

PREPARED BY:
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South Bay Medical Office Building Leasing Survey
 End of 4th Quarter 2013



REF NUM	BUILDING NAME ADDRESS	SIZE FLOORS	VACANT VACANT %	BASE RATE LEASE	LARGEST CONTIGUOUS	OP EXPS	LOAD FACTOR	YR. BUILT PARKING	NEAREST HOSPITAL & COMMENTS
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1	4010 Sepulveda Boulevard 4010 Sepulveda Bl, Torrance	7,818 1	2,600 33.3%	\$1.30 MG	2,600 1st Floor	Yes	0%	1964 2.55/1,000	Non hospital location MG, tenant pays electrical, gas, janitorial
2	3771 West 242nd Street Bldg. 3771 West 242nd Street, Torrance	10,345 2	3,900 37.7%	\$2.20 MG	2,300 2nd Floor	Yes	0%	1992 5/1,000	Non-Hospital Location Tenant pays electrical and janitorial
3	23332 Hawthorne Blvd. Bldg. 23332 Hawthorne Blvd, Torrance	20,087 3	0.0%	\$2.50 MG		Yes	15%	1983 5/1,000	TMMC Mixed-use building. Tenant pays electrical.
4	Harbor Cove 28924 South Western Avenue Rancho Palos Verdes	30,219 2	8,666 28.7%	\$2.60 FSG	3,361 1st Floor	Yes	14%	1982 4/1,000	Non Hospital Campus Location Mixed-use building.
5	Harbor Cove 29000 South Western Avenue Rancho Palos Verdes	18,547 4	5,281 28.5%	\$2.60 FSG	1,459 2nd Floor	Yes	14%	1966 4/1,000	Non Hospital Campus Location Mixed-use building.
6	19000 Hawthorne BI Bldg 19000 Hawthorne BI, Torrance	24,055 3	0 0.0%	\$2.25 FSG		No	12%	1981 5/1,000	Non Hospital Campus location
7	Skypark Professional Building 23560 Madison St, Torrance	40,580 2	13,177 32.5%	\$3.25 MG	2,319 2nd	Yes	15%	1977 5.3/1,000	TMMC
8	Pacifica Palms Building 3500 Lomita Bl, Torrance	35,348 4	4,124 11.7%	\$3.25 MG	2,210 2nd Floor	Yes	15%	1981 5/1,000	TMMC
9	Tormed Medical Center 3440 Lomita Bl, Torrance	71,250 4	1,384 1.9%	\$3.10-\$3.20 FSG	1,384 4th Floor	Yes	18%	1974 6/1,000	TMMC
10	Tormed Medical Center 3400 Lomita Bl, Torrance	59,900 6	596 1.0%	\$3.30 FSG	596 2nd Floor	Yes	18%	1970 6/1,000	TMMC

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11	Skypark Building #1 23530-23550 Hawthorne Blvd., Torrance	53,430 2	1,267 2.4%	\$3.25 MG	1,267 2nd Floor	Yes	17%	1981 5/1,000	TMMC
12	Skypark Building #2 23440 Hawthorne Bl., Torrance	35,735 2	1,003 2.8%	\$3.25 MG	1,003 1st Floor	Yes	17%	1981 5/1,000	TMMC
13	Skypark Building #3 23430 Hawthorne Bl., Torrance	46,183 3	6,168 13.4%	\$3.25 MG	2,314 2nd Floor	Yes	17%	1981 5/1,000	TMMC
14	Skypark Building #5 23456 Hawthorne Bl., Torrance	46,081 3	8,807 19.1%	\$3.25 MG	4,011 2nd Floor	Yes	17%	1981 5/1,000	TMMC
15	Skypark Building #6 3701 Skypark, Torrance	32,467 2	0 0.0%	\$3.00 MG		Yes	17%	1981 5/1,000	TMMC
16	Skypark Building #7 23451 Madison St, Torrance	46,086 3	6,306 13.7%	\$3.25 MG	2,395 1st Floor	Yes	17%	1981 5/1,000	TMMC
17	Skypark Building #8 23441 Madison St, Torrance	46,138 3	7,279 15.8%	\$3.25 MG	3,076 1st Floor	Yes	17%	1981 5/1,000	TMMC
18	Skypark Building #10 23326 Hawthorne Bl., Torrance	61,947 3	11,779 19.0%	\$3.25 MG	3,756 1st Floor	Yes	17%	1981 5/1,000	TMMC
19	Torrance Medical Arts Center 3640 Lomita Bl, Torrance	38,816 3	12,128 31.2%	\$3.10-\$3.20 FSG	4,222 3rd Floor	Yes	18.5%	1966 6/1,000	TMMC
20	Torrance Medical Plaza 3655 Lomita Bl, Torrance	65,855 4	16,245 24.7%	\$2.85 FSG	8,247 4th Floor	Yes	20.9%	1969 5/1,000	TMMC

