

WAYPOINT

21041-21061-21081 S. WESTERN AVE.



NEWMARK

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EFFICIENT SUITE LAYOUTS

ABOUT + HIGHLIGHTS

Waypoint is a multi-building office and medical campus at the major thoroughfares of Western Avenue and Torrance Boulevard on the border of Downtown Torrance. The project features two 3-story buildings and one 2-story building on a 7.6 acre land parcel.



Modern Workspace Enhancements:

Recent exterior updates, refreshed common areas, and highly efficient, modern flexible layouts.



Excellent Brand Exposure:

Prominent monument signage opportunities directly along the bustling Western Avenue corridor.



The Torrance Advantage: Business-friendly economics—the City of Torrance imposes no gross receipts tax, maximizing bottom-line profitability.



Stress-Free Parking: Free on-site surface parking at a 3.5/1,000 RSF ratio, guaranteeing convenience for employees and clients alike.



Strategic Regional Access:

Equidistant and just minutes away from both the (I-405) and (I-110), facilitating seamless commutes.



Unbeatable Area Amenities:

Situated immediately adjacent to Old Torrance and a short drive to a diverse lineup of dining and retail.





CLEAN & MODERN FINISHES

LEASE AVAILABILITY

21061 S. WESTERN AVE.

BUILDING / SUITE	RENTABLE SQ. FEET	FLOOR PLAN	VIRTUAL TOUR
› 21061 / Suite 300: <i>Available 4/1/2027</i>	10,389 RSF		--

21081 S. WESTERN AVE.

BUILDING / SUITE	RENTABLE SQ. FEET	FLOOR PLAN	VIRTUAL TOUR
› 21081 / Suite 120:	739 RSF		
› 21081 / Suite 130:	1,312 RSF		
› CONTIGUOUS:	2,051 RSF		
› 21081 / Suite 125:	1,430 RSF		
› 21081 / Suite 180:	1,209 RSF		--

RENTAL RATE

\$2.95 PER RSF, FULL SERVICE GROSS

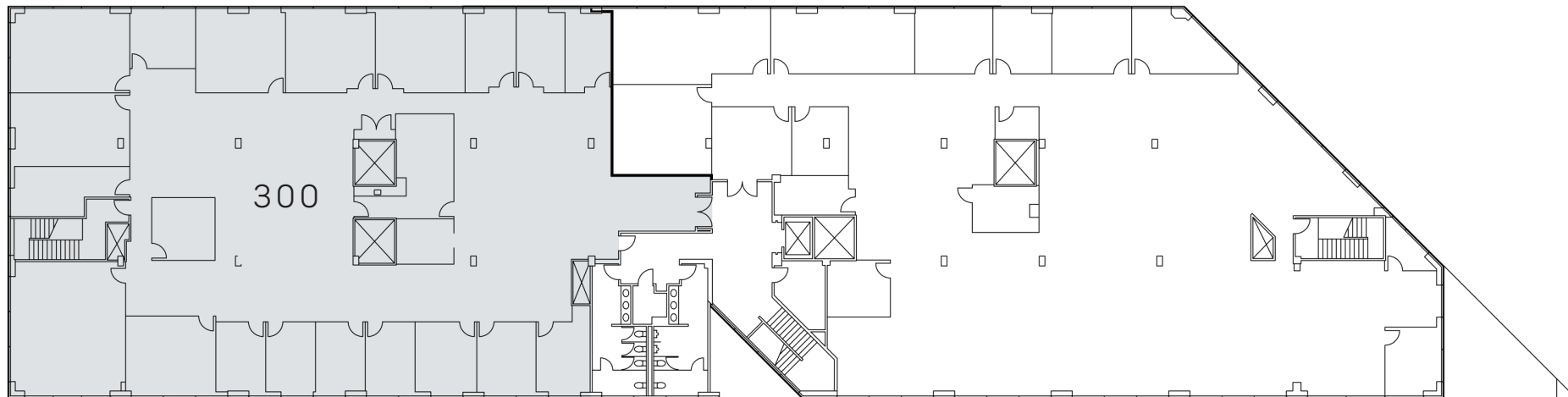




OPEN FOR COLLABORATION

FLOOR PLAN - 21061 S. WESTERN AVENUE

3rd Floor



AVAILABILITY

BUILDING / SUITE	RENTABLE SQ. FEET
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› 21061 / Suite 300	10,389 RSF
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Available 4/1/2027

