

PREPARED BY:  
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South Bay Medical Office Building Leasing Survey  
End of 2nd Quarter 2026



| REF<br>NUM | BUILDING NAME<br>ADDRESS                                         | SIZE<br>FLOORS | VACANT<br>VACANT % | BASE RATE<br>LEASE | LARGEST<br>CONTIGUOUS | OP EXPS | LOAD<br>FACTOR | YR. BUILT<br>PARKING | NEAREST HOSPITAL & COMMENTS                                          |
|------------|------------------------------------------------------------------|----------------|--------------------|--------------------|-----------------------|---------|----------------|----------------------|----------------------------------------------------------------------|
| 1          | 23332 Hawthorne Blvd. Bldg.<br>23332 Hawthorne Blvd, Torrance    | 20,087         | 0                  | \$3.25             |                       | Yes     | 15%            | 1983                 | TMMC<br>Tenant pays electrical.                                      |
|            |                                                                  | 3              | 0.0%               | MG                 |                       |         |                | 5/1,000              |                                                                      |
| 2          | 4010 Sepulveda Boulevard<br>4010 Sepulveda Bl, Torrance          | 7,818          |                    | \$4.00             |                       | Yes     | 0%             | 1964                 | Non hospital location<br>MG, tenant pays electrical, gas, janitorial |
|            |                                                                  | 1              | 0.0%               | MG                 |                       |         |                | 2.55/1,000           |                                                                      |
| 3          | 3660 Lomita Boulevard<br>3660 Lomita Boulevard, Torrance         | 2,654          | 0                  |                    |                       | Yes     | 0%             | 1971                 | TMMC<br>MG, tenant pays electrical, gas, janitorial                  |
|            |                                                                  | 1              | 0.0%               | MG                 |                       |         |                | 7.9/1,000            |                                                                      |
| 4          | 3771 West 242nd Street Bldg.<br>3771 West 242nd Street, Torrance | 10,345         | 0                  |                    |                       | Yes     | 0%             | 1992                 | Non-Hospital Location<br>Tenant pays electrical and janitorial       |
|            |                                                                  | 2              | 0.0%               | MG                 |                       |         |                | 5/1,000              |                                                                      |
| 5          | 3661-3663 Torrance Blvd<br>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<br>Torrance                                   | 13,000         |                    |                    |                       | Yes     | N/A            | 1975                 | Non hospital location                                                |
|            |                                                                  | 1              | 0.0%               | NNN                |                       |         |                | 5:01                 |                                                                      |
| 7          | 19000 Hawthorne Bl Bldg<br>19000 Hawthorne Bl, Torrance          | 24,055         | 9,425              | \$2.95             | 6,460                 | No      | 12%            | 1981                 | Non Hospital Campus location                                         |
|            |                                                                  | 3              | 39.2%              | FSG                | 4th Floor             |         |                | 5/1,000              |                                                                      |
| 8          | Skypark Building #14<br>23560 Madison St, Torrance               | 40,580         | 6,168              | \$4.60             | 2,319                 | Yes     | 15%            | 1977                 | TMMC                                                                 |
|            |                                                                  | 2              | 15.2%              | MG                 | 2nd Floor             |         |                | 5.3/1,000            |                                                                      |
| 9          | Skypark Building #12<br>3500 Lomita Bl, Torrance                 | 35,348         | 1,259              | \$4.60             | 1,259                 | Yes     | 15%            | 1981                 | TMMC                                                                 |
|            |                                                                  | 4              | 3.6%               | MG                 | 1st Floor             |         |                | 5/1,000              |                                                                      |
| 10         | Tormed Medical Center<br>3440 Lomita Bl, Torrance                | 71,250         | 16,748             | \$4.35             | 3,324                 | Yes     | 18%            | 1974                 | TMMC                                                                 |
|            |                                                                  | 4              | 23.5%              | FSG                | 3rd Floor             |         |                | 6/1,000              |                                                                      |
| 11         | Tormed Medical Center<br>3400 Lomita Bl, Torrance                | 59,900         | 22,556             | \$4.25             | 4,228                 | Yes     | 18%            | 1970                 | TMMC                                                                 |
|            |                                                                  | 6              | 37.7%              | FSG                | 4th Floor             |         |                | 6/1,000              |                                                                      |

