



TORRANCE CIVIC PLAZA
AND
Medical Center

**3400-3528 TORRANCE BLVD.
TORRANCE, CALIFORNIA**

PROPERTY HIGHLIGHTS

- 8-building multi-tenant office and medical campus in the heart of the Central Torrance Business District
- Identity opportunity on existing monument signage
- Responsive property management & engineering
- Free parking proportionate for medical and office uses
- Wireless after-hours access control system
- On-site conference facility and fitness center

RENOVATIONS COMPLETE

- Exterior painting and façade update
- Outdoor break areas with seating
- Interior restroom upgrades

LOCATION HIGHLIGHTS

- Amenity rich epicenter near Del Amo Fashion Center
- Central to major medical facilities in the Torrance area

For information, please contact:

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CA RE Lic. #01119647

Geoff Ludwig

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Associate Director
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zachary.caine@nmrk.com
CA RE Lic. #02062263

nmrk.com

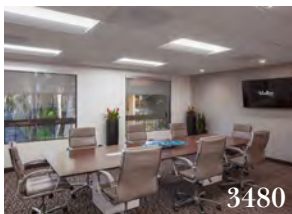
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ON-SITE TENANT AMENITIES

Click Photo Below for Virtual Tour



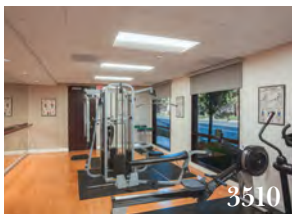
3480

CONFERENCE ROOM



3528

BREAK / VENDING ROOM



3510

FITNESS CENTER



3528

BREAK / VENDING ROOM



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**3400-3528 TORRANCE BLVD.
TORRANCE, CALIFORNIA**

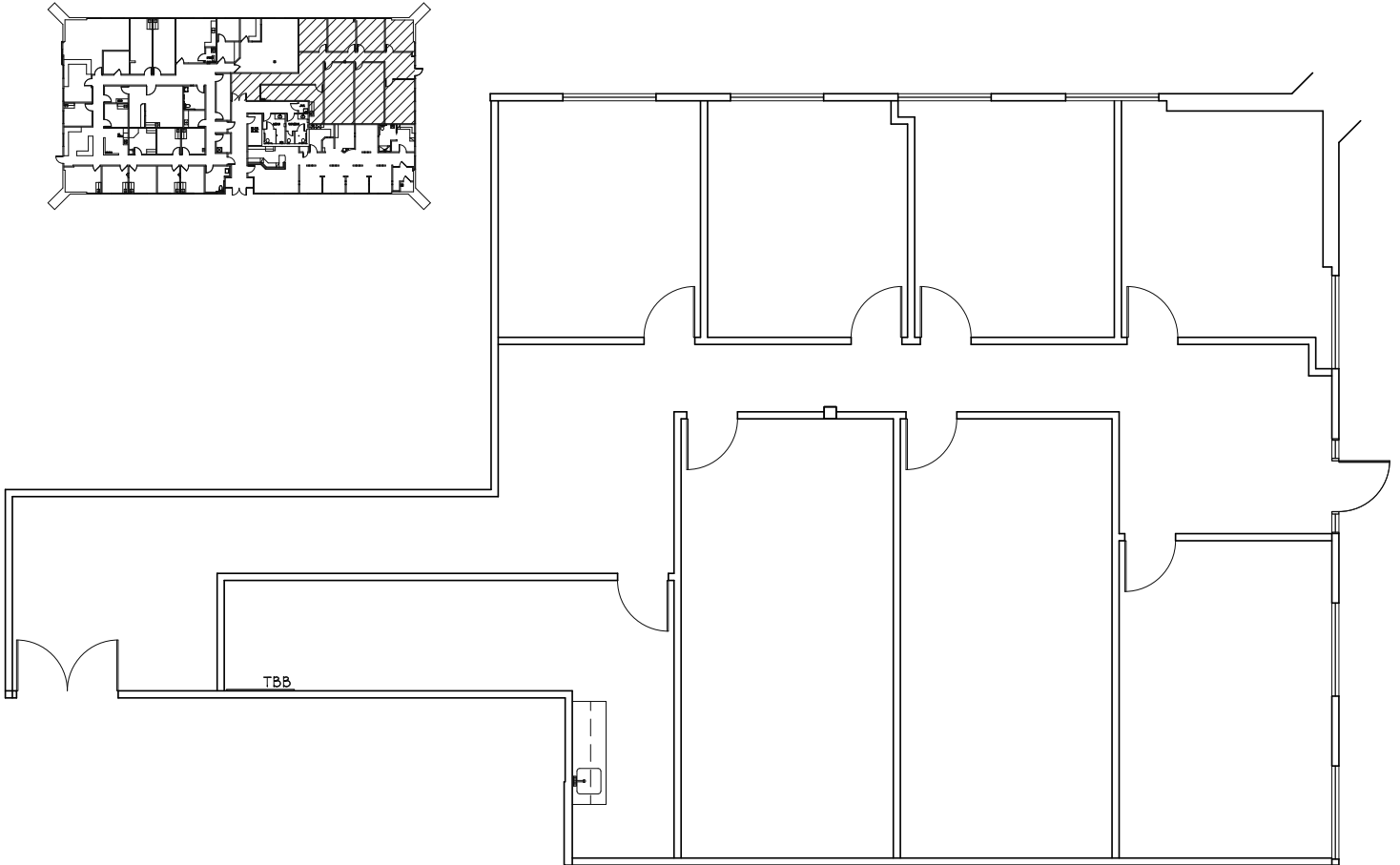
| BLDG / SUITE | SQ FT | DESCRIPTION | RENTAL RATE | CLICK FLOOR PLAN | CLICK VIRTUAL TOUR |
|--------------|--------------------|--|---------------------------------------|------------------|--------------------|
| 3440 / 104 | 2,714 sf | 4 offices, reception, kitchen, 3 large rooms. | \$2.85 PSF Full Service Gross | | |
| 3460 / 225 | 2,201 sf | 4 offices, conference, utility room, open space. | \$2.85 PSF Full Service Gross | | |
| 3480 / 220 | 2,507 sf | Build to suit concept: 2 offices, reception, conference, kitchenette. | \$2.85 PSF Full Service Gross | | |
| 3480 / 221 | 1,310 sf | Medical space built out as a dental suite. <i>Maximum 5-year term.</i> | MEDICAL RATE \$3.50 PSF, MG | | |
| 3480 / 226 | 1,888 sf | 1 office, reception, conference, kitchen, open space. | \$2.85 PSF Full Service Gross | | |
| 3480 / 300 | 3,934 sf | 5 private offices, kitchen, storage, large conference room. | \$2.85 PSF Full Service Gross | | |
| 3480 / 301 | 3,070 sf | 3 offices, reception, conference, kitchen, copy/storage, open space. | \$2.85 PSF Full Service Gross | | |
| 3510 / 100 | 1,366 sf | Unique therapy space with reception, kitchenette, 2 large rooms, and a restroom. | MEDICAL RATE \$3.50 PSF, MG | | |
| 3510 / 209 | 1,796 sf | 3 offices, reception, kitchenette, storage, open space. | \$2.85 PSF Full Service Gross | | |
| 3510 / 216 | 893 sf | 2 offices, storage, open space. | \$2.85 PSF Full Service Gross | | -- |
| 3510 / 303 | 1,984 sf | Medical space built out as a dental suite. <i>Maximum 5-year term.</i> | MEDICAL RATE \$3.50 PSF, MG | | |
| 3510 / 305 | 1,884- 5,473 sf | 13 offices, reception, conference, open space, storage. | \$2.85 PSF Full Service Gross | | |
| 3524 / 103 | 2,449 sf | 5 large offices, reception, kitchen, en suite restroom, storage. <i>Available 10/1/26.</i> | MEDICAL RATE \$3.50 PSF, MG | | -- |
| 3524 / 104 | 3,262 sf | 9 offices, reception, kitchen, en suite restroom, storage. <i>Available 10/1/26.</i> | MEDICAL RATE \$3.50 PSF, MG | | -- |
| 3524 / 105 | 1,219 sf | 6 small offices, conference, storage. <i>Available 10/1/26.</i> | MEDICAL RATE \$3.50 PSF, MG | | -- |
| 3528 / 100 | 4,195 sf | Mostly open plan with unobstructed windowline and external entrance. | \$2.85 PSF Full Service Gross | | |
| 3528 / 114 | 1,461 sf | 4 offices, reception, kitchen, open space. <i>Available 10/1/26.</i> | MEDICAL RATE \$3.50 PSF, MG | | -- |
| 3528 / 214 | 2,336 sf | Corner unit, 2 offices, kitchen/break room, open space. | \$2.85 PSF Full Service Gross | | -- |
| 3528 / 215 | 2,246 sf | 2 private offices, kitchen, conference, open space. | \$2.85 PSF Full Service Gross | | |
| 3528 / 219 | 1,268 sf | 3 private offices, kitchenette, copy room/storage, open space. <i>Available 7/1/26.</i> | \$2.85 PSF Full Service Gross | | -- |

