

FOR LEASE

Central Torrance Office/Medical/Retail Space

22330-22410 HAWTHORNE BLVD., TORRANCE, CA



NEWMARK

ZACHARY CAINE

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NEWLY RENOVATED LOBBY AND COMMON AREAS



NEWMARK

AVAILABILITY

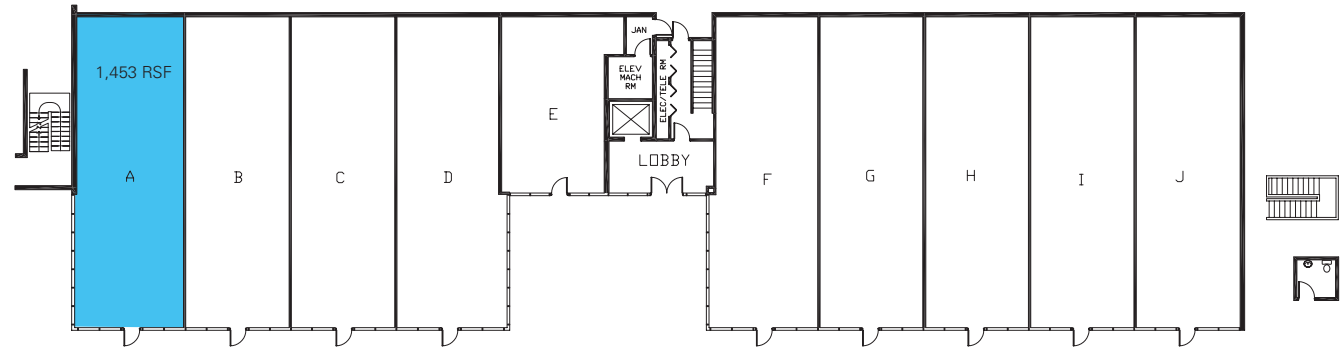
22330 - 1ST FLOOR RETAIL SUITE WITH PATIO

Suite A – 1,453 RSF + Patio

\$5.00 per RSF, NNN

NNN approx \$1.10 per RSF

Tenant pays janitorial, electricity, and HVAC



PARKING RATIO

4.0/1,000 Retail Use

Free of Charge



AVAILABILITY

22330 - 2ND FLOOR **OFFICE/MEDICAL**

Suite 201 – 1,358 RSF

Suite 208-210 – 3,072 RSF

Suite 211-212 – 1,463 RSF

\$2.95 per RSF, Modified Gross

Tenant pays janitorial



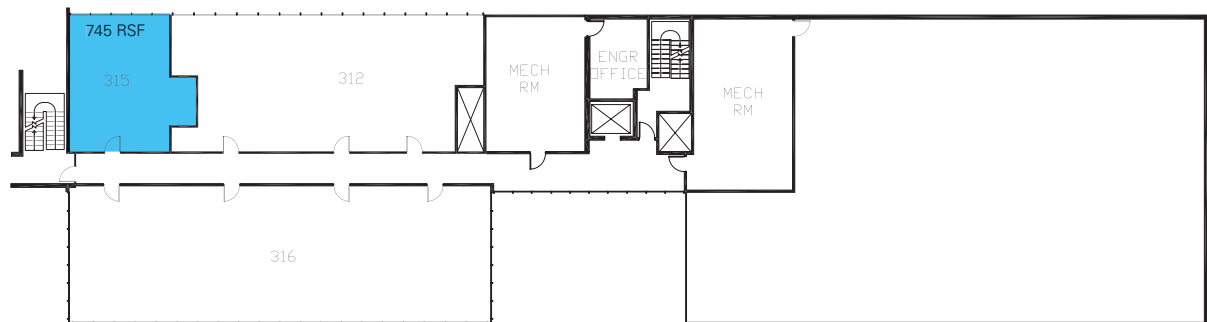
22330 - 2ND FLOOR

22330 - 3RD FLOOR **OFFICE/MEDICAL**

Suite 315 – 745 RSF (Avail 10/1/26)

