

FOR
LEASE



FOR LEASE > OFFICE

21041-61-81 S. Western Ave.
Torrance, CA 90501

LEASING CONTACTS

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Torrance Pointe

Torrance Pointe is a 142,017 square foot office campus at the major thoroughfares of Western Avenue and Torrance Boulevard on the border of Downtown "Old Torrance". The project features two 3-story buildings and one 2-story building on a 7.6 acre land parcel.

HIGHLIGHTS:

- » Up to 21,335 SF of contiguous space available
- » Identity opportunity for monument signage near entrance
- » 4/1,000 free surface parking throughout property
- » Equal distance to the San Diego (I-405) and Harbor (I-110) freeways
- » Less than five minutes to world-class shopping, dining and hotels
- » No gross receipts tax benefit in the City of Torrance
- » Close proximity to Torrance Memorial & Little Company of Mary Hospitals



TORRANCE POINTE

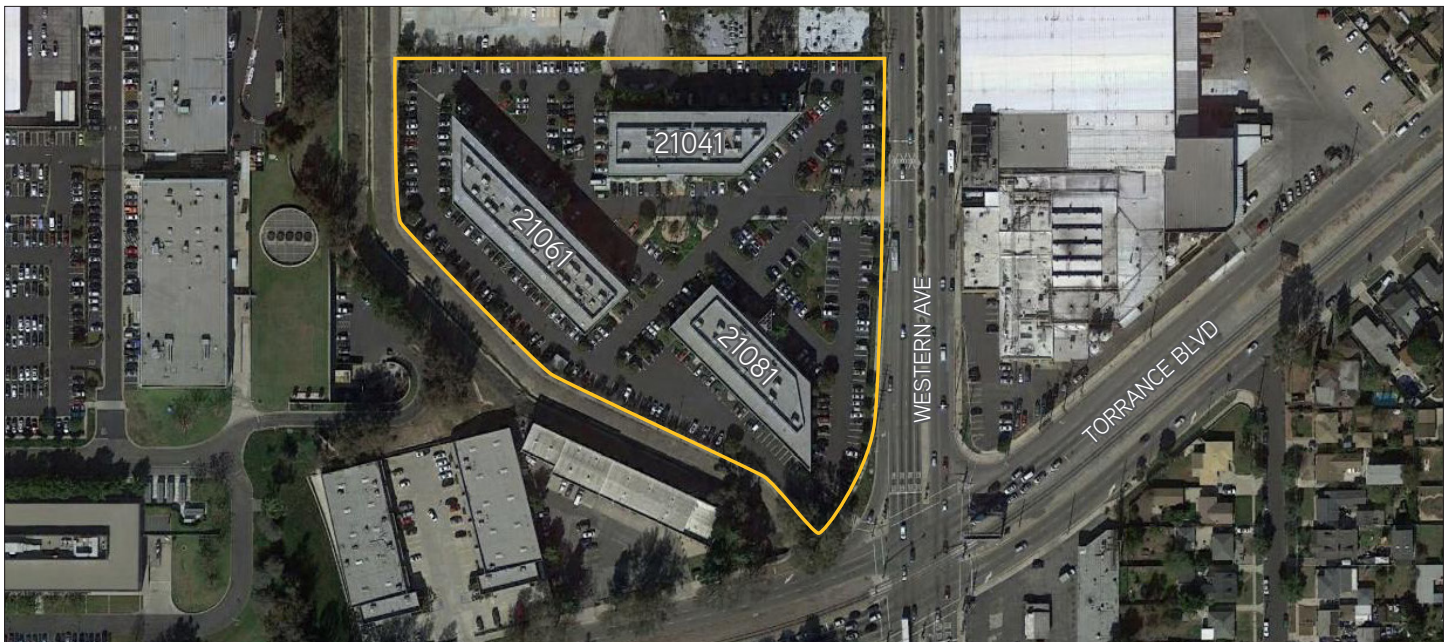
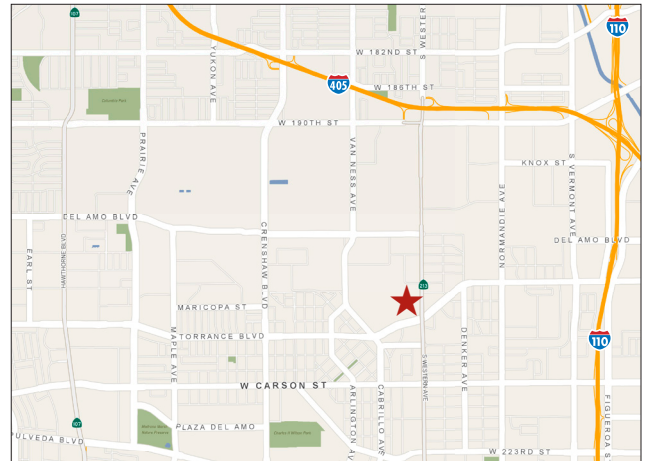


Availability

- » 21061 / Suite 200 :: 21,335 SF (Available 5/1/17)
- » 21061 / Suite 120 :: 1,292 SF
- » 21081 / Suite 290B :: 1,434 SF
- » 21081 / Suite 190 :: 1,802 SF
- » 21081 / Suite 130 :: 1,490 SF

LEASE RATE :: \$2.30 PER RSF, FULL SERVICE GROSS

Aerial View



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