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3400-3528 TORRANCE BLVD.
TORRANCE, CALIFORNIA



3440 Torrance Blvd.
Torrance, CA 90503

SUITE 104
SCALE: N.T.S.
DATE: 01-03-25
2,714 RSF

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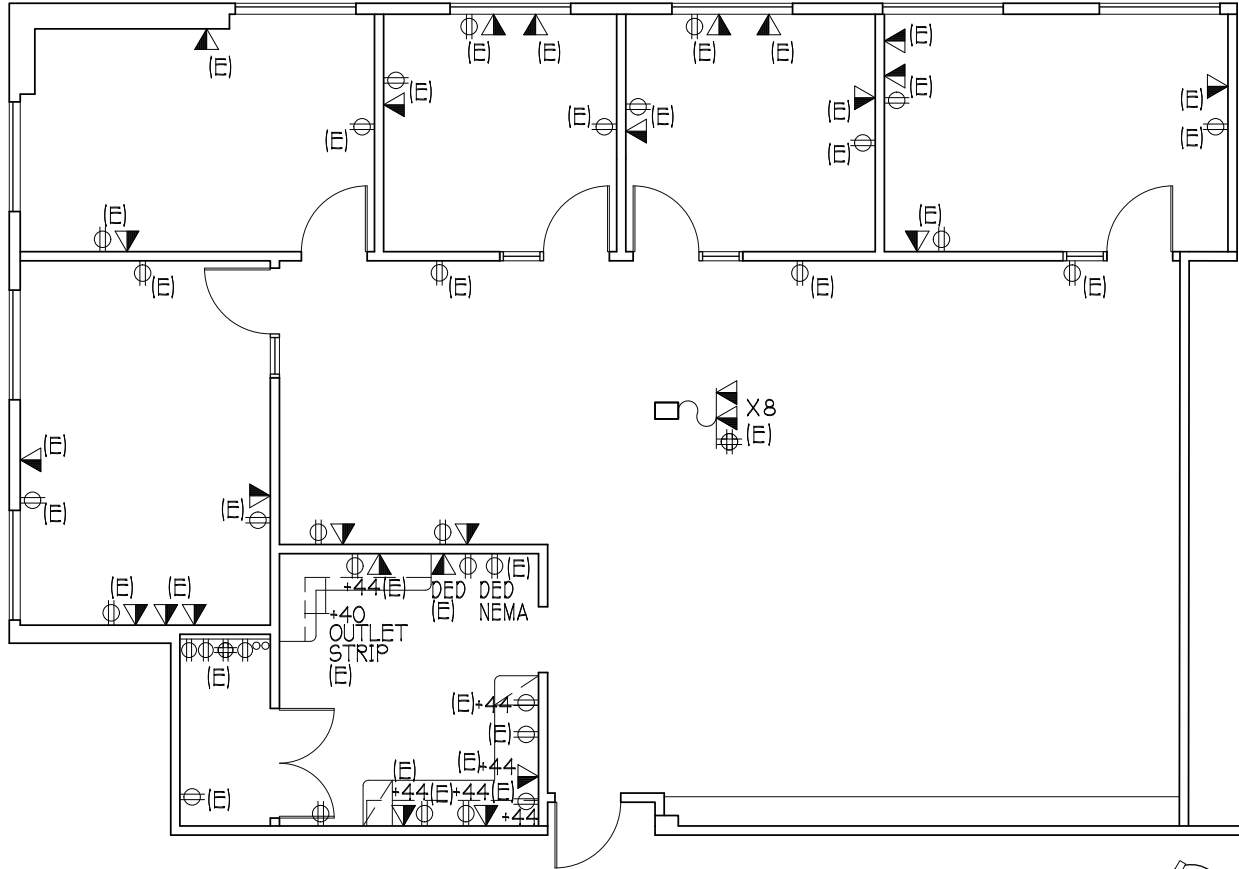
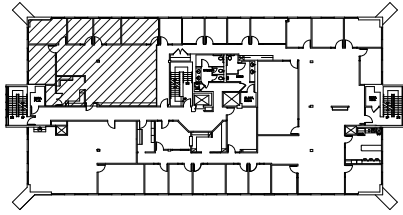
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TORRANCE CIVIC PLAZA
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**3400-3528 TORRANCE BLVD.
TORRANCE, CALIFORNIA**



3460 Torrance Blvd.
Torrance, CA 90503

SUITE 225
SCALE: 1/8"=1'-0"
DATE: 02-26-25
RSF 2,201

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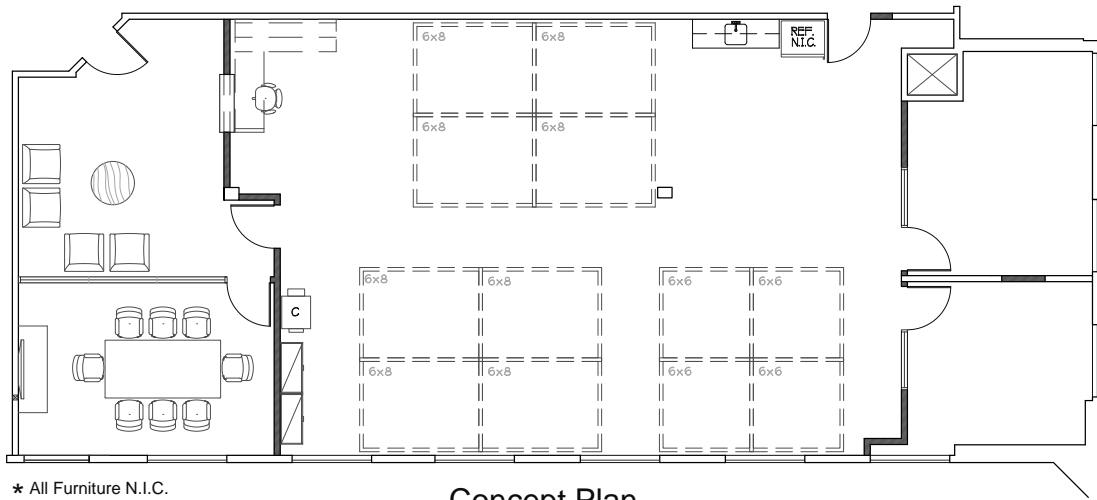
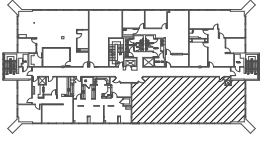
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TORRANCE CIVIC PLAZA AND Medical Center

3400-3528 TORRANCE BLVD.
TORRANCE, CALIFORNIA



3480 Torrance Blvd.
Torrance, CA 90503



SUITE 220

SCALE: N.T.S.

DATE: 07-23-21

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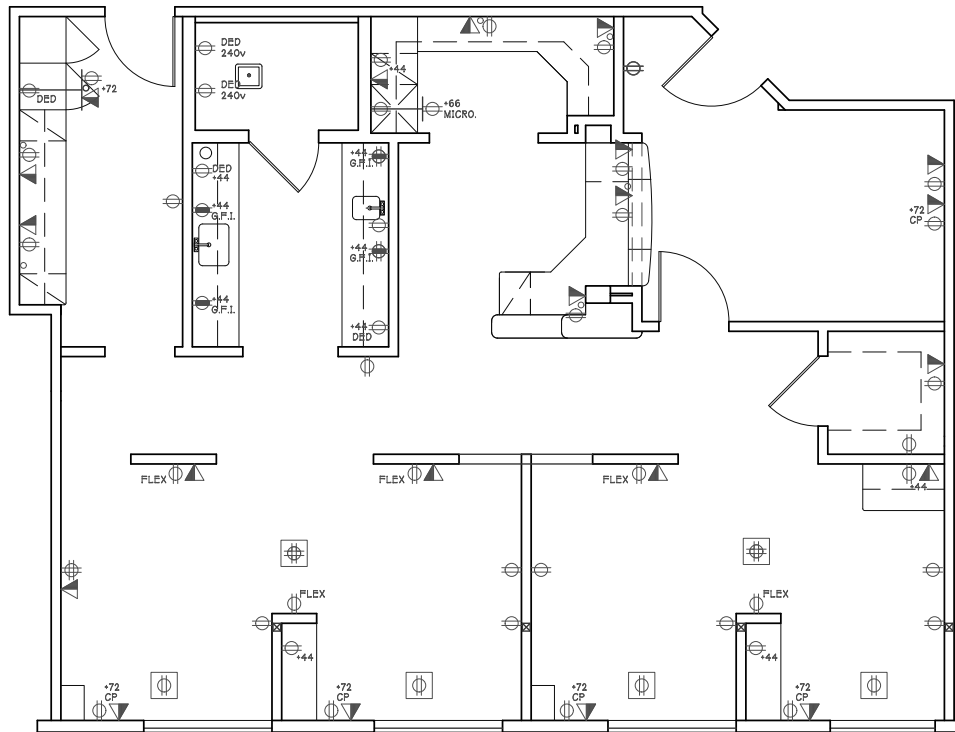
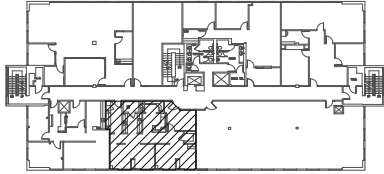
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**3400-3528 TORRANCE BLVD.
TORRANCE, CALIFORNIA**



