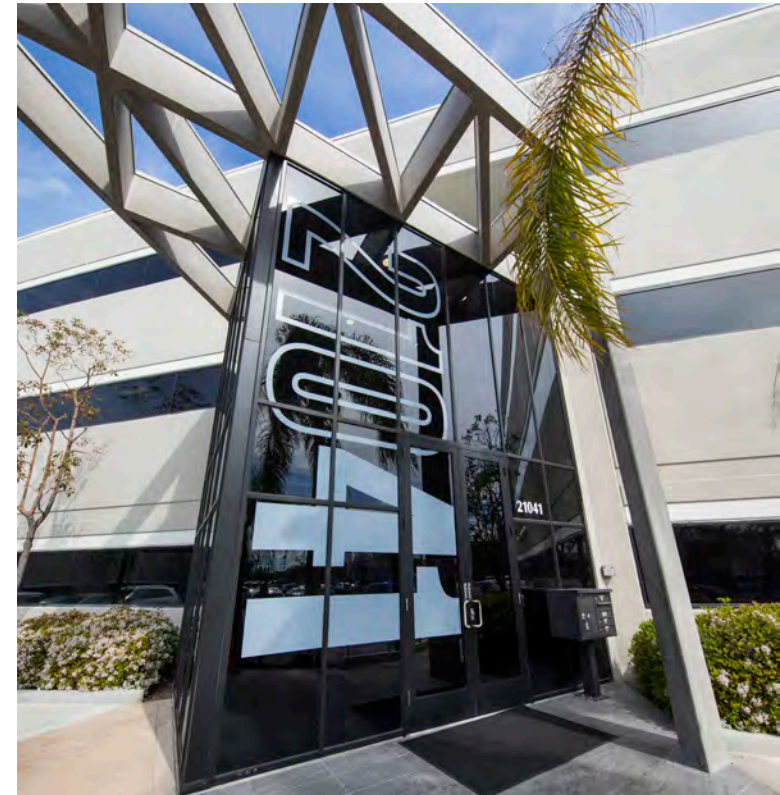




WAYPOINT

21041-21061-21081 S. WESTERN AVE.



NEWMARK

GEOFF LUDWIG

Executive Managing Director
t 310-491-2077
geoff.ludwig@nmrk.com
CA RE Lic. #01232244

ERIC LASTITION

Executive Managing Director
t 310-491-2047
eric.lastition@nmrk.com
CA RE Lic. #01119647



