

PREPARED BY:  
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South Bay Medical Office Building Leasing Survey  
 End of 4th Quarter 2019



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	1,955	\$2.65	1,005	Yes	15%	1983	TMMC Tenant pays electrical.
		3	9.7%	MG	2nd Floor			5/1,000	
2	4010 Sepulveda Boulevard 4010 Sepulveda Bl, Torrance	7,818	0	\$1.30		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	\$3.25		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	\$1.75		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		\$2.75		Yes	15%	1961	Non hospital location
		2	0.0%	MG				4/1,000	
6	22525 Maple Avenue Torrance	13,000	4,715	\$3.25	4,715	Yes	N/A	1975	Non hospital location
		1	36.3%	NNN	1st Floor			5:01	
7	19000 Hawthorne Bl Bldg 19000 Hawthorne Bl, Torrance	24,055	4,517	\$2.75	1,923	No	12%	1981	Non Hospital Campus location
		3	18.8%	FSG	1st Floor			5/1,000	
8	Skypark Building #14 23560 Madison St, Torrance	40,580	6,898	\$3.85	2,319	Yes	15%	1977	TMMC
		2	17.0%	MG	2nd Floor			5.3/1,000	
9	Skypark Building #12 3500 Lomita Bl, Torrance	35,348	2,460	\$3.85	1,560	Yes	15%	1981	TMMC
		4	7.0%	MG	2nd Floor			5/1,000	
10	Tormed Medical Center 3440 Lomita Bl, Torrance	71,250	7,517	\$3.80	4,160	Yes	18%	1974	TMMC
		4	10.6%	FSG	4th Floor			6/1,000	
11	Tormed Medical Center 3400 Lomita Bl, Torrance	59,900	6,073	\$3.90	2,968	Yes	18%	1970	TMMC
		6	10.1%	FSG	4th Floor			6/1,000	

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12	<b>Skypark Building #1</b> 23530-50 Hawthorne Blvd, Torrance	53,430 2	3,459 6.5%	\$3.85 MG	3,459 2nd Floor	Yes	17%	1981 5/1,000	TMMC
13	<b>Skypark Building #2</b> 23440 Hawthorne Bl., Torrance	35,735 2	5,165 14.5%	\$3.85 MG	3,224 2nd Floor	Yes	17%	1981 5/1,000	TMMC
14	<b>Skypark Building #3</b> 23430 Hawthorne Bl., Torrance	46,183 3	9,756 21.1%	\$3.85 MG	6,067 3rd Floor	Yes	17%	1981 5/1,000	TMMC
15	<b>Skypark Building #5</b> 23456 Hawthorne Bl., Torrance	46,081 3	10,369 22.5%	\$3.85 MG	4,724 1st Floor	Yes	17%	1981 5/1,000	TMMC
16	<b>Skypark Building #6</b> 3701 Skypark, Torrance	32,467 2	0 0.0%	\$3.85 MG		Yes	17%	1981 5/1,000	TMMC
17	<b>Skypark Building #7</b> 23451 Madison St, Torrance	46,086 3	2,926 6.3%	\$3.85 MG	1,780 2nd Floor	Yes	17%	1981 5/1,000	TMMC
18	<b>Skypark Building #8</b> 23441 Madison St, Torrance	46,138 3	6,174 13.4%	\$3.85 MG	2,966 2nd Floor	Yes	17%	1981 5/1,000	TMMC
19	<b>Skypark Building #10</b> 23326 Hawthorne Bl., Torrance	61,947 3	1,831 3.0%	\$3.85-\$4.00 MG	953 1st Floor	Yes	17%	1981 5/1,000	TMMC
20	<b>Torrance Medical Arts Center</b> 3640 Lomita Bl, Torrance	38,816 3	800 2.1%	\$3.50 FSG	800 2nd Floor	Yes	18.5%	1966 6/1,000	TMMC
21	<b>Torrance Medical Plaza</b> 3655 Lomita Bl, Torrance	65,855 4	21,215 32.2%	\$3.15 FSG	8,247 4th Floor	Yes	20.9%	1969 5/1,000	TMMC