Maximum 5-year term.
3480 Torrance Blvd.
Torrance, CA 90503



SUITE 221
SCALE: 1/8"=1'-0"
DATE: 04-07-2025
1,310 RSF

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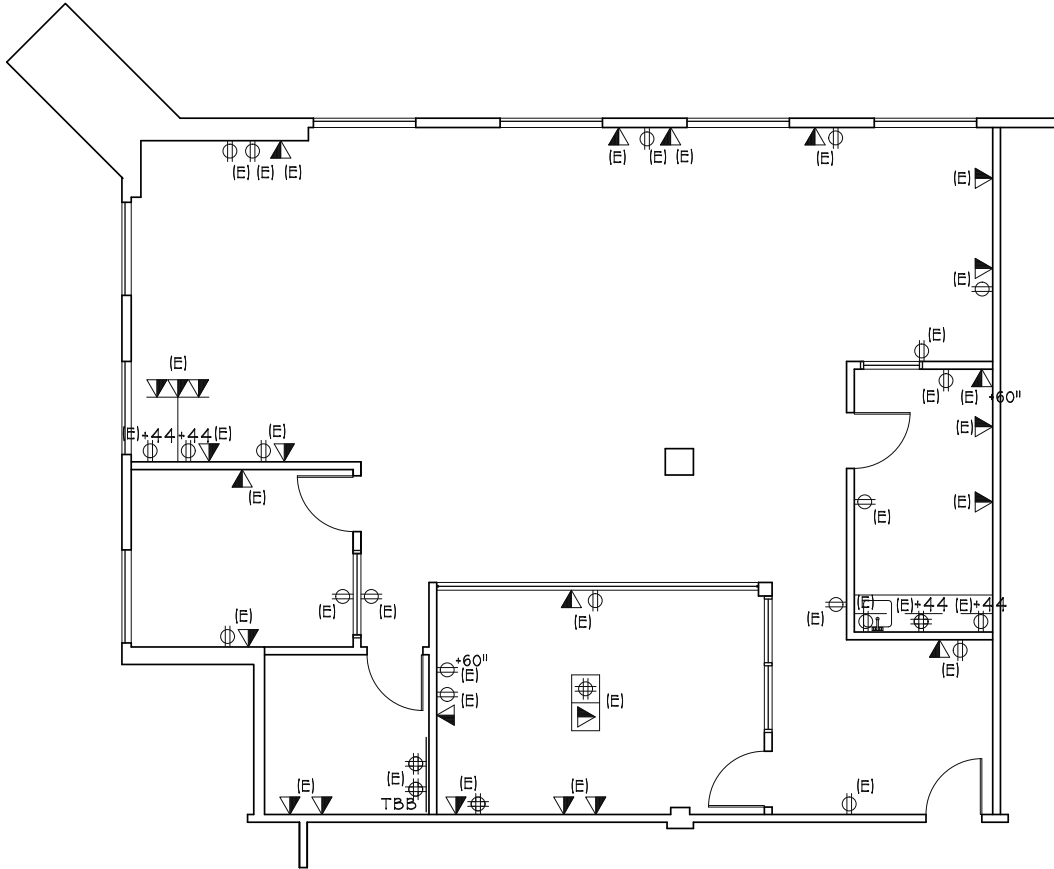
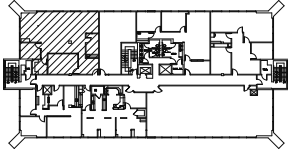
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TORRANCE CIVIC PLAZA AND Medical Center

3400-3528 TORRANCE BLVD.
TORRANCE, CALIFORNIA



SUITE 226

SCALE: N.T.S.
DATE: 07-14-2023
1,888 RSF

3480 Torrance Blvd.
Torrance, CA 90503

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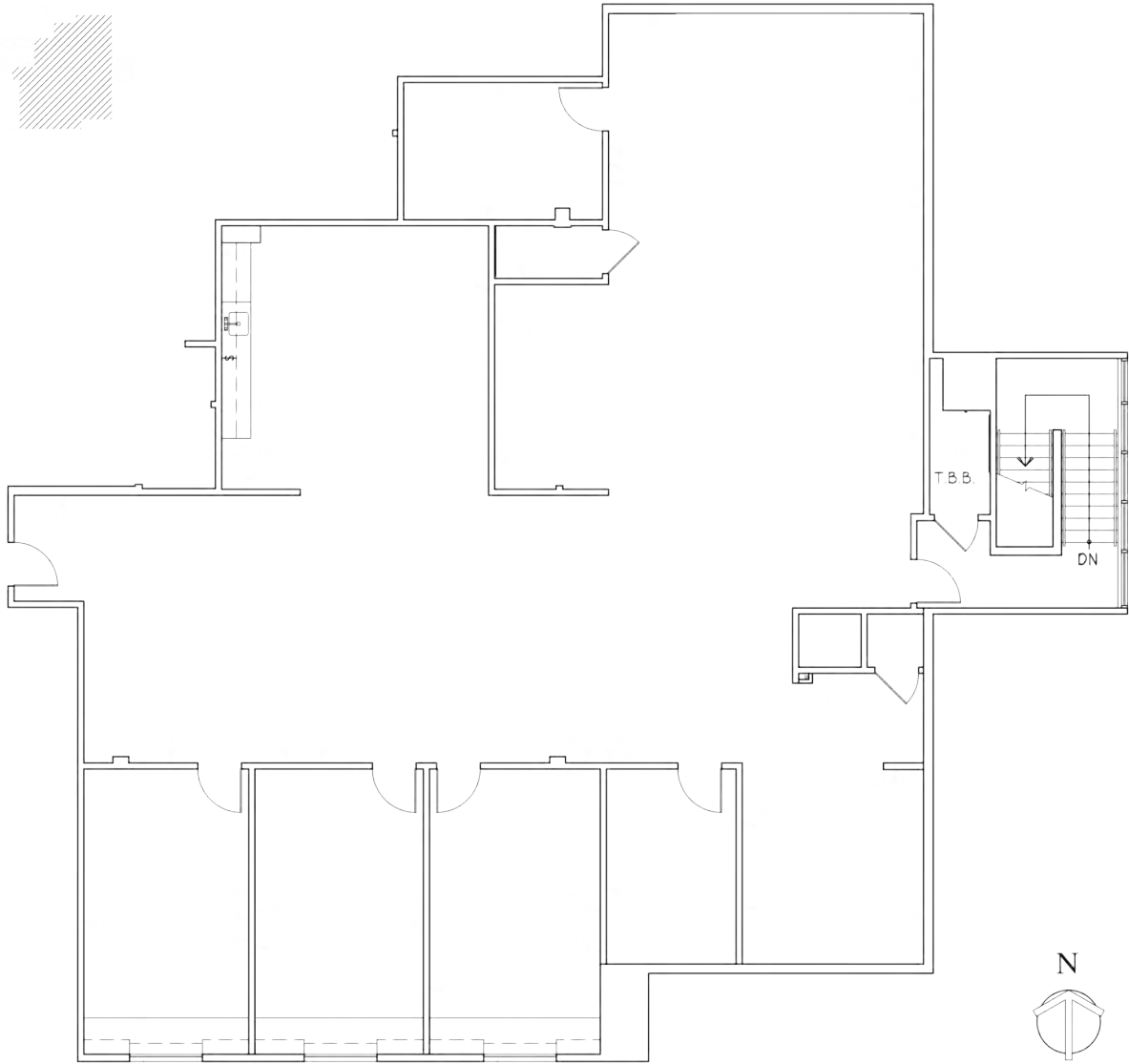
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TORRANCE CIVIC PLAZA
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**3400-3528 TORRANCE BLVD.
TORRANCE, CALIFORNIA**



