 45.1%	\$3.55 MG	14,514 3rd Floor	Yes	17%	1981 5/1,000	TMMC
16	<b>Skypark Building #6</b> 3701 Skypark, Torrance	32,467 2	0 0.0%	\$3.55 MG		Yes	17%	1981 5/1,000	TMMC
17	<b>Skypark Building #7</b> 23451 Madison St, Torrance	46,086 3	2,926 6.3%	\$3.55 MG	1,780 2nd Floor	Yes	17%	1981 5/1,000	TMMC
18	<b>Skypark Building #8</b> 23441 Madison St, Torrance	46,138 3	4,111 8.9%	\$3.55 MG	1,971 2nd Floor	Yes	17%	1981 5/1,000	TMMC
19	<b>Skypark Building #10</b> 23326 Hawthorne Bl., Torrance	61,947 3	2,249 3.6%	\$3.55 MG	1,371 3rd Floor	Yes	17%	1981 5/1,000	TMMC
20	<b>Torrance Medical Arts Center</b> 3640 Lomita Bl, Torrance	38,816 3	1,824 4.7%	\$3.50 FSG	1,096 2nd Floor	Yes	18.5%	1966 6/1,000	TMMC
21	<b>Torrance Medical Plaza</b> 3655 Lomita Bl, Torrance	65,855 4	18,901 28.7%	\$3.10 FSG	8,247 4th Floor	Yes	20.9%	1969 5/1,000	TMMC

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22	<b>Telo Medical Building</b> 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	<b>Madison Park Medical</b> 3445 Pacific Coast Hwy, Torrance	40,760 3	9,100 22.3%	\$3.50 MG	5,500 3rd Floor	Yes	12%	1989 5/1,000	TMMC MG, Modified Gross Lease, prorates electrical
24	<b>Gateway Plaza</b> 24223-43 Hawthorne Blvd, Torrance	15,000 2	3,200 21.3%	\$2.50 FSG	3,200 2nd Floor	Yes	0%	1986 5/1,000	Non-Hospital Location
25	<b>24510 Hawthorne Blvd.</b> 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	<b>Hillside Village</b> 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	<b>Crenshaw Medical Bldg.</b> 23000 Crenshaw Bl, Torrance	16,488 2	0 0.0%	\$2.75 FSG		Yes	10%	1989 5/1,000	Non Hospital campus location
28	<b>Medical Center</b> 4201 Torrance Bl, Torrance	80,000 7	4,794 6.0%	\$3.20 FSG	2,122 6th Floor	No	N/A	1975 5/1,000	LCMH
29	<b>Watt Medical Plaza</b> 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	<b>510 N Prospect Av, Bldg</b> 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	<b>520 N Prospect Av, Bldg</b> 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	<b>Beach Cities Health Cntr</b> 514 N Prospect, Redondo Bch	160,000 4	11,588 7.2%	TBD 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	11,040	\$3.75	6,740	Yes	N/A	2001	Non Hospital Location Near Rosecrans Bl, Surgery Center grd floor -
		2	46.0%	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	1,800	\$1.75-\$2.00	1,800	Yes	N/A	2001	Non Hospital Location MG, Tenant pays electric
		3	5.0%	FSG	3rd Floor			6/1,000	
36	San Pedro Peninsula 1360 W 6th St, San Pedro	68,883	9,999	\$2.75-\$2.85	2,113	Yes	17%	1965-79	SP/LCMH MG, Tenant pays electrical, janitorial
		2	14.5%	MG	2nd 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: 1,504,299 160,611  
 10.7%

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