EFFICIENT SUITE LAYOUTS

ABOUT + HIGHLIGHTS

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



Exterior and common area campus renovation complete



Efficient suite layouts with modern finishes



Identity opportunity for monument signage near entrance



3.5/1,000 free surface parking throughout property



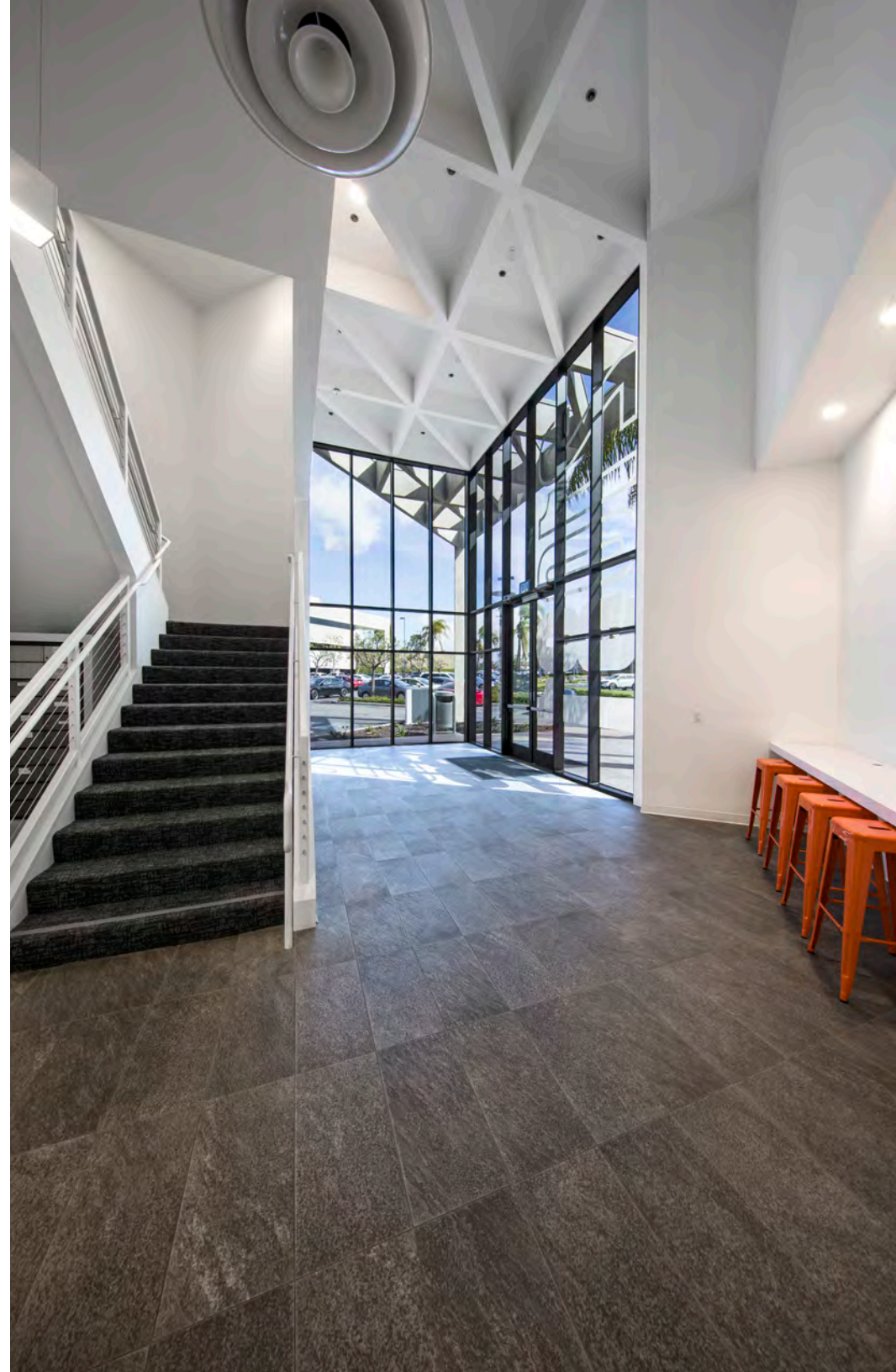
Equal distance to the San Diego (I-405) and Harbor (I-110) freeways