3480 Torrance Blvd.
Torrance, CA 90503

SUITE 300
SCALE: N.T.S.
DATE: 12-26-24
3,934 RSF

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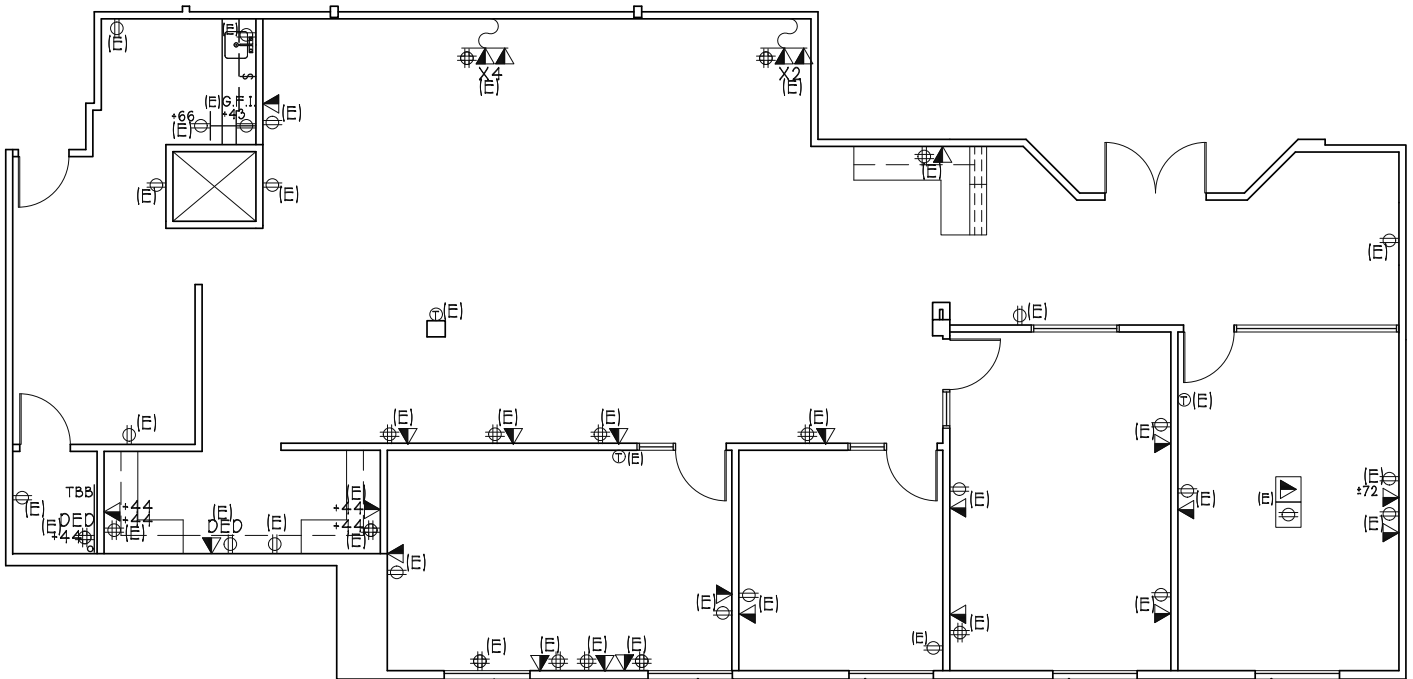
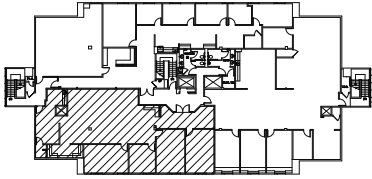
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TORRANCE CIVIC PLAZA AND Medical Center

3400-3528 TORRANCE BLVD.
TORRANCE, CALIFORNIA



3480 Torrance Blvd.
Torrance, CA 90503

SUITE 301
SCALE: 3/32"=1'-0"
DATE: 05-01-24
3,070 RSF

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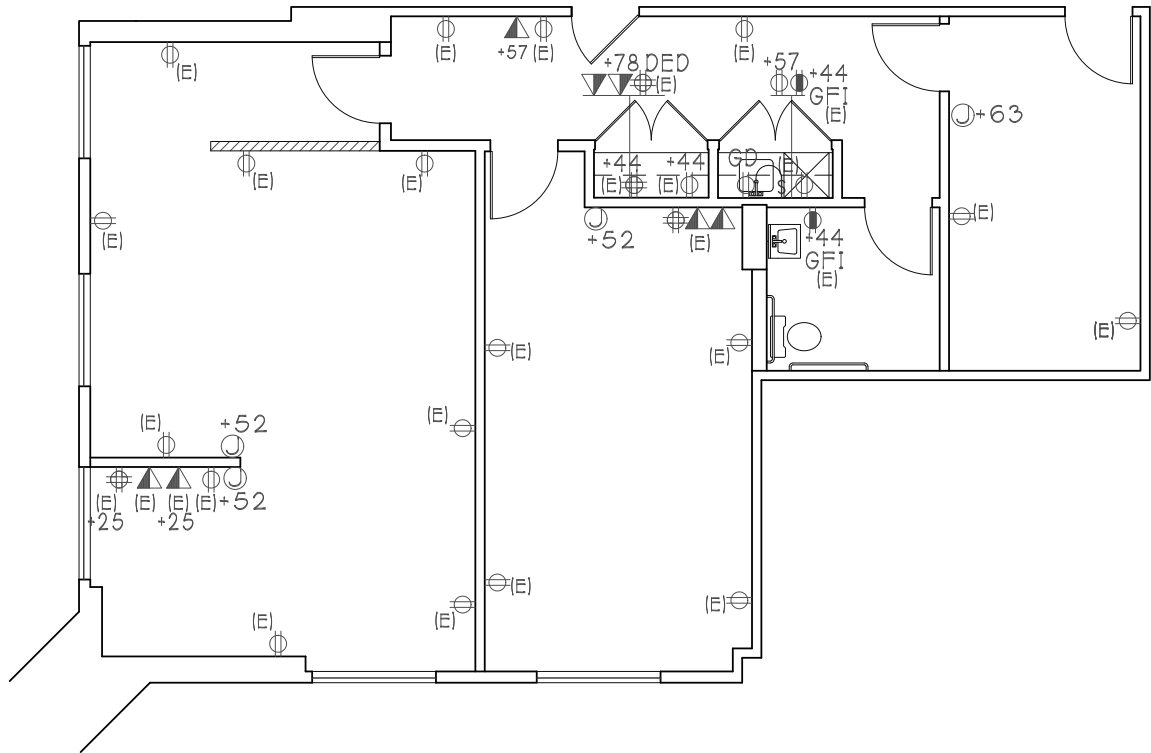
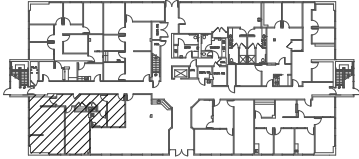
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**3400-3528 TORRANCE BLVD.
TORRANCE, CALIFORNIA**



3510 Torrance Blvd.
Torrance, CA 90503

SUITE 100
SCALE: 1/8"=1'-0"
DATE: 03-05-25
1,366 RSF

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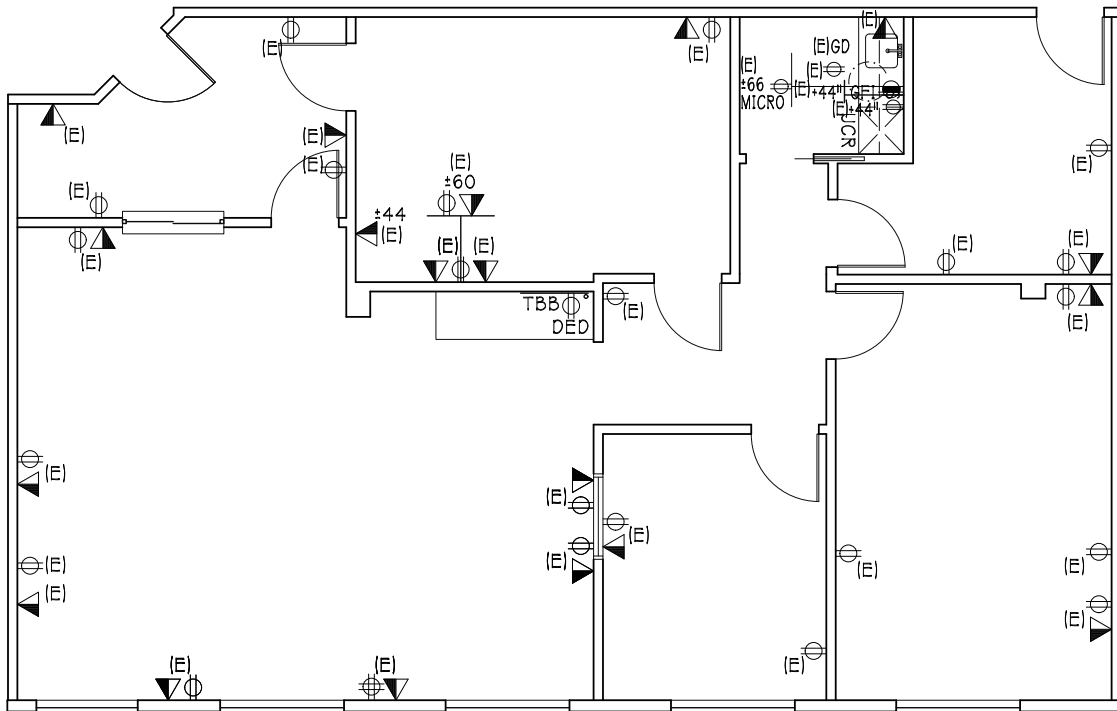
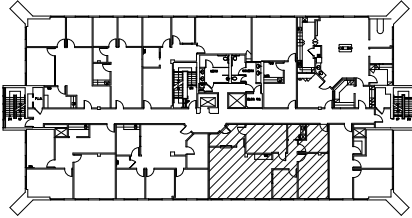
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TORRANCE CIVIC PLAZA AND Medical Center