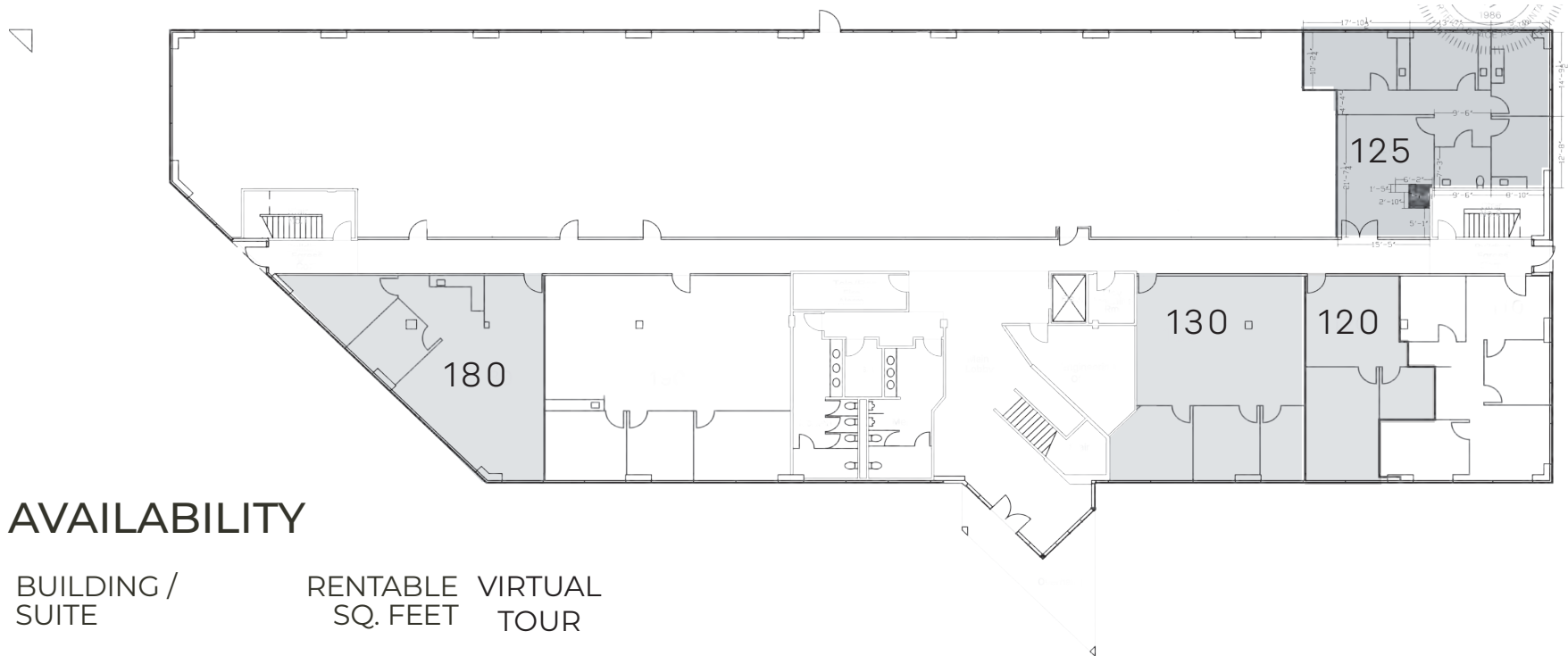
RENTAL RATE

\$2.95 per RSF, Full Service Gross

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FLOOR PLAN - 21081 S. WESTERN AVENUE

1st Floor



AVAILABILITY

BUILDING / SUITE	RENTABLE SQ. FEET	VIRTUAL TOUR
› 21081 / Suite 120:	739 RSF	
› 21081 / Suite 130:	1,312 RSF	
› CONTIGUOUS:	2,051 RSF	
› 21081 / Suite 125:	1,430 RSF	
› 21081 / Suite 180:	1,209 RSF	--