Less than five minutes to world-class shopping, dining and hotels



No gross receipts tax benefit in the City of Torrance

















CLEAN & MODERN FINISHES

LEASE AVAILABILITY

21061 S. WESTERN AVE.

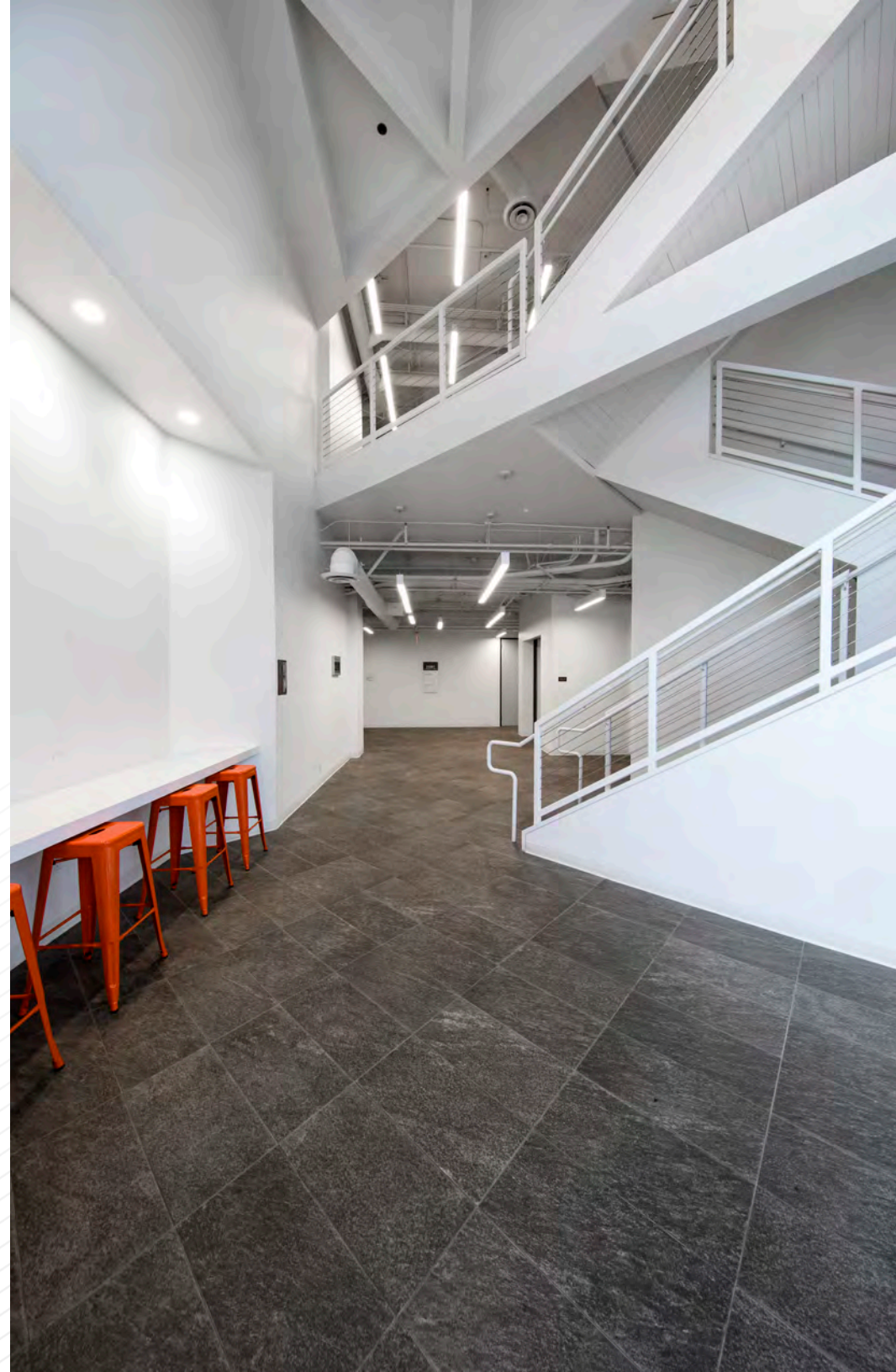
BUILDING / SUITE	RENTABLE SQ. FEET	FLOOR PLAN	VIRTUAL TOUR
› 21061 / Suite 300: <i>Available 4/1/2027</i>	10,389 RSF		--

21081 S. WESTERN AVE.

BUILDING / SUITE	RENTABLE SQ. FEET	FLOOR PLAN	VIRTUAL TOUR
› 21081 / Suite 120:	739 RSF		
› 21081 / Suite 130:	1,312 RSF		
› CONTIGUOUS:	2,051 RSF		--
› 21081 / Suite 125:	1,430 RSF		
› 21081 / Suite 180: <i>Available 7/1/26</i>	1,209 RSF		--
› 21081 / Suite 200:	4,288 RSF		--
› 21081 / Suite 220:	2,063 RSF		--
› CONTIGUOUS:	6,351 RSF		--

