

PREPARED BY:
 Jeffery A. Turek
 310-802-2545
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South Bay Medical Office Building Leasing Survey
 End of 1st Quarter 2026



| 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 | 0 0.0% | \$3.25 MG | | Yes | 15% | 1983 5/1,000 | TMMC Tenant pays electrical. |
| 2 | 4010 Sepulveda Boulevard 4010 Sepulveda Bl, Torrance | 7,818 1 | 0 0.0% | \$4.00 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% | 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 | 850 4.3% | \$3.50 FSG | 850 1st Floor | Yes | 15% | 1961 4/1,000 | Non hospital location |
| 6 | 22525 Maple Avenue Torrance | 13,000 1 | 0 0.0% | 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 | 5,413 15.3% | \$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 | 16,748 23.5% | \$4.35 FSG | 3,324 3rd Floor | Yes | 18% | 1974 6/1,000 | TMMC |
| 11 | Tormed Medical Center 3400 Lomita Bl, Torrance | 59,900 6 | 17,205 28.7% | \$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 | 11,140 24.1% | \$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 | 6,477 14.1% | \$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 | 0.0% | \$4.45 MG | | Yes | 17% | 1981 5/1,000 | TMMC |
| 19 | Skypark Building #10 23326 Hawthorne Bl., Torrance | 61,947 3 | 6,687 10.8% | \$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 | 12,225 18.6% | \$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 | 5,400 13.5% | \$4.25 MG | 3,000 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 | 4,768 11.7% | \$4.45 MG | 4,768 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 | 0.0% | MG | | 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 | 2,807 17.0% | \$3.50 FSG | 1,700 1st Floor | Yes | 10% | 1989 5/1,000 | Non Hospital campus location |
| 28 | Medical Center 4201 Torrance Bl, Torrance | 80,000 7 | 3,940 4.9% | \$3.95 FSG | 1,920 7th Floor | No | N/A | 1975 5/1,000 | LCMH |
| 29 | Watt Medical Plaza 20911 Earl St, Torrance | 61,145 4 | 0.0% | TBD FSG | | Yes | 16% | 1993 5/1,000 | LCMH |
| 30 | Skypark Atrium 2780 Skypark Drive, Torrance | 95,329 4 | 19,682 20.6% | \$4.25 MG | 5,974 3rd Floor | Yes | 14.0% | 1990 4/1,000 | TMMC |
| 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 | Providence Advanced Care Ctr 5215 Torrance Blvd, Torrance | 92,625 3 | 0.0% | \$4.25 FSG | | Yes | N/A | 2018 5/1,000 | LCMH |

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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 Blvd, Harbor City | 35,675 3 | 1,869 5.2% | \$1.40 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 | 24,133 35.0% | \$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 0.0% | 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 0.0% | MG | | Yes | N/A | 1957 5.8/1,000 | SP/LCMH MG, Tenant pays utilities and janitorial |
| 41 | 4305 Torrance Boulevard | 34,010 5 | 0 0.0% | MG | | Yes | N/A | 1960 5/1,000 | LCMH |
| TOTALS: | | 1,596,924 | 173,057 10.8% | | | | | | |

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