

FOR LEASE

# Central Torrance Office / Medical / Retail Space

22330-22410 HAWTHORNE BLVD., TORRANCE, CA



**NEWMARK**

**ZACHARY CAINE**

Associate Director

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CA RE Lic. #02062263

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# NEWLY RENOVATED LOBBY AND COMMON AREAS



**NEWMARK**

## AVAILABILITY

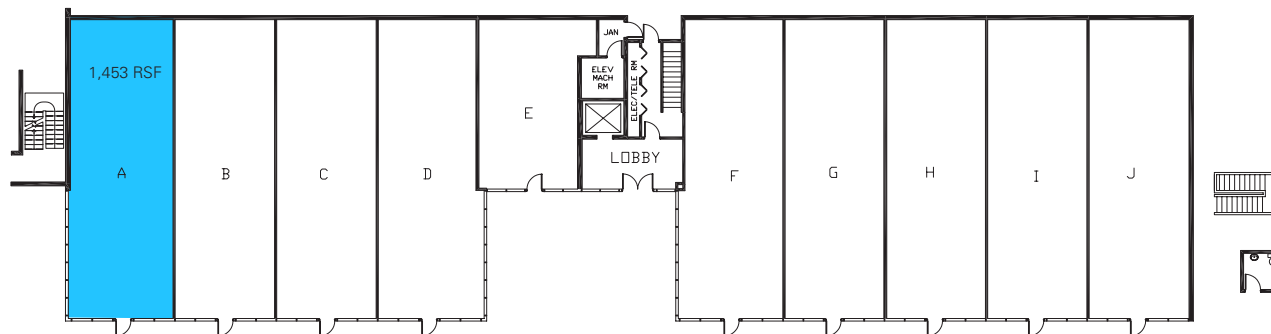
### **22330 - 1ST FLOOR** **RETAIL**

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**

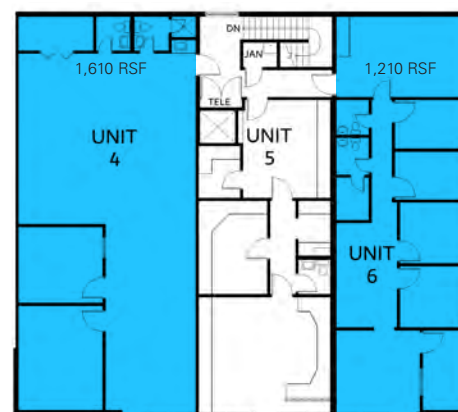
Suite 4 – 1,610 RSF

Suite 6 – 1,210 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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# LOCATION AERIAL



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