RENTAL RATE

\$2.95 PER RSF, FULL SERVICE GROSS

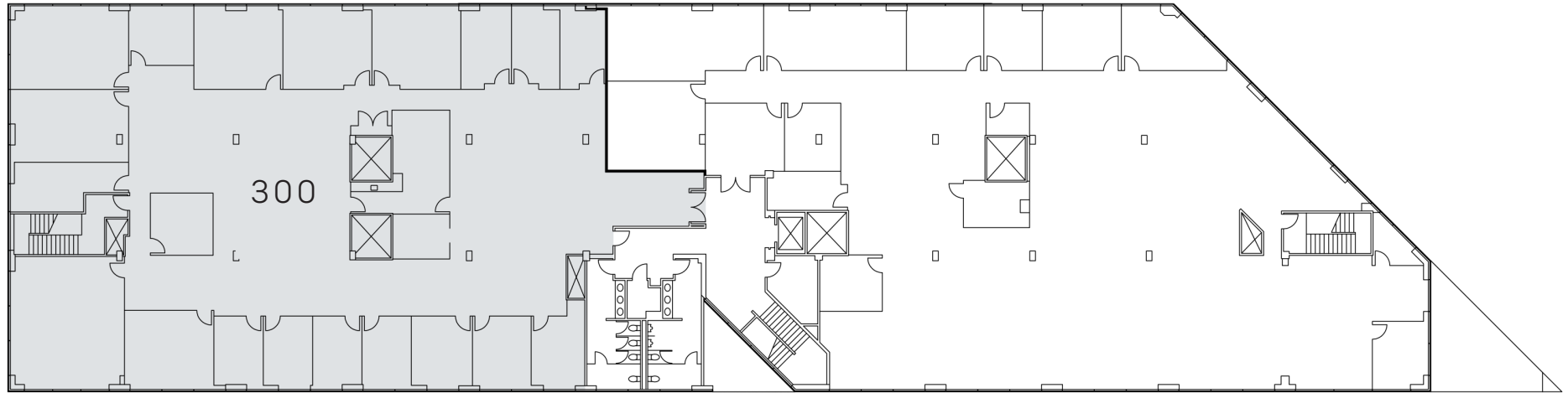




OPEN FOR COLLABORATION

FLOOR PLAN - 21061 S. WESTERN AVENUE

3rd Floor



AVAILABILITY

BUILDING / SUITE	RENTABLE SQ. FEET
> 21061 / Suite 300	10,389 RSF

Available 4/1/2027

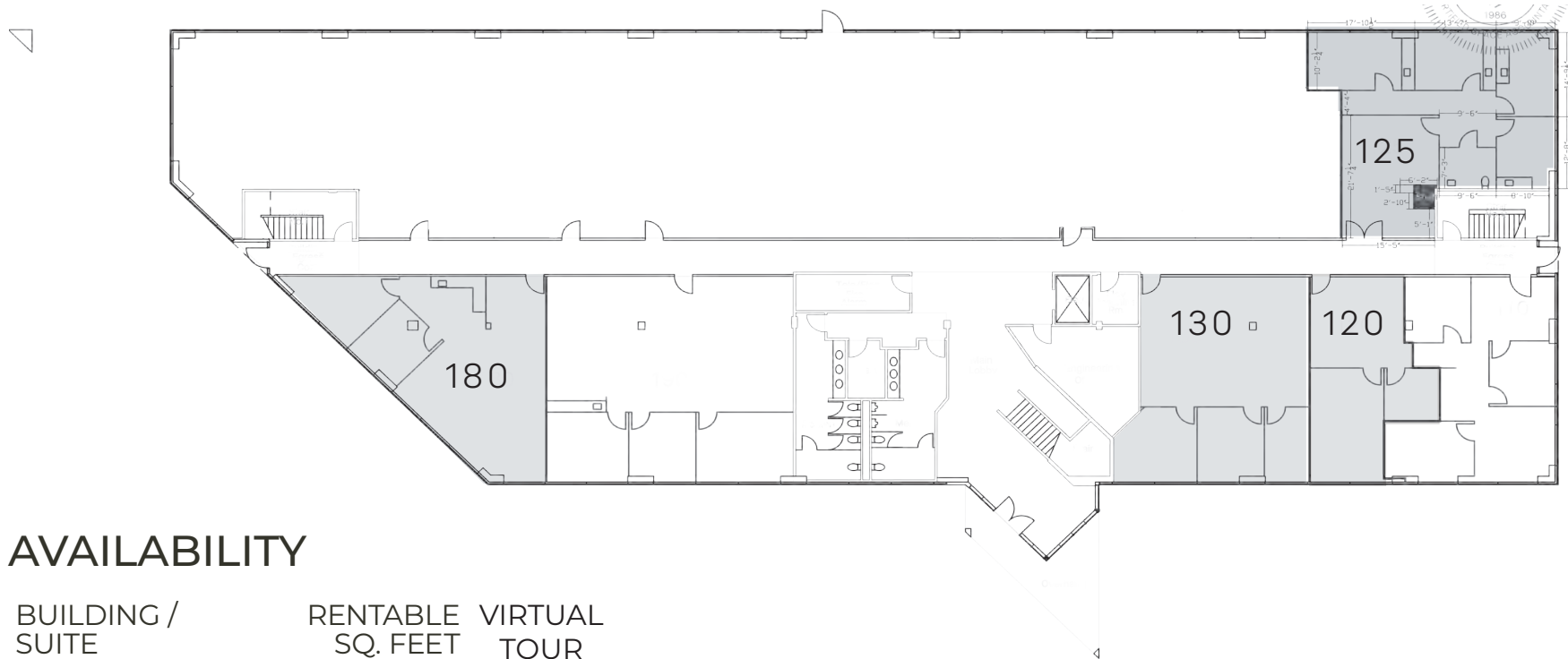
RENTAL RATE

\$2.95 per RSF, Full Service Gross

[BACK TO AVAILABILITY](#)

FLOOR PLAN - 21081 S. WESTERN AVENUE

1st Floor



AVAILABILITY

BUILDING / SUITE	RENTABLE SQ. FEET	VIRTUAL TOUR
› 21081 / Suite 120:	739 RSF	
› 21081 / Suite 130:	1,312 RSF	
› CONTIGUOUS:	2,051 RSF	--
› 21081 / Suite 125:	1,430 RSF	
› 21081 / Suite 180: <i>Available 7/1/26</i>	1,209 RSF	--