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22	<b>Telo Medical Building</b> 23600 Telo Avenue, Torrance	39,967 2	0 0.0%	\$3.45 MG		Yes	N/A	1984 5/1,000	TMMC MG, Tenant pays electrical
23	<b>Madison Park Medical</b> 3445 Pacific Coast Hwy, Torrance	40,760 3	9,000 22.1%	\$3.25 MG	5,500 3rd Floor	Yes	12%	1989 5/1,000	TMMC MG, Modified Gross Lease, prorates electrical
24	<b>Gateway Plaza</b> 24223-43 Hawthorne Blvd, Torrance	15,000 2	0.0%	\$2.50 FSG		Yes	0%	1986 5/1,000	Non-Hospital Location
25	<b>24510 Hawthorne Blvd.</b> 24510 Hawthorne Blvd, Torrance	4,632 2	0 0.0%	\$2.75 MG		Yes	0%	2011 5/1,000	Non-Hospital Location Tenant pays utilities, janitorial
26	<b>Hillside Village</b> 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. MG, Tenant pay electrical, janitorial
27	<b>Crenshaw Medical Bldg.</b> 23000 Crenshaw Bl, Torrance	16,488 2	2,942 17.8%	\$3.10 FSG	1,926 1st Floor	Yes	10%	1989 5/1,000	Non Hospital campus location
28	<b>Medical Center</b> 4201 Torrance Bl, Torrance	80,000 7	3,114 3.9%	\$3.25 FSG	1,847 7th Floor	No	N/A	1975 5/1,000	LCMH
29	<b>Watt Medical Plaza</b> 20911 Earl St, Torrance	61,145 4	4,786 7.8%	\$3.05 FSG	3,952 4th Floor	Yes	16%	1993 5/1,000	LCMH
30	<b>510 N Prospect Av, Bldg</b> 510 N Prospect, Redondo Bch	45,000 3	0.0%	\$2.95 FSG		Yes	17.3%	1999 5/1,000	BEACH CITIES (Non Acute Hospital)
31	<b>520 N Prospect Av, Bldg</b> 520 N Prospect, Redondo Bch	52,203 3	0.0%	\$2.95 MG		Yes	15%	1989 5/1,000	BEACH CITIES (Non Acute Hospital) Separately Metered
32	<b>Beach Cities Health Cntr</b> 514 N Prospect, Redondo Bch	160,000 4	6,807 4.3%	\$1.95 NNN	6,807 3rd Floor	Yes	N/A	1965 5.3/1,000	BEACH CITIES (Non Acute Hospital)

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33	<b>So Bay Professional Center</b> 14650 Aviation Bl, Manhattan Bch	23,986 2	12,496 52.1%	\$3.50-\$3.80 MG	6,740 2nd Floor	Yes	N/A	2001 5/1,000	Non Hospital Location Near Rosecrans Bl, Surgery Center grd floor -
34	<b>Peninsula Medical Plaza</b> 827 Deep Valley Dr. RHE	19,383 3	620 3.2%	\$2.50 MG	620	Yes	N/A	1972	Non Hospital Campus location MG, Tenant pays electrical
35	<b>Bay Harbor Medical Office Bldg</b> 1403 W Lomita Blvd, Harbor City	35,675 3	0.0%	\$1.75-\$2.00 FSG		Yes	N/A	2001 6/1,000	Non Hospital Location MG, Tenant pays electric
36	<b>San Pedro Peninsula</b> 1360 W 6th St, San Pedro	68,883 2	9,969 14.5%	\$2.75-\$2.85 MG	2,113 3rd Floor	Yes	17%	1965-79 7/1,000	SP/LCMH MG, Tenant pays electrical, janitorial
37	<b>San Pedro Medical Arts</b> 1294 W 6th St., San Pedro	29,800 2	9,409 31.6%	\$2.45 MG	5,393 2nd Floor	Yes	15%	1981 3/1,000	SP/LCMH MG, Tenant pays electrical, janitorial
38	<b>Worldport Medical &amp; Prof.</b> 1350 W 6th St, San Pedro	10,705 2	0.0%	\$1.85 MG		Yes	16%	1984 5/1,000	SP/LCMH MG, Tenant pays electrical, janitorial
39	<b>1490 W 7th Street, San Pedro</b>	3,750 1	0 0.00%	\$2.50 MG		Yes	N/A	2015 5/1,000	SP/LCMH MG, Tenant pays electrical and janitorial
40	<b>San Pedro Professional Center</b> 1300 W 6th St, San Pedro	4,000 1	0 0.0%	\$2.35 MG		Yes	N/A	1957 5.8/1,000	SP/LCMH MG, Tenant pays utilities and janitorial
41	<b>Providence Advanced Care Ctr</b> 5215 Torrance Blvd, Torrance	92,625 3	8,519 9.2%	\$4.25-\$4.50 FSG	5,000 3rd Floor	Yes	N/A	2018 5/1,000	LCMH NNN, Tenant pays base rent and all OPEX
<b>TOTALS:</b>		1,596,924	163,492 10.2%						

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