

PREPARED BY:
 Jeffery A. Turek
 310-802-2545
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South Bay Medical Office Building Leasing Survey
 End of 2nd Quarter 2021



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	2,505	\$2.65	2,505	Yes	15%	1983	TMMC Tenant pays electrical.
		3	12.5%	MG	3rd 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	\$1.75		Yes	0%	1992	Non-Hospital Location Tenant pays electrical and janitorial
		2	0.0%	MG				5/1,000	
5	3661-3663 Torrance Blvd 3661-3661 Torrance Bl, Torrance	19,690		\$2.75		Yes	15%	1961	Non hospital location
		2	0.0%	MG				4/1,000	
6	22525 Maple Avenue Torrance	13,000		\$3.25		Yes	N/A	1975	Non hospital location
		1	0.0%	NNN				5:01	
7	19000 Hawthorne Bl Bldg 19000 Hawthorne Bl, Torrance	24,055	3,704	\$2.60	1,923	No	12%	1981	Non Hospital Campus location
		3	15.4%	FSG	1st Floor			5/1,000	
8	Skypark Building #14 23560 Madison St, Torrance	40,580	8,242	\$4.00	2,319	Yes	15%	1977	TMMC
		2	20.3%	MG	2nd Floor			5.3/1,000	
9	Skypark Building #12 3500 Lomita Bl, Torrance	35,348		\$4.00		Yes	15%	1981	TMMC
		4	0.0%	MG				5/1,000	
10	Tormed Medical Center 3440 Lomita Bl, Torrance	71,250	8,948	\$4.25	4,160	Yes	18%	1974	TMMC
		4	12.6%	FSG	4th Floor			6/1,000	
11	Tormed Medical Center 3400 Lomita Bl, Torrance	59,900	13,044	\$4.35-\$4.45	2,968	Yes	18%	1970	TMMC
		6	21.8%	FSG	4th Floor			6/1,000	

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12	Skypark Building #1 23530-50 Hawthorne Blvd, Torrance	53,430 2	3,459 6.5%	\$4.00 MG	3,459 2nd Floor	Yes	17%	1981 5/1,000	TMMC
13	Skypark Building #2 23440 Hawthorne Bl., Torrance	35,735 2	6,749 18.9%	\$4.00 MG	4,808 2nd Floor	Yes	17%	1981 5/1,000	TMMC
14	Skypark Building #3 23430 Hawthorne Bl., Torrance	46,183 3	4,775 10.3%	\$4.00 MG	1,670 2nd Floor	Yes	17%	1981 5/1,000	TMMC
15	Skypark Building #5 23456 Hawthorne Bl., Torrance	46,081 3	5,046 11.0%	\$4.00 MG	5,046 3rd Floor	Yes	17%	1981 5/1,000	TMMC
16	Skypark Building #6 3701 Skypark, Torrance	32,467 2	4,587 14.1%	\$4.00 MG	3,160 2nd Floor	Yes	17%	1981 5/1,000	TMMC
17	Skypark Building #7 23451 Madison St, Torrance	46,086 3	8,167 17.7%	\$4.00 MG	2,395 1st Floor	Yes	17%	1981 5/1,000	TMMC
18	Skypark Building #8 23441 Madison St, Torrance	46,138 3	10,646 23.1%	\$4.00 MG	4,261 3rd Floor	Yes	17%	1981 5/1,000	TMMC
19	Skypark Building #10 23326 Hawthorne Bl., Torrance	61,947 3	6,294 10.2%	\$4.00 MG	2,119 3rd Floor	Yes	17%	1981 5/1,000	TMMC
20	Torrance Medical Arts Center 3640 Lomita Bl, Torrance	38,816 3	3,664 9.4%	\$4.00 FSG	1,600 2nd Floor	Yes	18.5%	1966 6/1,000	TMMC
21	Torrance Medical Plaza 3655 Lomita Bl, Torrance	65,855 4	15,562 23.6%	\$3.50 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	4,000 10.0%	\$3.75 MG	4,000 2nd Floor	Yes	N/A	1984 5/1,000	TMMC MG, Tenant pays electrical
23	Madison Park Medical 3445 Pacific Coast Hwy, Torrance	40,760 3	9,295 22.8%	\$3.25 MG	9,295 1st 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	0.0%	\$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	3,068 19.8%	\$2.75 MG	3,068 2nd 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	4,514 27.4%	\$3.00 FSG	2,468 2nd Floor	Yes	10%	1989 5/1,000	Non Hospital campus location
28	Medical Center 4201 Torrance Bl, Torrance	80,000 7	7,299 9.1%	\$3.25-\$3.35 FSG	2,329 5th Floor	No	N/A	1975 5/1,000	LCMH
29	Watt Medical Plaza 20911 Earl St, Torrance	61,145 4	3,788 6.2%	\$3.10 FSG	2,372 3rd Floor	Yes	16%	1993 5/1,000	LCMH
30	510 N Prospect Av, Bldg 510 N Prospect, Redondo Bch	45,000 3	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%	\$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	6,807 4.3%	\$1.95 NNN	6,807 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	4,300	\$3.75	4,300	Yes	N/A	2001	Non Hospital Location Near Rosecrans Bl, Surgery Center grd floor -
		2	17.9%	MG	1st Floor			5/1,000	
34	Peninsula Medical Plaza 827 Deep Valley Dr. RHE	19,383		\$2.50		Yes	N/A	1972	Non Hospital Campus location MG, Tenant pays electrical
		3	0.0%	MG					
35	Bay Harbor Medical Office Bldg 1403 W Lomita Blvd, Harbor City	35,675		\$1.75-\$2.00		Yes	N/A	2001	Non Hospital Location MG, Tenant pays electric
		3	0.0%	FSG				6/1,000	
36	San Pedro Peninsula 1360 W 6th St, San Pedro	68,883	18,841	\$2.75-\$2.85	4,278	Yes	17%	1965-79	SP/LCMH MG, Tenant pays electrical, janitorial
		2	27.4%	MG	3rd Floor			7/1,000	
37	San Pedro Medical Arts 1294 W 6th St., San Pedro	29,800	9,409	\$2.45	5,393	Yes	15%	1981	SP/LCMH MG, Tenant pays electrical, janitorial
		2	31.6%	MG	2nd Floor			3/1,000	
38	Worldport Medical & Prof. 1350 W 6th St, San Pedro	10,705		\$1.90		Yes	16%	1984	SP/LCMH MG, Tenant pays electrical, janitorial
		2	0.0%	MG				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		\$2.35		Yes	N/A	1957	SP/LCMH MG, Tenant pays utilities and janitorial
		1	0.0%	MG				5.8/1,000	
41	Providence Advanced Care Ctr 5215 Torrance Blvd, Torrance	92,625	6,227	\$4.25	3,855	Yes	N/A	2018	LCMH NNN, Tenant pays base rent and all OPEX
		3	6.7%	FSG	1st			5/1,000	
TOTALS:		1,596,924	182,940						
			11.5%						

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