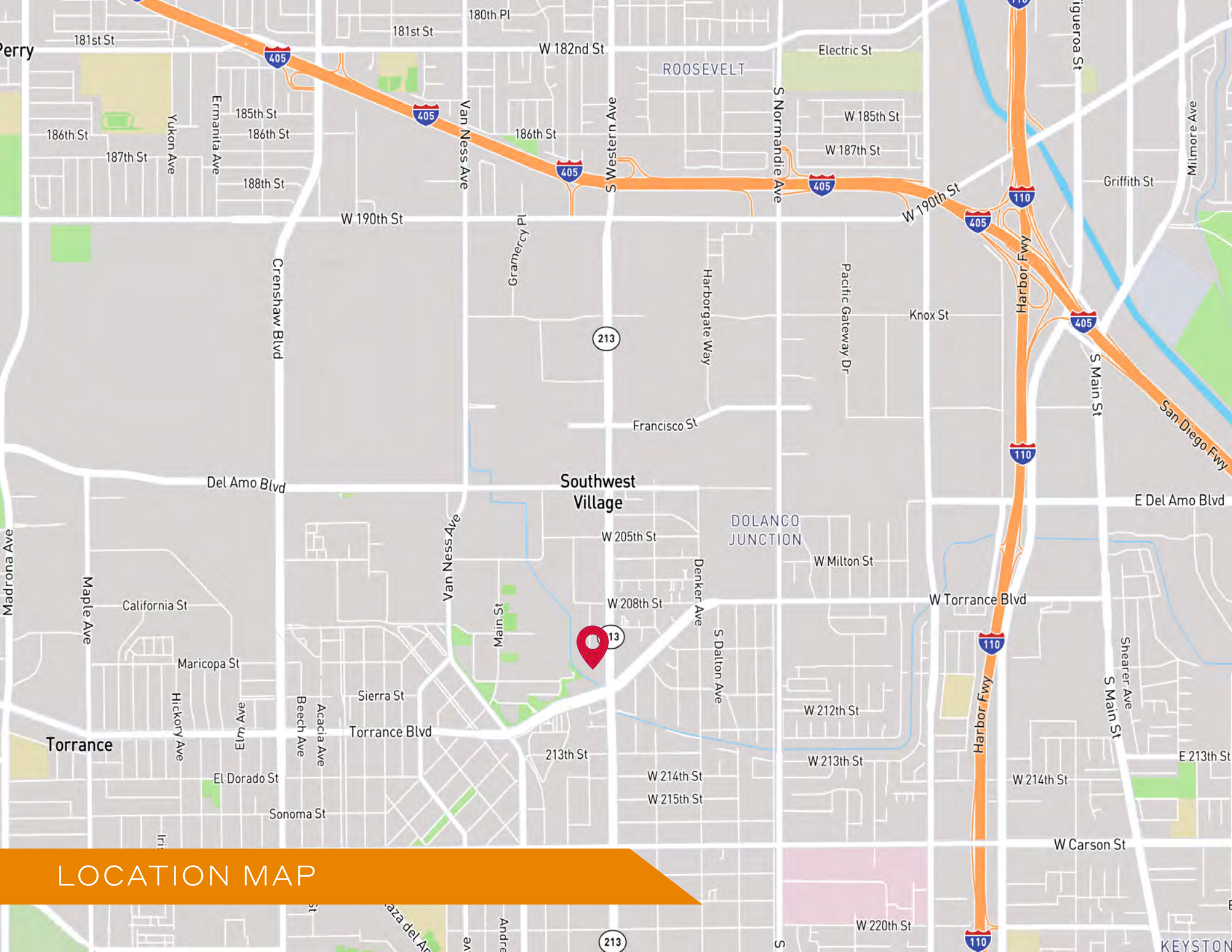
RENTAL RATE

\$2.95 per RSF, Full Service Gross

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FULL CAMPUS RENOVATION



LOCATION MAP

TORRANCE AMENITIES

RESTAURANTS



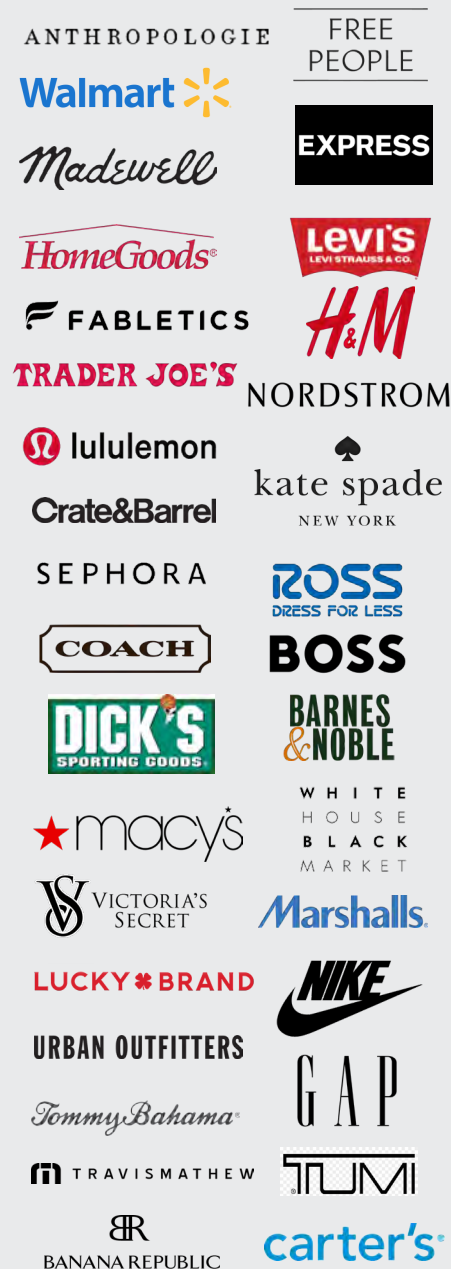
LODGING



BREWERIES



SHOPPING



ENTERTAINMENT



FITNESS



WAYPOINT

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