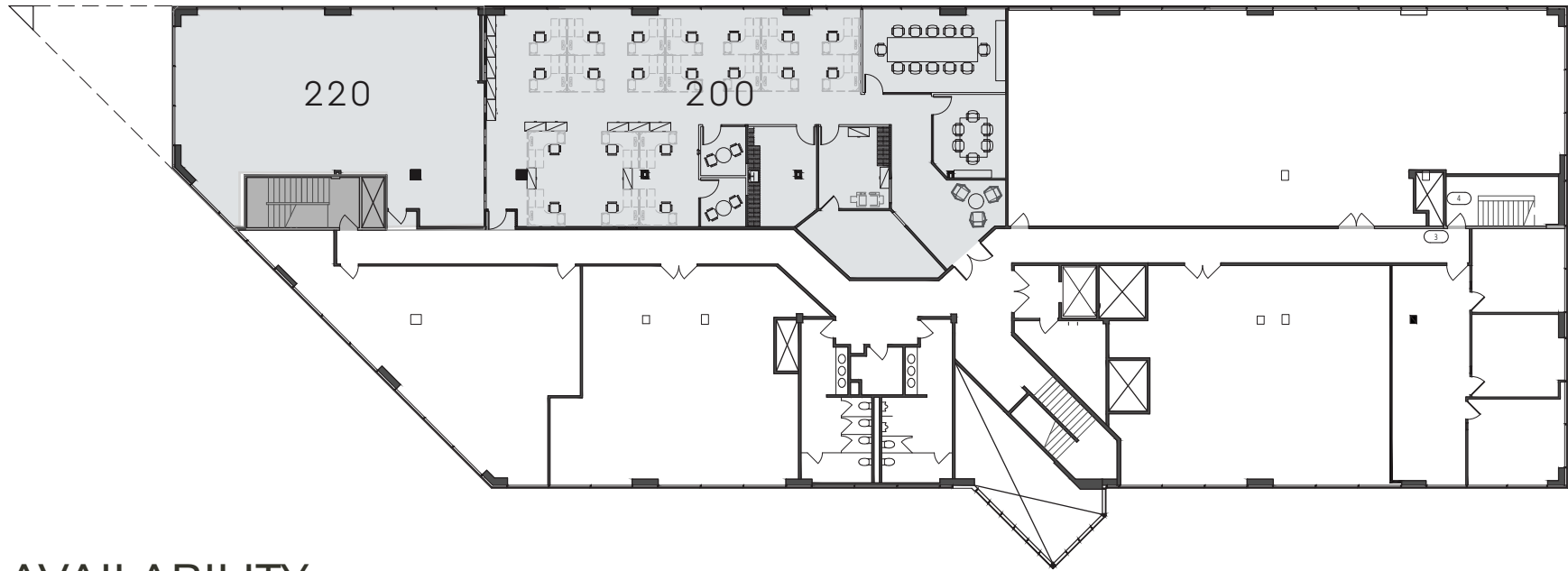
RENTAL RATE

\$2.95 per RSF, Full Service Gross

[BACK TO AVAILABILITY](#)

