

# NEW 1,250 to 5,095 SQ. FT. of GROUND FLOOR MEDICAL SPACE FOR LEASE



23365 Hawthorne Boulevard, Suite 105  
TORRANCE, CA 90505

## PROPERTY FEATURES

**Shell Space is Stuccoed!**

- New Divisible Building with Windows & Doors Installed with Shell Now Completed
- Sizes Range from 2,302 Sq. Ft., 2,791 Sq. Ft., and 5,095 Sq. Ft.
- 100% Medical-User Facility
- T.I. Allowance To Be Given Once Lessee Square Footage Is Established
- Units to Be Delivered in A Warm Shell Condition by July 1st
- Custom Signage on Hawthorne Boulevard Available
- Adjacent to Ocean Surgery Center (80% of all Torrance Cosmetic Surgeries Performed at Ocean.)
- Entire Building Are Medical Users
- See New Site Plan on Reverse

**\$5.50 P.S.F. Gross**  
No Floor Load



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