

PREPARED BY:  
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South Bay Medical Office Building Leasing Survey  
End of 4th Quarter 2012



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	4010 Sepulveda Boulevard 4010 Sepulveda Bl, Torrance	7,818	2,600	\$1.79		Yes	0%	1964	Non hospital location MG, tenant pays electrical, gas, janitorial REMAX Commercial & Investment Realty Jeffery A. Turek (310) 802-2545
		1	33.3%	MG	1st Floor			2.55/1,000	
2	3771 West 242nd Street Bldg. 3771 West 242nd Street, Torrance	10,345	0	TBD		Yes	0%	1992	Non-Hospital Location Mixed-use building. REMAX Commercial & Investment Realty Jeffery A. Turek (310) 802-2545
		2	0.0%	TBD				5/1,000	
3	23332 Hawthorne Blvd. Bldg. 23332 Hawthorne Blvd, Torrance	20,087	1,300	\$2.85		Yes	15%	1983	TMMC Mixed-use building. Tenant pays electrical. REMAX Commercial & Investment Realty Jeffery A. Turek (310) 802-2545
		3	6.5%	MG	1st Floor			5/1,000	
4	Harbor Cove 28924 South Western Avenue Rancho Palos Verdes	30,219	9,167	\$2.60		Yes	14%	1982	Non Hospital Campus Location Mixed-use building. REMAX Commercial & Investment Realty Jeffery A. Turek (310) 802-2545
		2	30.3%	FSG	1st Floor			4/1,000	
5	Harbor Cove 29000 South Western Avenue Rancho Palos Verdes	18,547	5,281	\$2.60		Yes	14%	1966	Non Hospital Campus Location Mixed-use building. REMAX Commercial & Investment Realty Jeffery A. Turek (310) 802-2545
		4	28.5%	FSG	2nd Floor			4/1,000	
6	19000 Hawthorne Bl Bldg 19000 Hawthorne Bl, Torrance	24,055	0	\$2.25		No	12%	1981	Non Hospital Campus location REMAX Commercial & Investment Realty Jeffery A. Turek (310) 802-2545
		3	0.0%	FSG				5/1,000	
7	Skypark Professional Building 23560 Madison St, Torrance	40,580	8,871	\$3.15		Yes	15%	1977	TMMC
		2	21.9%	FSG	2nd			5.3/1,000	
8	Pacifica Palms Building 3500 Lomita Bl, Torrance	35,348	7,167	\$3.05		Yes	15%	1981	TMMC
		4	20.3%	FSG	3rd Floor			5/1,000	
9	Tormed Medical Center 3440 Lomita Bl, Torrance	71,250	3,780	\$3.10		Yes	18%	1974	TMMC
		4	5.3%	FSG	2nd Floor			6/1,000	
10	Tormed Medical Center 3400 Lomita Bl, Torrance	59,900	5,236	\$3.20		Yes	18%	1970	TMMC
		6	8.7%	FSG	1st Floor			6/1,000	
11	Skypark Building #1 23530-23550 Hawthorne Blvd., Torrance	53,430	1,855	\$3.05		Yes	17%	1981	TMMC
		2	3.5%	FSG	2nd Floor			5/1,000	

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12	Skypark Building #2 23440 Hawthorne Bl., Torrance	35,735	1,003	\$3.05	1,003	Yes	17%	1981	TMMC
		2	2.8%	FSG	1st Floor			5/1,000	
13	Skypark Building #3 23430 Hawthorne Bl., Torrance	46,183	3,751	\$3.05	2,314	Yes	17%	1981	TMMC
		3	8.1%	FSG	2nd Floor			5/1,000	
14	Skypark Building #5 23456 Hawthorne Bl., Torrance	46,081	6,706	\$3.05	4,011	Yes	17%	1981	TMMC
		3	14.6%	FSG	2nd Floor			5/1,000	
15	Skypark Building #6 3701 Skypark, Torrance	32,467	0	\$3.00		Yes	17%	1981	TMMC
		2	0.0%	FSG				5/1,000	
16	Skypark Building #7 23451 Madison St, Torrance	46,086	4,071	\$3.25	2,395	Yes	17%	1981	TMMC
		3	8.8%	FSG	1st Floor			5/1,000	
17	Skypark Building #8 23441 Madison St, Torrance	46,138	10,443	\$3.25	3,164	Yes	17%	1981	TMMC
		3	22.6%	FSG	1st Floor			5/1,000	
18	Skypark Building #10 23326 Hawthorne Bl., Torrance	61,947	9,660	\$3.05	3,756	Yes	17%	1981	TMMC
		3	15.6%	FSG	1st Floor			5/1,000	
19	Torrance Medical Arts Center 3640 Lomita Bl, Torrance	38,816	12,128	\$2.95	2,779	Yes	18.5%	1966	TMMC
		3	31.2%	FSG	3rd Floor			6/1,000	
20	Torrance Medical Plaza 3655 Lomita Bl, Torrance	65,855	10,297	\$2.85	2,685	Yes	20.9%	1969	TMMC
		4	15.6%	FSG	3rd Floor			5/1,000	
21	Telo Medical Building 23600 Telo Avenue, Torrance	39,967	0	\$3.15		Yes	N/A	1984	TMMC MG, Tenant pays electrical
		2	0.0%	MG				5/1,000	