\$2.95 per RSF, Modified Gross

Tenant pays janitorial



22330 - 3RD FLOOR

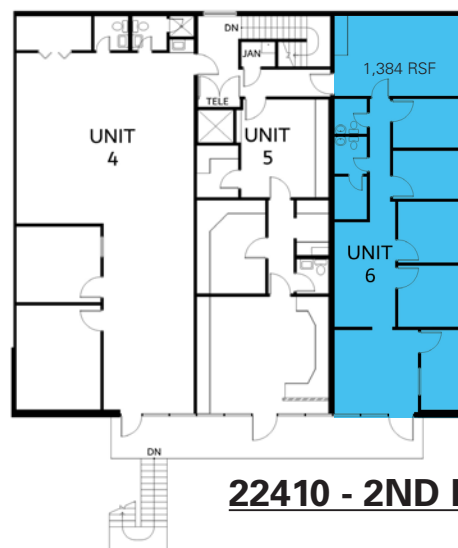
22410 - 2ND FLOOR **OFFICE /MEDICAL**

Suite 6 – 1,384 RSF

\$2.95 per RSF, NNN

NNN approx \$1.00 per RSF

Tenant pays janitorial, electricity, and HVAC



22410 - 2ND FLOOR

PARKING RATIO

3.0/1,000 Office Use

4.0/1,000 Medical Use

Free of Charge

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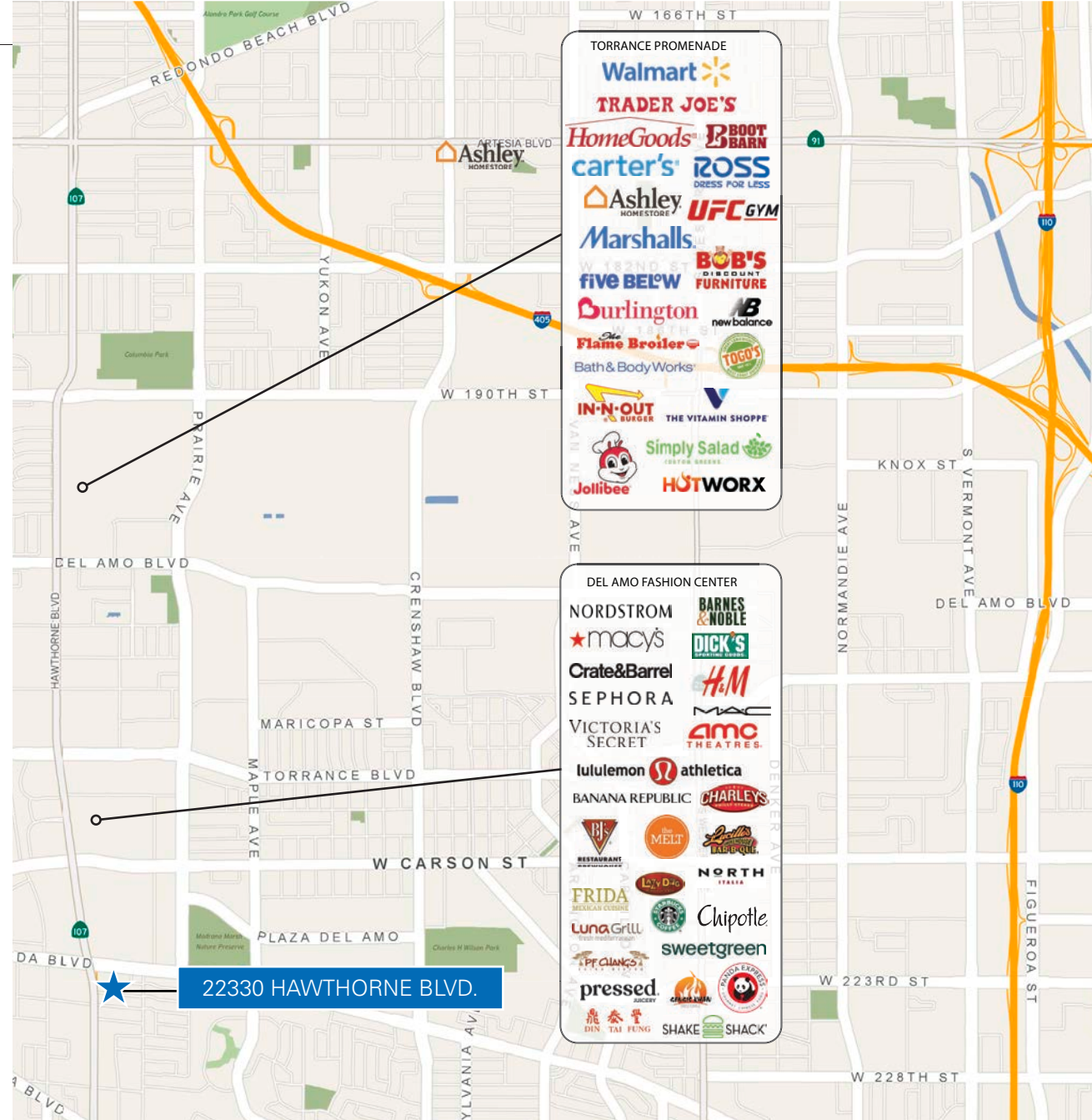
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POINTS OF INTEREST

Armstrong Theatre
Del Amo Fashion Center
Downtown Torrance
Local Brewery Culture
Madrona Marsh
South Coast Botanical Garden
Torrance Art Museum
Torrance Cultural Arts Center
Torrance Promenade
Torrance Farmers Market
Torrance Theatre Company
Toyota USA Automobile Museum
Torrance Art Museum
Torrance Antique Street Faire
Western Museum of Flight
Zamperini Field

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