3400-3528 TORRANCE BLVD.
TORRANCE, CALIFORNIA



SUITE 209
SCALE: 1/8"=1'-0"
DATE: 08-27-2024
1,796 RSF

3510 Torrance Blvd.
Torrance, CA 90503

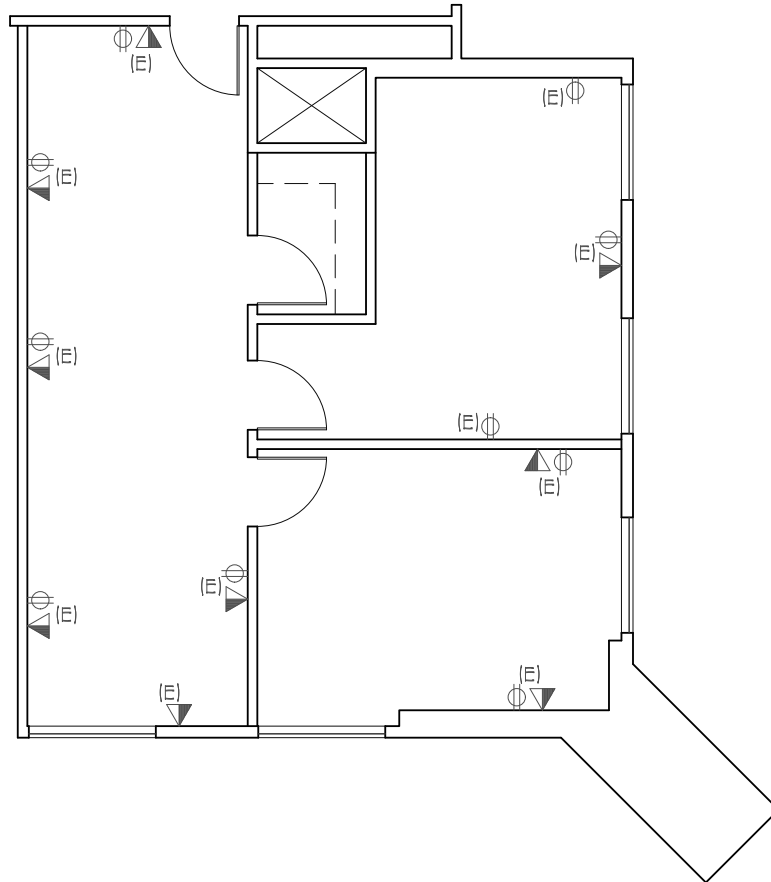
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TORRANCE CIVIC PLAZA
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TORRANCE, CALIFORNIA



3510 Torrance Blvd.
Torrance, CA 90503

SUITE 216

SCALE: 1/8"=1'-0"

DATE: 12-21-18

893 RSF

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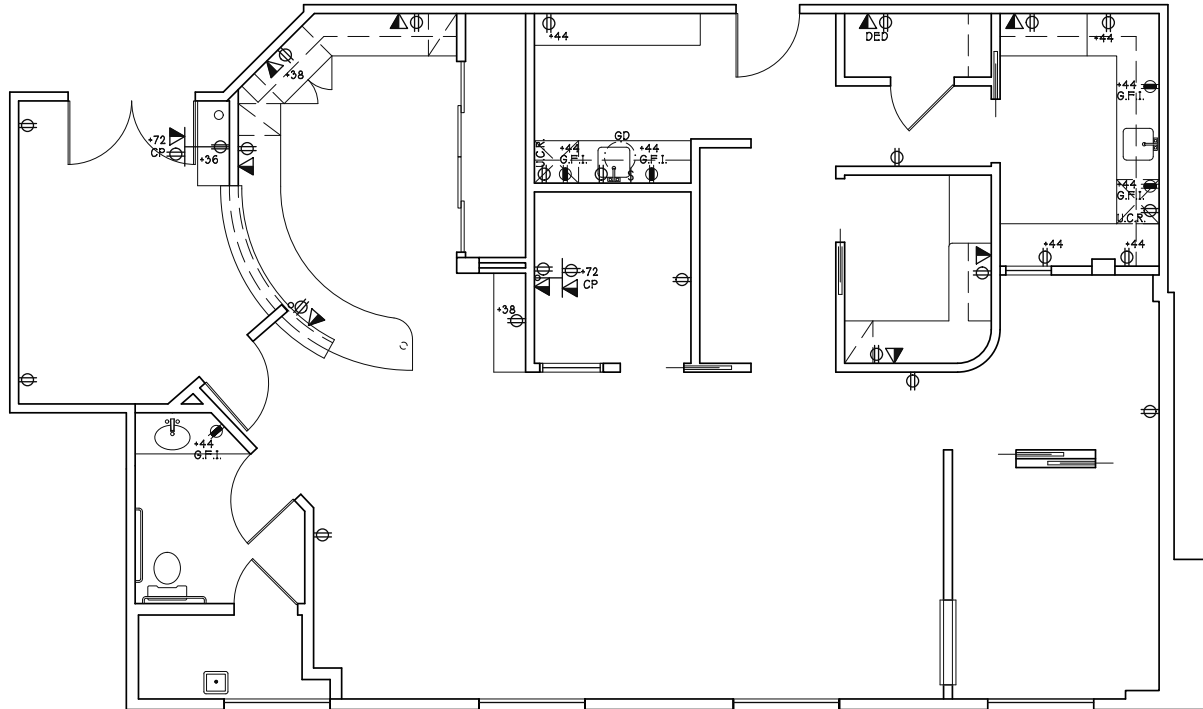
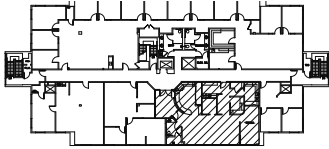
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TORRANCE CIVIC PLAZA
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**3400-3528 TORRANCE BLVD.
TORRANCE, CALIFORNIA**



Maximum 5-year term.

3510 Torrance Blvd.
Torrance, CA 90503

SUITE 303

SCALE: 1/8"=1'-0"
DATE: 05-02-24
1,984 RSF

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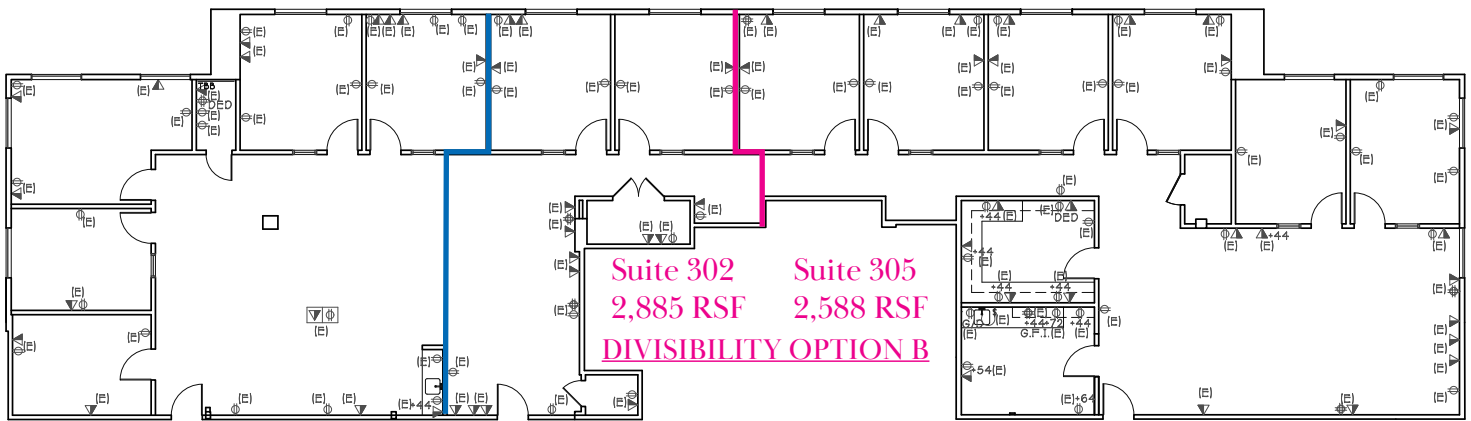
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TORRANCE CIVIC PLAZA
AND
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**3400-3528 TORRANCE BLVD.
TORRANCE, CALIFORNIA**