FLOOR PLAN - 21081 S. WESTERN AVENUE

2nd Floor



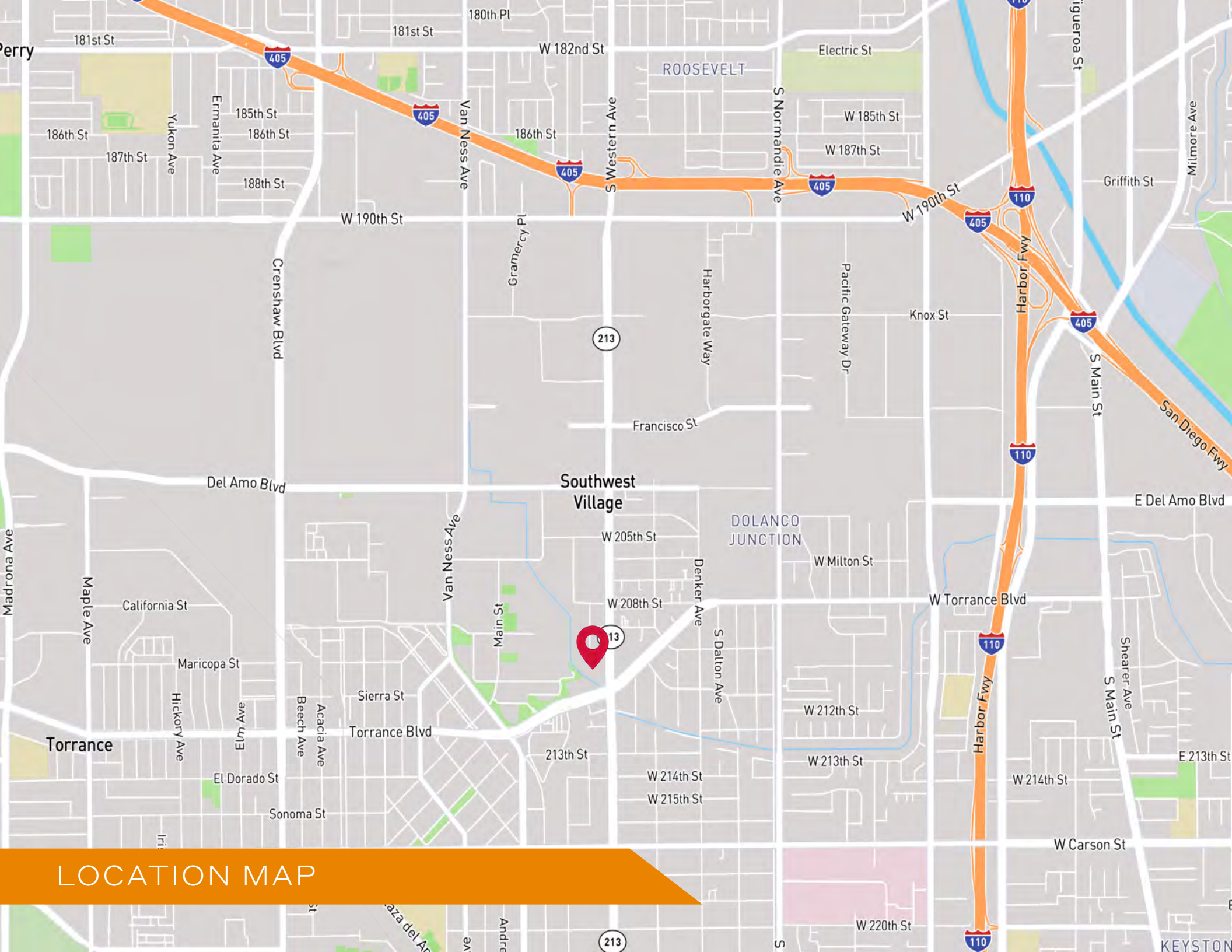
AVAILABILITY

BUILDING / SUITE	RENTABLE SQ. FEET
› 21081 / Suite 200:	4,288 RSF
› 21081 / Suite 220:	2,063 RSF
› CONTIGUOUS:	6,351 RSF

RENTAL RATE

\$2.95 per RSF, Full Service Gross

[BACK TO AVAILABILITY](#)



LOCATION MAP

Southwest Village

DOLANCO JUNCTION

Torrance

KEYSTONE

TORRANCE AMENITIES

