PREPARED BY:
Jeffery A. Turek
310-802-2545
www.jeffturek.com

South Bay Medical Office Building Leasing Survey
End of 2nd Quarter 2025

RE/MAX COMMERCIAL

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	1,265 6.3%	$3.25 MG	1,265 1st Floor	Yes	15%	1983 5/1,000	TMMC Tenant pays electrical.
2	**4010 Sepulveda Boulevard** 4010 Sepulveda Bl, Torrance	7,818 1	3,000 38.4%	$4.00 MG	3,000 1st Floor	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%	 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%	 MG		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	1,700 8.6%	$3.50 FSG	850 1st Floor	Yes	15%	1961 4/1,000	Non hospital location
6	**22525 Maple Avenue** Torrance	13,000 1	 0.0%	 NNN		Yes	N/A	1975 5:01	Non hospital location
7	**19000 Hawthorne Bl Bldg** 19000 Hawthorne Bl, Torrance	24,055 3	9,425 39.2%	$2.95 FSG	6,460 4th Floor	No	12%	1981 5/1,000	Non Hospital Campus location
8	**Skypark Building #14** 23560 Madison St, Torrance	40,580 2	6,168 15.2%	$4.45 MG	2,319 2nd Floor	Yes	15%	1977 5.3/1,000	TMMC
9	**Skypark Building #12** 3500 Lomita Bl, Torrance	35,348 4	6,358 18.0%	$4.45 MG	4,154 2nd Floor	Yes	15%	1981 5/1,000	TMMC
10	**Tormed Medical Center** 3440 Lomita Bl, Torrance	71,250 4	17,424 24.5%	$4.35 FSG	5,754 3rd Floor	Yes	18%	1974 6/1,000	TMMC
11	**Tormed Medical Center** 3400 Lomita Bl, Torrance	59,900 6	15,643 26.1%	$4.35 FSG	3,338 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%	$4.45 MG	3,459 2nd Floor	Yes	17%	1981 5/1,000	TMMC
13	**Skypark Building #2** 23440 Hawthorne Bl., Torrance	35,735 2	 0.0%	 MG		Yes	17%	1981 5/1,000	TMMC
14	**Skypark Building #3** 23430 Hawthorne Bl., Torrance	46,183 3	9,352 20.2%	$4.45 MG	4,577 2nd Floor	Yes	17%	1981 5/1,000	TMMC
15	**Skypark Building #5** 23456 Hawthorne Bl., Torrance	46,081 3	7,111 15.4%	$4.45 MG	5,046 3rd Floor	Yes	17%	1981 5/1,000	TMMC
16	**Skypark Building #6** 3701 Skypark, Torrance	32,467 2	0 0.0%	 MG		Yes	17%	1981 5/1,000	TMMC
17	**Skypark Building #7** 23451 Madison St, Torrance	46,086 3	8,956 19.4%	$4.45 MG	3,184 3rd Floor	Yes	17%	1981 5/1,000	TMMC
18	**Skypark Building #8** 23441 Madison St, Torrance	46,138 3	3,195 6.9%	$4.45 MG	3,195 3rd Floor	Yes	17%	1981 5/1,000	TMMC
19	**Skypark Building #10** 23326 Hawthorne Bl., Torrance	61,947 3	8,594 13.9%	$4.45 MG	3,780 1st Floor	Yes	17%	1981 5/1,000	TMMC
20	**Torrance Medical Arts Center** 3640 Lomita Bl, Torrance	38,816 3	5,935 15.3%	$4.25 FSG	2,418 2nd Floor	Yes	18.5%	1966 6/1,000	TMMC
21	**Torrance Medical Plaza** 3655 Lomita Bl, Torrance	65,855 4	13,790 20.9%	$4.00 FSG	7,920 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	2,400 6.0%	$4.25 MG	1,200 1st 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	4,735 11.6%	$4.25 MG	3,581 2nd 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%	 FSG		Yes	0%	1986 5/1,000	Non-Hospital Location
25	**24510 Hawthorne Blvd.** 24510 Hawthorne Blvd, Torrance	4,632 2	0 0.0%	 MG		Yes	0%	2011 5/1,000	Non-Hospital Location Tenant pays utilities, janitorial
26	**Hillside Village** 24520 Hawthorne Blvd, Torrance	15,457 2	1,367 8.8%	TBD MG	1,367 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	 0.0%	 FSG		Yes	10%	1989 5/1,000	Non Hospital campus location
28	**Medical Center** 4201 Torrance Bl, Torrance	80,000 7	3,390 4.2%	$3.75 FSG	1,920 7th Floor	No	N/A	1975 5/1,000	LCMH
29	**Watt Medical Plaza** 20911 Earl St, Torrance	61,145 4	5,292 8.7%	TBD FSG	2,946 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%	 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%	 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	 0.0%	 NNN		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 2	0 0.0%	 MG		Yes	N/A	2001 5/1,000	Non Hospital Location Near Rosecrans Bl, Surgery Center grd floor -
34	**Peninsula Medical Plaza** 827 Deep Valley Dr. RHE	19,383 3	0 0.0%	 MG		Yes	N/A	1972	Non Hospital Campus location MG, Tenant pays electrical
35	**Bay Harbor Medical Office Bldg** 1403 W Lomita Bvld, Harbor City	35,675 3	1,869 5.2%	$1.55 MG	1,869 3rd Floor	Yes	N/A	2001 6/1,000	Non Hospital Location MG, Tenant pays electric
36	**San Pedro Peninsula** 1360 W 6th St, San Pedro	68,883 2	26,202 38.0%	$2.75-$2.95 MG	9,376 2nd Floor	Yes	17%	1965-79 7/1,000	SP/LCMH MG, Tenant pays electrical, janitorial
37	**San Pedro Medical Arts** 1294 W 6th St., San Pedro	29,800 2	 0.0%	 MG		Yes	15%	1981 3/1,000	SP/LCMH MG, Tenant pays electrical, janitorial
38	**Worldport Medical & Prof.** 1350 W 6th St, San Pedro	10,705 2	1,615 15.1%	$2.65 MG	1,615 1st Floor	Yes	16%	1984 5/1,000	SP/LCMH MG, Tenant pays electrical, janitorial
39	**1490 W 7th Street, San Pedro**	3,750 1	0 0.00%	 MG		Yes	N/A	2015 5/1,000	SP/LCMH MG, Tenant pays electrical and janitorial
40	**San Pedro Professional Center** 1300 W 6th St, San Pedro	4,000 1	 0.0%	 MG		Yes	N/A	1957 5.8/1,000	SP/LCMH MG, Tenant pays utilities and janitorial
41	**Providence Advanced Care Ctr** 5215 Torrance Blvd, Torrance	92,625 3	 0.0%	$4.25 FSG		Yes	N/A	2018 5/1,000	LCMH NNN, Tenant pays base rent and all OPEX
	TOTALS:	1,596,924	168,245 10.5%						

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