Suite 302 **Suite 305**
2,885 RSF **2,588 RSF**
DIVISIBILITY OPTION B

Suite 302 **Suite 305**
1,884 RSF **3,589 RSF**
DIVISIBILITY OPTION A



3510 Torrance Blvd.
Torrance, CA 90503

SUITE 305
SCALE: N.T.S.
DATE: 08-01-19
5,473 RSF

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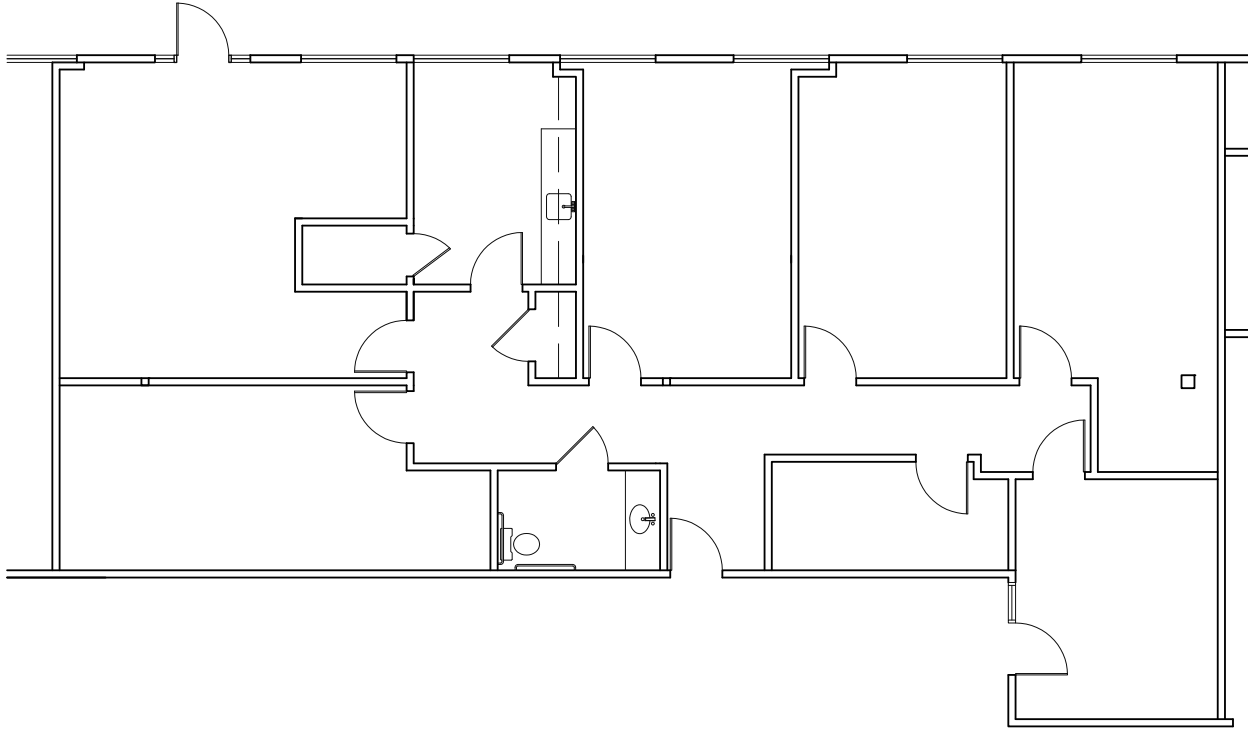
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**3400-3528 TORRANCE BLVD.
TORRANCE, CALIFORNIA**



3524 Torrance Blvd.
Torrance, CA 90503



SUITE 103
SCALE: 3/32"=1'-0"
DATE: 05-16-14
2,449 RSF

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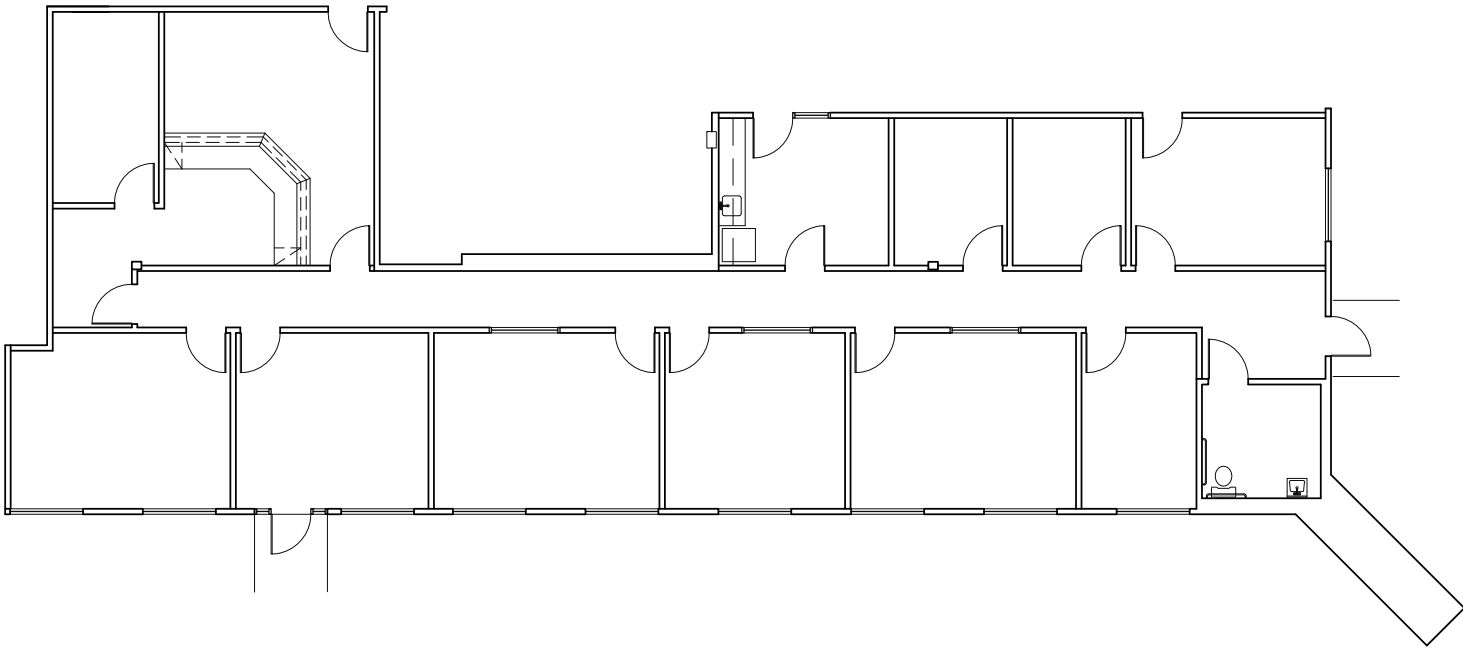
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**3400-3528 TORRANCE BLVD.
TORRANCE, CALIFORNIA**



3524 Torrance Blvd.
Torrance, CA 90503

SUITE 104
SCALE: N.T.S.
DATE: 07-21-16
3,262 RSF

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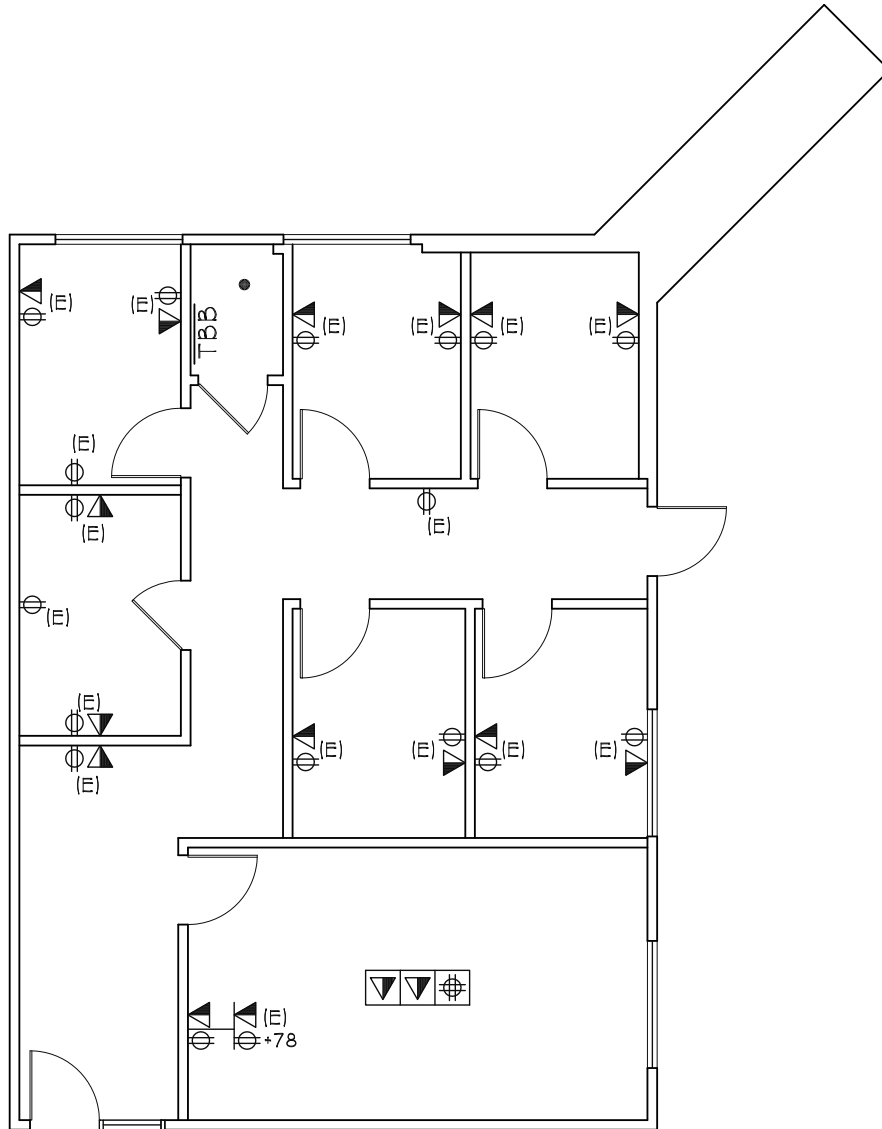
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TORRANCE, CALIFORNIA



