

FOR LEASE

# Central Torrance Office / Medical / Retail Space

22330-22410 HAWTHORNE BLVD., TORRANCE, CA



**NEWMARK**

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Exec. Managing Director

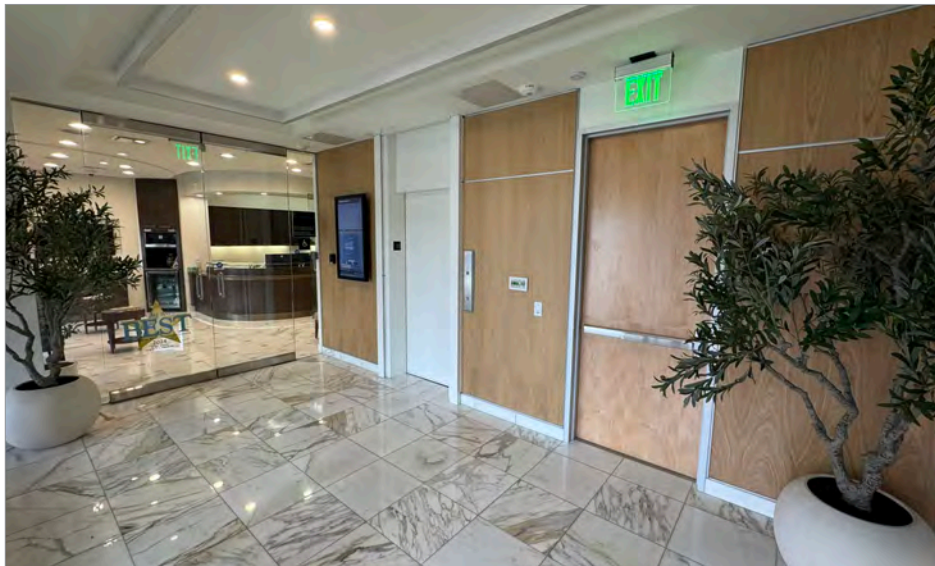
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# NEWLY RENOVATED LOBBY AND COMMON AREAS



**NEWMARK**

## AVAILABILITY

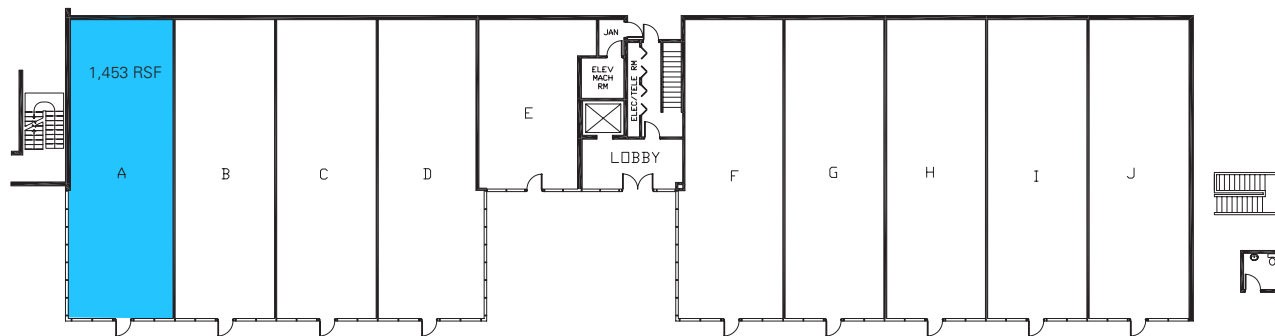
### **22330 - 1ST FLOOR** **RETAIL**

Suite A – 1,453 RSF + Patio

\$5.00 per RSF, NNN

NNN approx \$1.10 per RSF

Tenant pays janitorial, electricity, and HVAC



**22330 - 1ST FLOOR**

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

Suite 208-210 – 3,070 RSF

Suite 211-212 – 1,463 RSF

\$2.95 per RSF, Modified Gross

Tenant pays janitorial



**22330 - 2ND FLOOR**

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

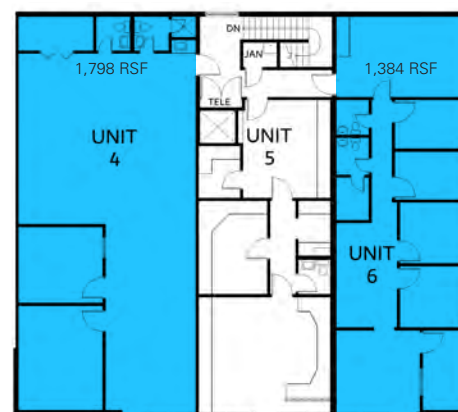
Suite 4 – 1,798 RSF

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**

# NEWMARK

**PARKING RATIO**

3.0/1,000

Free of Charge



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# RETAIL SUITE WITH PRIVATE PATIO UPGRADE (COMING SOON)