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|------------|-----------------------------------------------------------------|----------------|--------------------|--------------------|-----------------------|---------|----------------|----------------------|-----------------------------|
| 12         | <b>Skypark Building #1</b><br>23530-50 Hawthorne Blvd, Torrance | 53,430         | 3,459              | \$4.60             | 3,459                 | Yes     | 17%            | 1981                 | TMMC                        |
|            |                                                                 | 2              | 6.5%               | MG                 | 2nd Floor             |         |                |                      |                             |
| 13         | <b>Skypark Building #2</b><br>23440 Hawthorne Bl., Torrance     | 35,735         |                    |                    |                       | Yes     | 17%            | 1981                 | TMMC                        |
|            |                                                                 | 2              | 0.0%               | MG                 |                       |         |                |                      |                             |
| 14         | <b>Skypark Building #3</b><br>23430 Hawthorne Bl., Torrance     | 46,183         | 11,140             | \$4.60             | 4,577                 | Yes     | 17%            | 1981                 | TMMC                        |
|            |                                                                 | 3              | 24.1%              | MG                 | 2nd Floor             |         |                |                      |                             |
| 15         | <b>Skypark Building #5</b><br>23456 Hawthorne Bl., Torrance     | 46,081         | 5,046              | \$4.60             | 5,046                 | Yes     | 17%            | 1981                 | TMMC                        |
|            |                                                                 | 3              | 11.0%              | MG                 | 3rd Floor             |         |                |                      |                             |
| 16         | <b>Skypark Building #6</b><br>3701 Skypark, Torrance            | 32,467         | 0                  |                    |                       | Yes     | 17%            | 1981                 | TMMC                        |
|            |                                                                 | 2              | 0.0%               | MG                 |                       |         |                |                      |                             |
| 17         | <b>Skypark Building #7</b><br>23451 Madison St, Torrance        | 46,086         | 7,849              | \$4.60             | 3,184                 | Yes     | 17%            | 1981                 | TMMC                        |
|            |                                                                 | 3              | 17.0%              | MG                 | 3rd Floor             |         |                |                      |                             |
| 18         | <b>Skypark Building #8</b><br>23441 Madison St, Torrance        | 46,138         |                    | \$4.45             |                       | Yes     | 17%            | 1981                 | TMMC                        |
|            |                                                                 | 3              | 0.0%               | MG                 |                       |         |                |                      |                             |
| 19         | <b>Skypark Building #10</b><br>23326 Hawthorne Bl., Torrance    | 61,947         | 5,455              | \$4.60             | 3,780                 | Yes     | 17%            | 1981                 | TMMC                        |
|            |                                                                 | 3              | 8.8%               | MG                 | 1st Floor             |         |                |                      |                             |
| 20         | <b>Torrance Medical Arts Center</b><br>3640 Lomita Bl, Torrance | 38,816         | 6,312              | \$4.25             | 2,614                 | Yes     | 18.5%          | 1966                 | TMMC                        |
|            |                                                                 | 3              | 16.3%              | FSG                | 2nd Floor             |         |                |                      |                             |
| 21         | <b>Torrance Medical Plaza</b><br>3655 Lomita Bl, Torrance       | 65,855         | 13,222             | \$4.00             | 7,920                 | Yes     | 20.9%          | 1969                 | TMMC                        |
|            |                                                                 | 4              | 20.1%              | FSG                | 4th Floor             |         |                |                      |                             |

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|------------|---------------------------------------------------------------------|----------------|--------------------|--------------------|-----------------------|---------|----------------|----------------------|---------------------------------------------------------------------------------------|
| 22         | <b>Telo Medical Building</b><br>23600 Telo Avenue, Torrance         | 39,967<br>2    | 5,382<br>13.5%     | \$4.25<br>MG       | 2,921<br>2nd Floor    | Yes     | N/A            | 1984<br>5/1,000      | TMMC<br>MG, Tenant pays electrical                                                    |
| 23         | <b>Madison Park Medical</b><br>3445 Pacific Coast Hwy, Torrance     | 40,760<br>3    | 4,768<br>11.7%     | \$4.45<br>MG       | 4,768<br>2nd Floor    | Yes     | 12%            | 1989<br>5/1,000      | TMMC<br>MG, Modified Gross Lease, prorates electrical                                 |
| 24         | <b>Gateway Plaza</b><br>24223-43 Hawthorne Blvd, Torrance           | 15,000<br>2    | 3,098<br>20.7%     | \$3.50<br>MG       | 3,098<br>1st Floor    | Yes     | 0%             | 1986<br>5/1,000      | Non-Hospital Location                                                                 |
| 25         | <b>24510 Hawthorne Blvd.</b><br>24510 Hawthorne Blvd, Torrance      | 4,632<br>2     | 0<br>0.0%          | MG                 |                       | Yes     | 0%             | 2011<br>5/1,000      | Non-Hospital Location<br>Tenant pays utilities, janitorial                            |
| 26         | <b>Hillside Village</b><br>24520 Hawthorne Blvd, Torrance           | 15,457<br>2    | 0.0%               | MG                 |                       | Yes     | N/A            | 1986<br>5/1,000      | Non-Hospital Location<br>Mixed-use building.<br>MG, Tenant pay electrical, janitorial |
| 27         | <b>Crenshaw Medical Bldg.</b><br>23000 Crenshaw Bl, Torrance        | 16,488<br>2    | 2,807<br>17.0%     | \$3.50<br>FSG      | 1,700<br>1st Floor    | Yes     | 10%            | 1989<br>5/1,000      | Non Hospital campus location                                                          |
| 28         | <b>Medical Center</b><br>4201 Torrance Bl, Torrance                 | 80,000<br>7    | 4,352<br>5.4%      | \$3.95<br>FSG      | 1,920<br>7th Floor    | No      | N/A            | 1975<br>5/1,000      | LCMH                                                                                  |
| 29         | <b>Watt Medical Plaza</b><br>20911 Earl St, Torrance                | 61,145<br>4    | 0.0%               | TBD<br>FSG         |                       | Yes     | 16%            | 1993<br>5/1,000      | LCMH                                                                                  |
| 30         | <b>Skypark Atrium</b><br>2780 Skypark Drive, Torrance               | 95,329<br>4    | 19,682<br>20.6%    | \$4.25<br>MG       | 5,974<br>3rd Floor    | Yes     | 14.0%          | 1990<br>4/1,000      | TMMC                                                                                  |
| 31         | <b>520 N Prospect Av, Bldg</b><br>520 N Prospect, Redondo Bch       | 52,203<br>3    | 0.0%               | MG                 |                       | Yes     | 15%            | 1989<br>5/1,000      | BEACH CITIES (Non Acute Hospital)<br>Separately Metered                               |
| 32         | <b>Providence Advanced Care Ctr</b><br>5215 Torrance Blvd, Torrance | 92,625<br>3    | 0.0%               | \$4.25<br>FSG      |                       | Yes     | N/A            | 2018<br>5/1,000      | LCMH                                                                                  |

