

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

South Bay Medical Office Building Leasing Survey
End of 3rd Quarter 2025



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	0	\$3.25		Yes	15%	1983	TMMC Tenant pays electrical.
		3	0.0%	MG				5/1,000	
2	4010 Sepulveda Boulevard 4010 Sepulveda Bl, Torrance	7,818		\$4.00		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			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			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	850	\$3.50	850	Yes	15%	1961	Non hospital location
		2	4.3%	FSG	1st Floor			4/1,000	
6	22525 Maple Avenue Torrance	13,000				Yes	N/A	1975	Non hospital location
		1	0.0%	NNN				5:01	
7	19000 Hawthorne Bl Bldg 19000 Hawthorne Bl, Torrance	24,055	6,460	\$2.95	6,460	No	12%	1981	Non Hospital Campus location
		3	26.9%	FSG	4th Floor			5/1,000	
8	Skypark Building #14 23560 Madison St, Torrance	40,580	6,168	\$4.45	2,319	Yes	15%	1977	TMMC
		2	15.2%	MG	2nd Floor			5.3/1,000	
9	Skypark Building #12 3500 Lomita Bl, Torrance	35,348	4,154	\$4.45	4,154	Yes	15%	1981	TMMC
		4	11.8%	MG	2nd Floor			5/1,000	
10	Tormed Medical Center 3440 Lomita Bl, Torrance	71,250	17,424	\$4.35	5,754	Yes	18%	1974	TMMC
		4	24.5%	FSG	3rd Floor			6/1,000	
11	Tormed Medical Center 3400 Lomita Bl, Torrance	59,900	15,643	\$4.35	3,338	Yes	18%	1970	TMMC
		6	26.1%	FSG	4th Floor			6/1,000	

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12	Skypark Building #1 23530-50 Hawthorne Blvd, Torrance	53,430	3,459	\$4.45	3,459	Yes	17%	1981	TMMC
		2	6.5%	MG	2nd Floor				
13	Skypark Building #2 23440 Hawthorne Bl., Torrance	35,735				Yes	17%	1981	TMMC
		2	0.0%	MG					
14	Skypark Building #3 23430 Hawthorne Bl., Torrance	46,183	11,140	\$4.45	4,577	Yes	17%	1981	TMMC
		3	24.1%	MG	2nd Floor				
15	Skypark Building #5 23456 Hawthorne Bl., Torrance	46,081	7,111	\$4.45	5,046	Yes	17%	1981	TMMC
		3	15.4%	MG	3rd Floor				
16	Skypark Building #6 3701 Skypark, Torrance	32,467	0			Yes	17%	1981	TMMC
		2	0.0%	MG					
17	Skypark Building #7 23451 Madison St, Torrance	46,086	6,477	\$4.45	3,184	Yes	17%	1981	TMMC
		3	14.1%	MG	3rd Floor				
18	Skypark Building #8 23441 Madison St, Torrance	46,138	3,195	\$4.45	3,195	Yes	17%	1981	TMMC
		3	6.9%	MG	3rd Floor				
19	Skypark Building #10 23326 Hawthorne Bl., Torrance	61,947	8,594	\$4.45	3,780	Yes	17%	1981	TMMC
		3	13.9%	MG	1st Floor				
20	Torrance Medical Arts Center 3640 Lomita Bl, Torrance	38,816	5,935	\$4.25	2,418	Yes	18.5%	1966	TMMC
		3	15.3%	FSG	2nd Floor				
21	Torrance Medical Plaza 3655 Lomita Bl, Torrance	65,855	13,790	\$4.00	7,920	Yes	20.9%	1969	TMMC
		4	20.9%	FSG	4th Floor				