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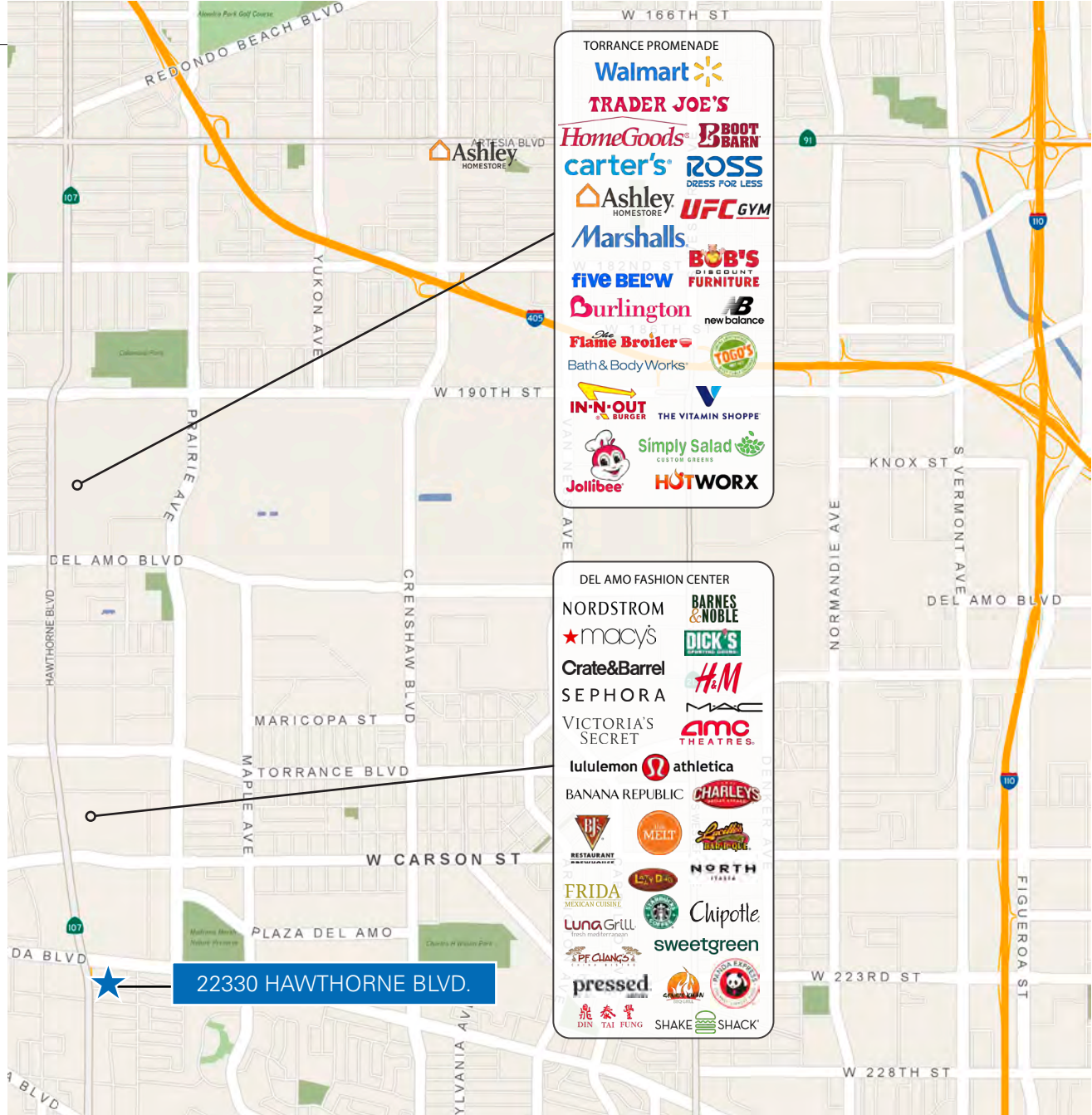
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# POINTS OF INTEREST

- 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

Corporate License #01355491

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