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22	<b>Madison Park Medical</b> 3445 Pacific Coast Hwy, Torrance	40,760	0	\$3.05		Yes	12%	1989	TMMC
		3	0.0%	MG				5/1,000	MG, Modified Gross Lease, prorates electrical
23	<b>Gateway Plaza</b> 24223-24243 Hawthorne Blvd, Torrance	15,000	7,000	\$2.50	3,000	Yes	N/A	1986	Non-Hospital Location
		2	46.7%	FSG	2nd Floor			5/1,000	
24	<b>24510 Hawthorne Blvd.</b> 24510 Hawthorne Blvd, Torrance	4,530	2,057	\$2.75	2,057	Yes	0%	2011	Non-Hospital Location
		2	45.4%	MG	2nd Floor			5/1,000	Tenant pays utilities, janitorial
25	<b>Hillside Village</b> 24520 Hawthorne Blvd, Torrance	15,457	4,673	\$2.25	3,262	Yes	N/A	1986	Non-Hospital Location
		2	30.2%	MG	2nd Floor			5/1,000	Mixed-use building. Tenant pay electrical, janitorial
26	<b>Crenshaw Medical Bldg.</b> 23000 Crenshaw Bl, Torrance	16,488	2,809	\$2.50-\$2.75	1,951	Yes	10%	1989	Non Hospital campus location
		2	17.0%	FSG	1st Floor			5/1,000	
27	<b>Medical Center</b> 4201 Torrance Bl, Torrance	80,000	0	\$2.95		No	NA	1975	LCMH
		7	0.0%	FSG				5/1,000	
28	<b>Watt Medical Plaza</b> 20911 Earl St, Torrance	61,145	12,721	\$2.85	3,452	Yes	16%	1993	LCMH
		4	20.8%	FSG	3rd Floor			5/1,000	
29	<b>3661-3663 Torrance Blvd</b> 3661-3661 Torrance Bl, Torrance	19,690	7,425	\$2.50-\$2.75	2,900	Yes	15%	1961	Non hospital location
		2	37.7%	FSG	1st Floor			4/1,000	
30	<b>22525 Maple Avenue</b> Torrance	13,000	0	TBD		Yes	NA	1975	Non hospital location
		1	0.0%	TBD				5:01	
31	<b>510 N Prospect Av, Bldg</b> 510 N Prospect, Redondo Bch	45,000	1,767	\$2.75	1,118	Yes	17.3%	1999	BEACH CITIES (Non Acute Hospital)
		3	3.9%	FSG	2nd Floor			5/1,000	

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32	520 N Prospect Av, Bldg 520 N Prospect, Redondo Bch	52,203	4,928	\$2.75	2,815	Yes	15%	1989	BEACH CITIES (Non Acute Hospital) Separately Metered
		3	9.4%	MG	3rd Floor			5/1,000	
33	Beach Cities Health Cntr 514 N Prospect, Redondo Bch	160,000	0	\$ .99-\$2.50		Yes	NA	1965	BEACH CITIES (Non Acute Hospital)
		4	0.0%	MG				5.3/1,000	
34	So Bay Professional Center 14650 Aviation Bl, Manhattan Bch	23,986	0	\$2.50		Yes	NA	2001	Non Hospital Location Near Rosecrans Bl, Surgery Center grd floor -
		2	0.0%	MG				5/1,000	
35	Palos Verdes Medical 927 Deep Valley Dr, RHE	37,923	1,300	\$1.60	1,300	Yes	13%	1973	Non Hospital Campus location(Demo in 2008) 50% general office space
		2	3.4%	FSG	1st Floor			3.8/1,000	
36	Peninsula Medical Plaza 827 Deep Valley Dr. RHE	19,383	0	\$2.20		Yes	NA	1972	Non Hospital Campus location MG, Tenant pays electrical
		3	0.0%	NNN					
37	Bay Harbor Medical Office Bldg 1403 W Lomita Blvd, Harbor City	35,675	2,064	\$1.25	2,064	Yes	NA	2001	Non Hospital Location MG, Tenant pays electrical
		3	5.8%	MG	1st Floor			6/1,000	
38	San Pedro Peninsula 1360 W 6th St, San Pedro	68,883	2,849	\$2.50	1,309	Yes	17%	1965-79	SP/LCMH MG, Tenant pays electrical, janitorial
		2	4.1%	MG	1st Floor			7/1,000	
39	San Pedro Medical Arts 1294 W 6th St., San Pedro	29,800	7,548	\$2.35	3,975	Yes	15%	1981	SP/LCMH MG, Tenant pays electrical
		2	25.3%	MG	1st Floor			3/1,000	
40	Worldport Medical & Prof. 1350 W 6th St, San Pedro	10,705	800	\$2.20	800	Yes	16%	1984	SP/LCMH MG, Tenant pays electrical, janitorial
		2	7.5%	MG	2nd Floor			5/1,000	
41	505 South Pacific Avenue 505 South Pacific Ave, San Pedro	11,980	9,980	\$1.25-\$1.50	4,980	Yes	N/A	1988	Non-hospital location NNN, Tenant pays utilities, janitorial, all building operating expenses
		2	83.3%	NNN	1st Floor			2.95/1,000	
TOTALS:		1,579,462	171,237 10.8%						

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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 footage and rentable square footage including common areas.