RESTAURANTS



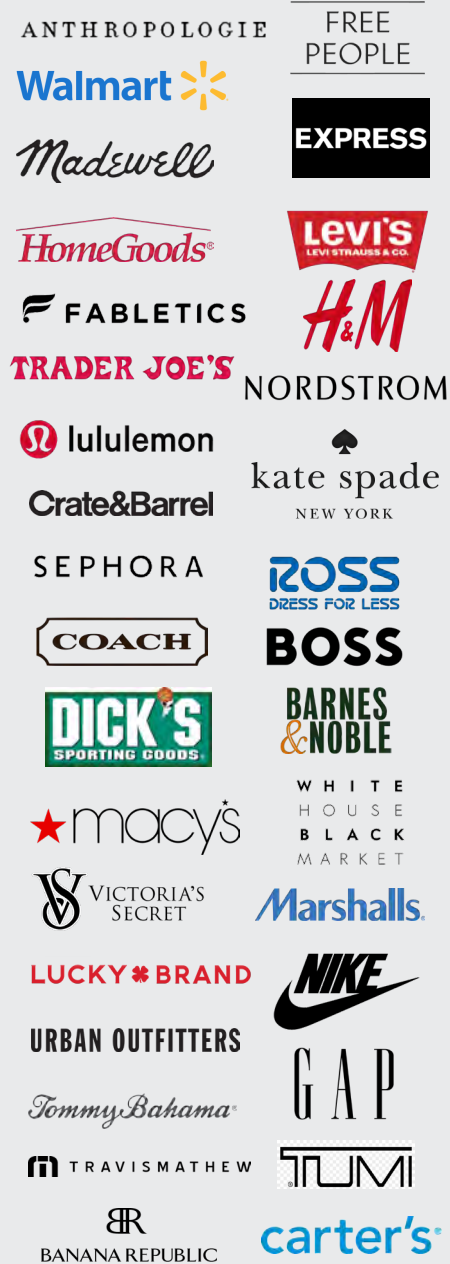
LODGING



BREWERIES



SHOPPING



ENTERTAINMENT



FITNESS





WAYPOINT

21041-21061-21081 S. WESTERN AVE.



NEWMARK

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GEOFF LUDWIG
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t 310-491-2077
geoff.ludwig@nrmk.com
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