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|------------|-------------------------------------------------------------------|----------------|--------------------|--------------------|-----------------------|---------|----------------|----------------------|------------------------------------------------------------------------|
| 33         | So Bay Professional Center<br>14650 Aviation Bl, Manhattan Bch    | 23,986         | 0                  |                    |                       | Yes     | N/A            | 2001                 | Non Hospital Location Near Rosecrans Bl,<br>Surgery Center grd floor - |
|            |                                                                   | 2              | 0.0%               | MG                 |                       |         |                | 5/1,000              |                                                                        |
| 34         | Peninsula Medical Plaza<br>827 Deep Valley Dr. RHE                | 19,383         | 0                  |                    |                       | Yes     | N/A            | 1972                 | Non Hospital Campus location<br>MG, Tenant pays electrical             |
|            |                                                                   | 3              | 0.0%               | MG                 |                       |         |                |                      |                                                                        |
| 35         | Bay Harbor Medical Office Bldg<br>1403 W Lomita Blvd, Harbor City | 35,675         | 3,627              | \$1.25             | 1,824                 | Yes     | N/A            | 2001                 | Non Hospital Location<br>MG, Tenant pays electric                      |
|            |                                                                   | 3              | 10.2%              | MG                 | 3rd Floor             |         |                | 6/1,000              |                                                                        |
| 36         | San Pedro Peninsula<br>1360 W 6th St, San Pedro                   | 68,883         | 22,779             | \$3.10-\$3.25      | 9,376                 | Yes     | 17%            | 1965-79              | SP/LCMH<br>MG, Tenant pays electrical, janitorial                      |
|            |                                                                   | 2              | 33.1%              | MG                 | 2nd Floor             |         |                | 7/1,000              |                                                                        |
| 37         | San Pedro Medical Arts<br>1294 W 6th St., San Pedro               | 29,800         |                    |                    |                       | Yes     | 15%            | 1981                 | SP/LCMH<br>MG, Tenant pays electrical, janitorial                      |
|            |                                                                   | 2              | 0.0%               | MG                 |                       |         |                | 3/1,000              |                                                                        |
| 38         | Worldport Medical & Prof.<br>1350 W 6th St, San Pedro             | 10,705         | 1,615              | \$2.65             | 1,615                 | Yes     | 16%            | 1984                 | SP/LCMH<br>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<br>MG, Tenant pays electrical and janitorial                   |
|            |                                                                   | 1              | 0.00%              | MG                 |                       |         |                | 5/1,000              |                                                                        |
| 40         | San Pedro Professional Center<br>1300 W 6th St, San Pedro         | 4,000          |                    |                    |                       | Yes     | N/A            | 1957                 | SP/LCMH<br>MG, Tenant pays utilities and janitorial                    |
|            |                                                                   | 1              | 0.0%               | MG                 |                       |         |                | 5.8/1,000            |                                                                        |
| 41         | 4305 Torrance Boulevard                                           | 34,010         |                    |                    |                       | Yes     | N/A            | 1960                 | LCMH                                                                   |
|            |                                                                   | 5              | 0.0%               | MG                 |                       |         |                | 5/1,000              |                                                                        |

TOTALS: 1,596,924 177,599  
11.1%

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