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21	Telo Medical Building 23600 Telo Avenue, Torrance	39,967 2	0 0.0%	\$3.15 MG		Yes	N/A	1984 5/1,000	TMMC MG, Tenant pays electrical
22	Madison Park Medical 3445 Pacific Coast Hwy, Torrance	40,760 3	0.0%	\$2.95 MG		Yes	12%	1989 5/1,000	TMMC MG, Modified Gross Lease, prorates electrical
23	Gateway Plaza 24223-24243 Hawthorne Blvd, Torrance	15,000 2	3,000 20.0%	\$2.50 FSG	1,000 1st Floor	Yes	N/A	1986 5/1,000	Non-Hospital Location
24	24510 Hawthorne Blvd. 24510 Hawthorne Blvd, Torrance	4,632 2	0.0%	\$2.75 MG		Yes	0%	2011 5/1,000	Non-Hospital Location Tenant pays utilities, janitorial
25	Hillside Village 24520 Hawthorne Blvd, Torrance	15,457 2	0.0%	\$2.25 MG		Yes	N/A	1986 5/1,000	Non-Hospital Location Mixed-use building. Tenant pay electrical, janitorial
26	Crenshaw Medical Bldg. 23000 Crenshaw Bl, Torrance	16,488 2	2,242 13.6%	\$2.75 FSG	1,226 2nd Floor	Yes	10%	1989 5/1,000	Non Hospital campus location
27	Medical Center 4201 Torrance Bl, Torrance	80,000 7	0 0.0%	\$2.95 FSG		No	NA	1975 5/1,000	LCMH
28	Watt Medical Plaza 20911 Earl St, Torrance	61,145 4	6,725 11.0%	\$2.85 FSG	2,173 2nd Floor	Yes	16%	1993 5/1,000	LCMH
29	3661-3663 Torrance Blvd 3661-3661 Torrance Bl, Torrance	19,690 2	3,175 16.1%	\$2.65-\$2.85 FSG	1,935 2nd Floor	Yes	15%	1961 4/1,000	Non hospital location
30	22525 Maple Avenue Torrance	13,000 1	0 0.0%	TBD TBD		Yes	NA	1975 5:01	Non hospital location

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31	510 N Prospect Av, Bldg 510 N Prospect, Redondo Bch	45,000 3	5,336 11.9%	\$2.95 FSG	1,789 3rd Floor	Yes	17.3%	1999 5/1,000	BEACH CITIES (Non Acute Hospital)
32	520 N Prospect Av, Bldg 520 N Prospect, Redondo Bch	52,203 3	4,561 8.7%	\$2.95 MG	3,746 3rd Floor	Yes	15%	1989 5/1,000	BEACH CITIES (Non Acute Hospital) Separately Metered
33	Beach Cities Health Cntr 514 N Prospect, Redondo Bch	160,000 4	12,188 7.6%	\$2.95 NNN	12,188 3rd Floor	Yes	NA	1965 5.3/1,000	BEACH CITIES (Non Acute Hospital)
34	So Bay Professional Center 14650 Aviation Bl, Manhattan Bch	23,986 2	0 0.0%	\$2.50 MG		Yes	NA	2001 5/1,000	Non Hospital Location Near Rosecrans Bl, Surgery Center grd floor -
35	South Bay Place 4401-4452 Redondo Beach Blvd Lawndale	51,316 2	8,107 15.8%	\$.99-\$1.99 NNN	4,333 1st Floor	Yes	NA	1986 3.4/1,000	Non Hospital Campus location
36	Peninsula Medical Plaza 827 Deep Valley Dr. RHE	19,383 3	0 0.0%	\$2.20 NNN		Yes	NA	1972	Non Hospital Campus location MG, Tenant pays electrical
37	Bay Harbor Medical Office Bldg 1403 W Lomita Blvd, Harbor City	35,675 3	2,064 5.8%	\$1.25 MG	2,064 1st Floor	Yes	NA	2001 6/1,000	Non Hospital Location MG, Tenant pays electrical
38	San Pedro Peninsula 1360 W 6th St, San Pedro	68,883 2	2,849 4.1%	\$2.60 MG	1,599 2nd Floor	Yes	17%	1965-79 7/1,000	SP/LCMH MG, Tenant pays electrical, janitorial
39	San Pedro Medical Arts 1294 W 6th St., San Pedro	29,800 2	4,766 16.0%	\$2.40 MG	4,008 2nd Floor	Yes	15%	1981 3/1,000	SP/LCMH MG, Tenant pays electrical
40	Worldport Medical & Prof. 1350 W 6th St, San Pedro	10,705 2	800 7.5%	\$2.20 MG	800 2nd Floor	Yes	16%	1984 5/1,000	SP/LCMH MG, Tenant pays electrical, janitorial
41	505 South Pacific Avenue 505 South Pacific Ave, San Pedro	11,980 2	7,000 58.4%	\$1.49-\$1.65 MG	4,000 2nd Floor	Yes	NA	1988 2.95/1,000	Non-hospital location MG, Tenant pays utilities and janitorial

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42	Galletti Center 1622 South Gaffey Street San Pedro	14,744 2	1,199 8.1%	\$1.49 NNN	1,199 1st Floor	Yes	NA	1980 4/1,000	Non-hospital location NNN, Tenant pays utilities, janitorial, all building operating expenses
43	1300 West 6th Street San Pedro,	4,000 .	2,000 50.0%	\$2.35 MG	2,000 1st Floor	Yes	NA	1957 5.8/1,000	SP/LCMH Tenant pays utilities and janitorial MG,
TOTALS:		1,624,701	176,722 10.9%						

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.