3524 Torrance Blvd.
Torrance, CA 90503

SUITE 105
SCALE: 1/8"=1'-0"
DATE: 03-17-14
1,219 RSF

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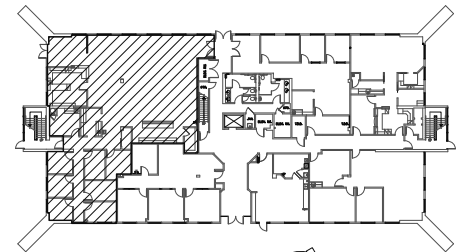
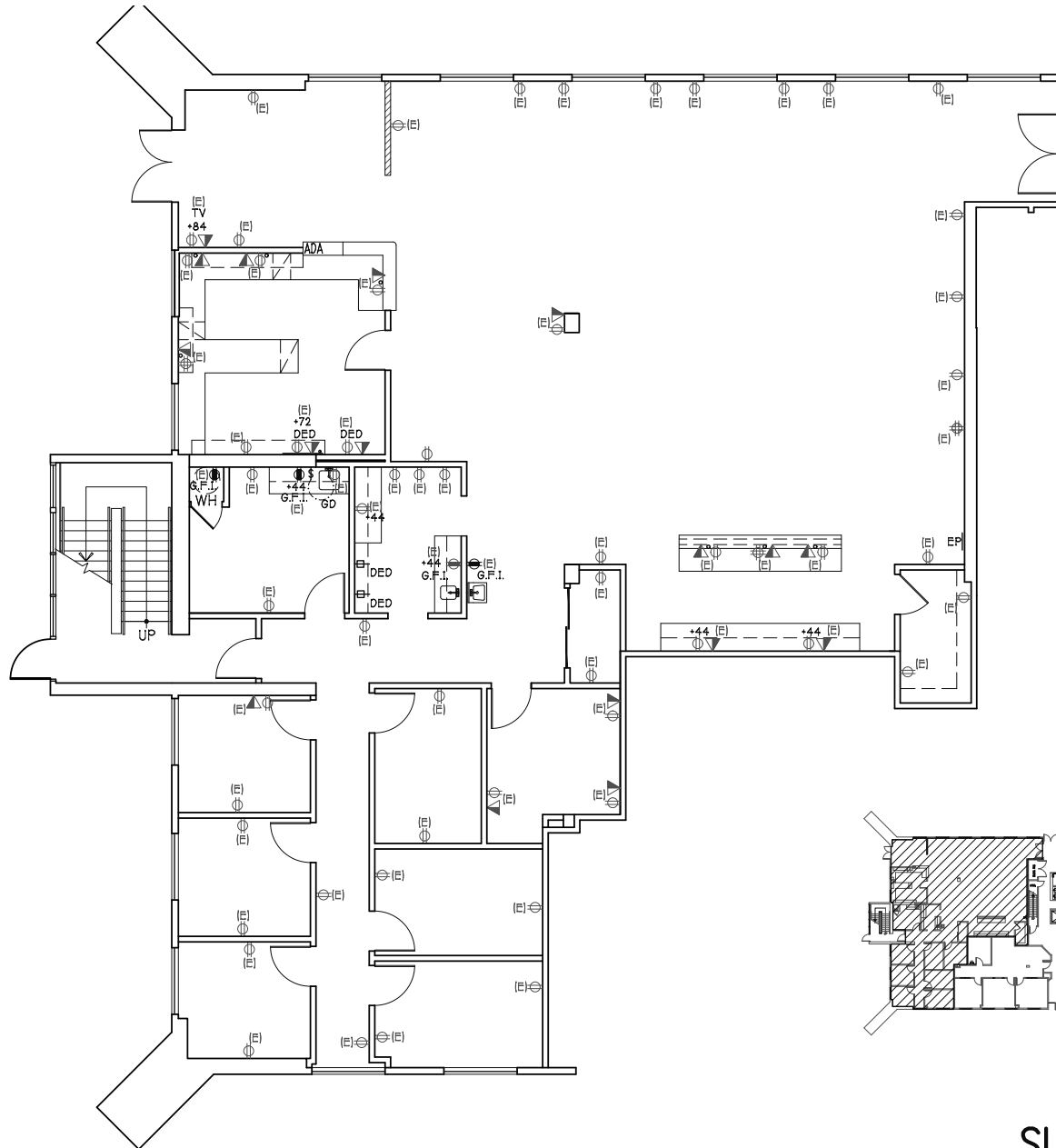
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3400-3528 TORRANCE BLVD.
TORRANCE, CALIFORNIA



3528 Torrance Blvd.
Torrance, CA 90503

SUITE 100

SCALE: N.T.S.
DATE: 09-08-23
4,195 RSF

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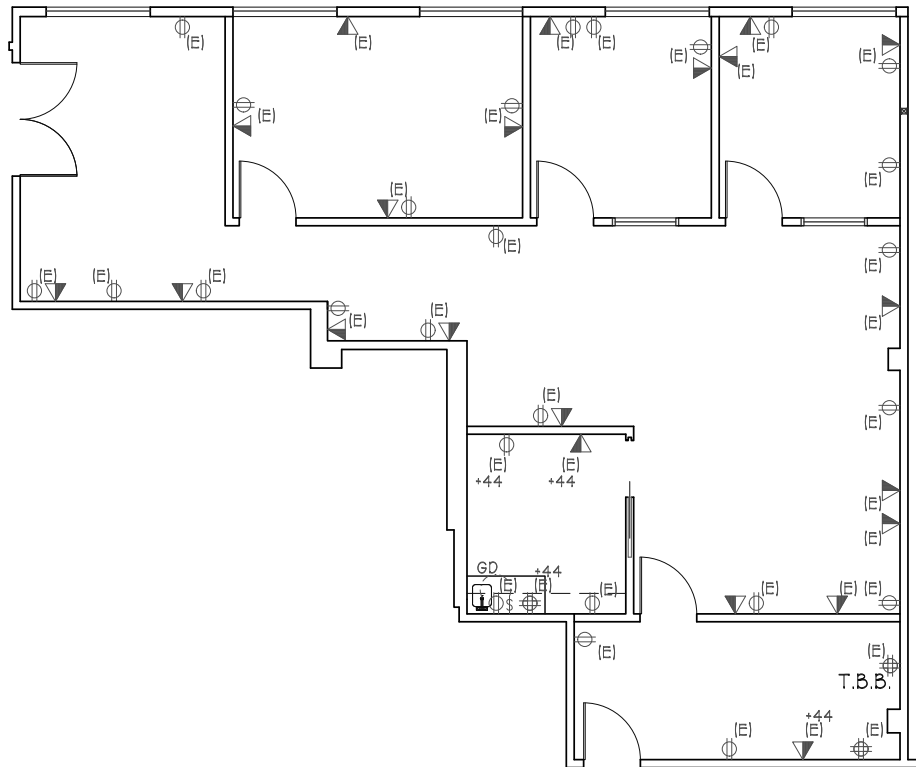
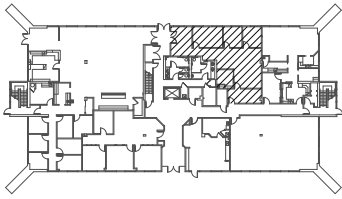
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3400-3528 TORRANCE BLVD.
TORRANCE, CALIFORNIA