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22	Telo Medical Building 23600 Telo Avenue, Torrance	39,967	2,400	\$4.25	1,200	Yes	N/A	1984	TMMC MG, Tenant pays electrical
		2	6.0%	MG	1st Floor			5/1,000	
23	Madison Park Medical 3445 Pacific Coast Hwy, Torrance	40,760	4,768	\$4.25	3,550	Yes	12%	1989	TMMC MG, Modified Gross Lease, prorates electrical
		3	11.7%	MG	2nd Floor			5/1,000	
24	Gateway Plaza 24223-43 Hawthorne Blvd, Torrance	15,000				Yes	0%	1986	Non-Hospital Location
		2	0.0%	FSG				5/1,000	
25	24510 Hawthorne Blvd. 24510 Hawthorne Blvd, Torrance	4,632	0			Yes	0%	2011	Non-Hospital Location Tenant pays utilities, janitorial
		2	0.0%	MG				5/1,000	
26	Hillside Village 24520 Hawthorne Blvd, Torrance	15,457	1,367	\$2.95	1,367	Yes	N/A	1986	Non-Hospital Location Mixed-use building. MG, Tenant pay electrical, janitorial
		2	8.8%	MG	2nd Floor			5/1,000	
27	Crenshaw Medical Bldg. 23000 Crenshaw Bl, Torrance	16,488				Yes	10%	1989	Non Hospital campus location
		2	0.0%	FSG				5/1,000	
28	Medical Center 4201 Torrance Bl, Torrance	80,000	3,390	\$3.75	1,920	No	N/A	1975	LCMH
		7	4.2%	FSG	7th Floor			5/1,000	
29	Watt Medical Plaza 20911 Earl St, Torrance	61,145	1,484	TBD	1,484	Yes	16%	1993	LCMH
		4	2.4%	FSG	3rd Floor			5/1,000	
30	510 N Prospect Av, Bldg 510 N Prospect, Redondo Bch	45,000				Yes	17.3%	1999	BEACH CITIES (Non Acute Hospital)
		3	0.0%	FSG				5/1,000	
31	520 N Prospect Av, Bldg 520 N Prospect, Redondo Bch	52,203				Yes	15%	1989	BEACH CITIES (Non Acute Hospital) Separately Metered
		3	0.0%	MG				5/1,000	
32	Beach Cities Health Cntr 514 N Prospect, Redondo Bch	160,000				Yes	N/A	1965	BEACH CITIES (Non Acute Hospital)
		4	0.0%	NNN				5.3/1,000	

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33	So Bay Professional Center 14650 Aviation Bl, Manhattan Bch	23,986	0			Yes	N/A	2001	Non Hospital Location Near Rosecrans Bl, Surgery Center grd floor -
		2	0.0%	MG				5/1,000	
34	Peninsula Medical Plaza 827 Deep Valley Dr. RHE	19,383	0			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	1,869	\$1.45	1,869	Yes	N/A	2001	Non Hospital Location MG, Tenant pays electric
		3	5.2%	MG	3rd Floor			6/1,000	
36	San Pedro Peninsula 1360 W 6th St, San Pedro	68,883	26,202	\$2.75-\$2.95	9,376	Yes	17%	1965-79	SP/LCMH MG, Tenant pays electrical, janitorial
		2	38.0%	MG	2nd Floor			7/1,000	
37	San Pedro Medical Arts 1294 W 6th St., San Pedro	29,800				Yes	15%	1981	SP/LCMH MG, Tenant pays electrical, janitorial
		2	0.0%	MG				3/1,000	
38	Worldport Medical & Prof. 1350 W 6th St, San Pedro	10,705	1,615	\$2.65	1,615	Yes	16%	1984	SP/LCMH MG, Tenant pays electrical, janitorial
		2	15.1%	MG	1st Floor			5/1,000	
39	1490 W 7th Street, San Pedro	3,750	0			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				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		\$4.25		Yes	N/A	2018	LCMH NNN, Tenant pays base rent and all OPEX
		3	0.0%	FSG				5/1,000	

TOTALS: 1,596,924 153,495
9.6%

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