3528 Torrance Blvd.
Torrance, CA 90503

SUITE 114
SCALE: N.T.S.
DATE: 03-03-2020
1,461 RSF

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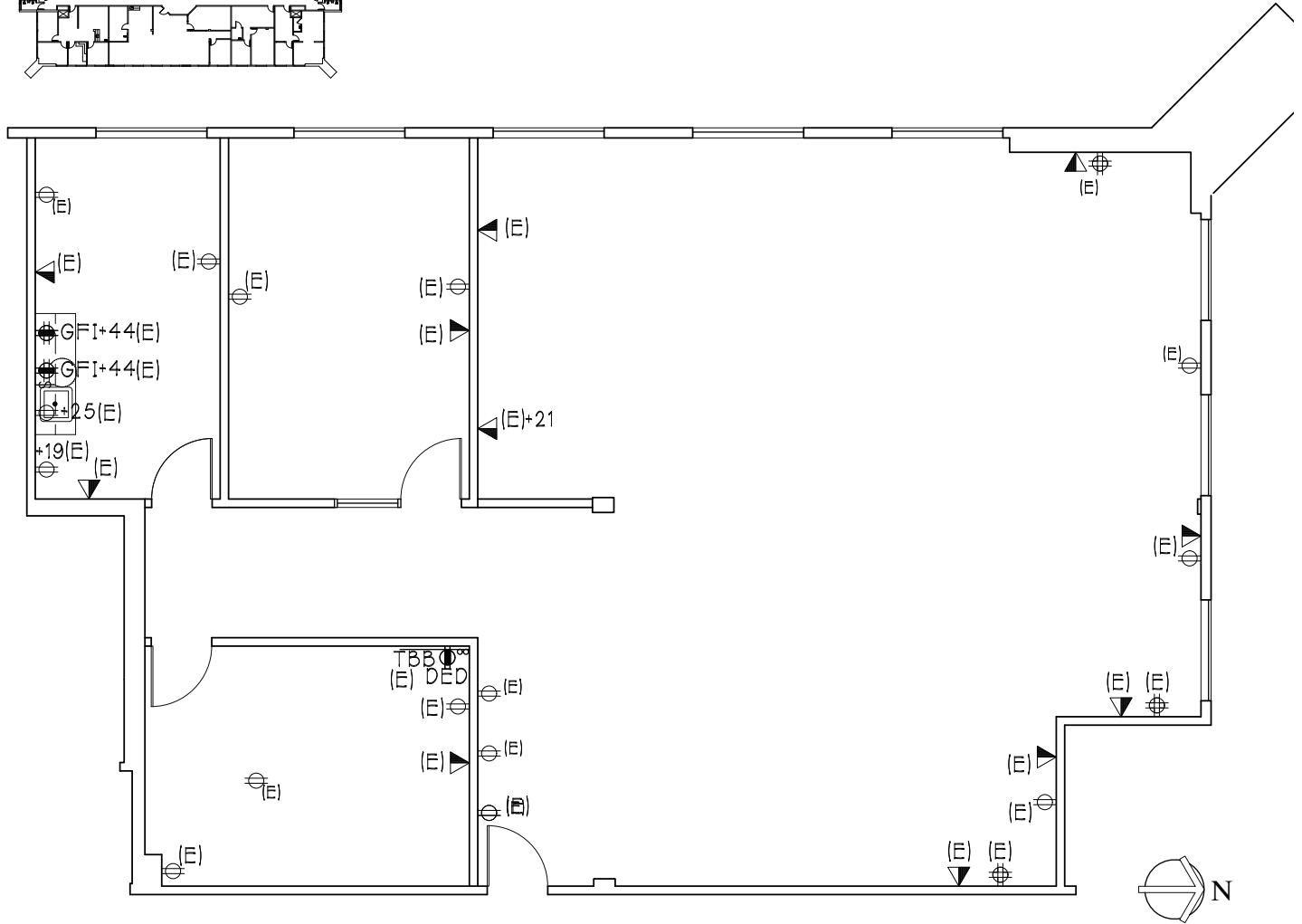
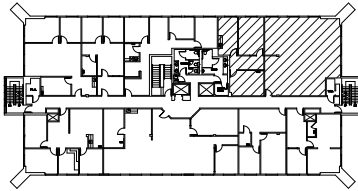
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**3400-3528 TORRANCE BLVD.
TORRANCE, CALIFORNIA**



3528 Torrance Blvd.
Torrance, CA 90503

SUITE 214
SCALE: 1/8"=1'-0"
DATE: 05-06-2025
2,336 RSF

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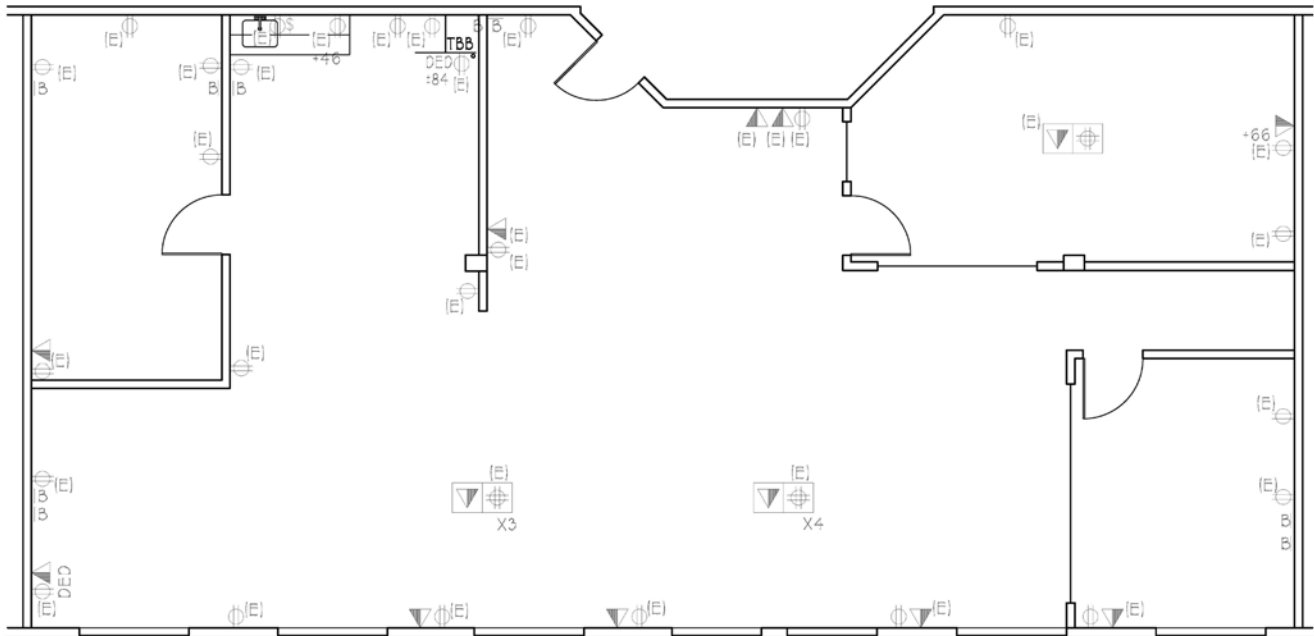
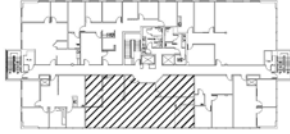
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TORRANCE, CALIFORNIA



3528 Torrance Blvd.
Torrance, CA 90503

SUITE 215
SCALE: 1/8"=1'-0"
DATE: 01-25-24
2,246 RSF

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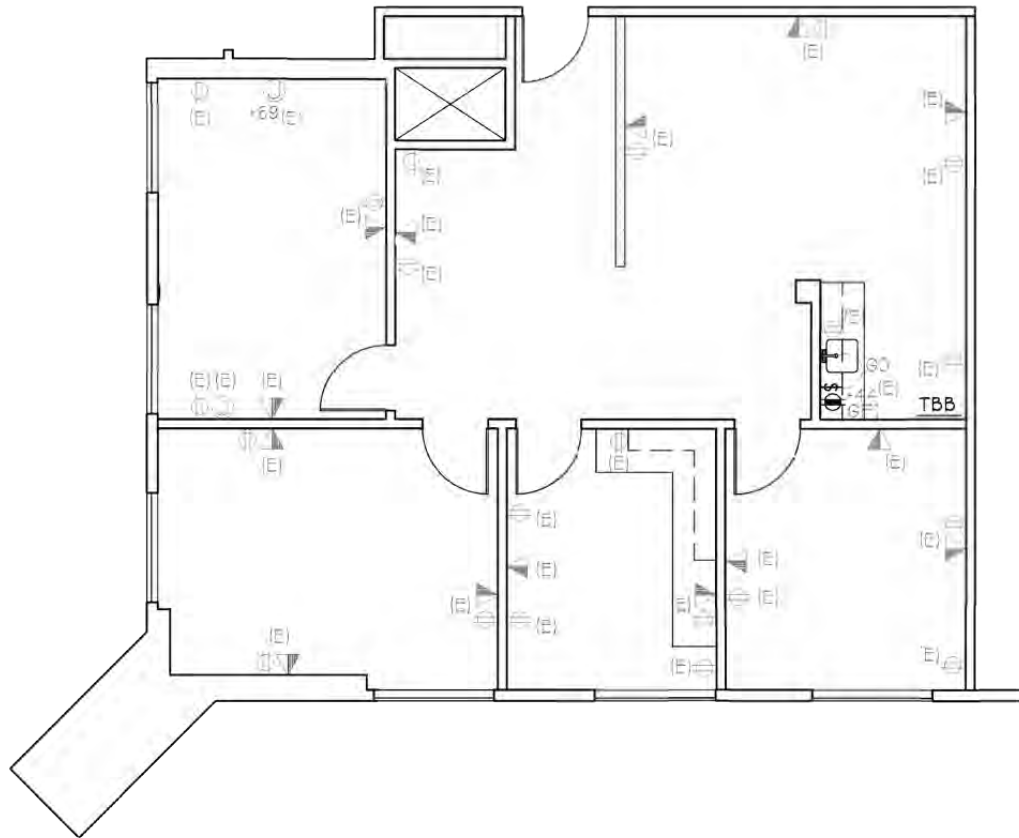
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TORRANCE, CALIFORNIA**



3528 Torrance Blvd.
Torrance, CA 90503

SUITE 219
SCALE: 1/8"=1'-0"
DATE: 05-11-17
1,268 RSF

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