

THE TORRANCE

21250 HAWTHORNE BOULEVARD
TORRANCE, CA 90503



The Torrance

A short 10-minute drive from the shores of the Pacific Ocean and the 405 will place you in the lobby of The Torrance, a Class A, LEED Gold office building. The Torrance is in an amenities rich environment unlike any other building in the South Bay.

Flowing into the lobby, Steelhead Coffee serves freshly brewed artisan coffee, espresso, tea, kombucha, light breakfast, and lunch fare to compliment your day. move, the onsite fitness center, is designed to motivate with knowledgeable health coaches, state-of-the-art equipment, and curated fitness classes to fit tenants' busy schedule. The resort-style locker rooms feature showers, private changing areas, and towel service so that you don't miss a beat.

The Torrance is located in the heart of the financial and retail districts near the major intersection of Torrance and Hawthorne Boulevards.

Building Highlights

- Premier Class A office building totaling 310,638 SF
- New spec suites
- Smaller flexible term spec suites
- Certified LEED Gold by the U.S. Green Building Council for operating efficiency
- Energy Star certified building
- Steelhead Coffee onsite café and move fitness center
- Inviting outdoor seating with complimentary Wi-Fi
- Responsive onsite property management
- Well-appointed 2-story lobby with glass entry
- 3.5/1000 parking in structure
- Electric vehicle charging stations
- 24 hour on-site security



Location Highlights

- Conveniently situated 10 minutes from the 405
- Adjacent to Del Amo Fashion Center
- Surrounded by world-class amenities including 4-star hotels, award-winning restaurants, and upscale retailers and boutiques
- Proximity to the most desirable residential neighborhoods in the South Bay of Los Angeles







**Work spaces more
flexible than yoga.**

Small Suite Availability

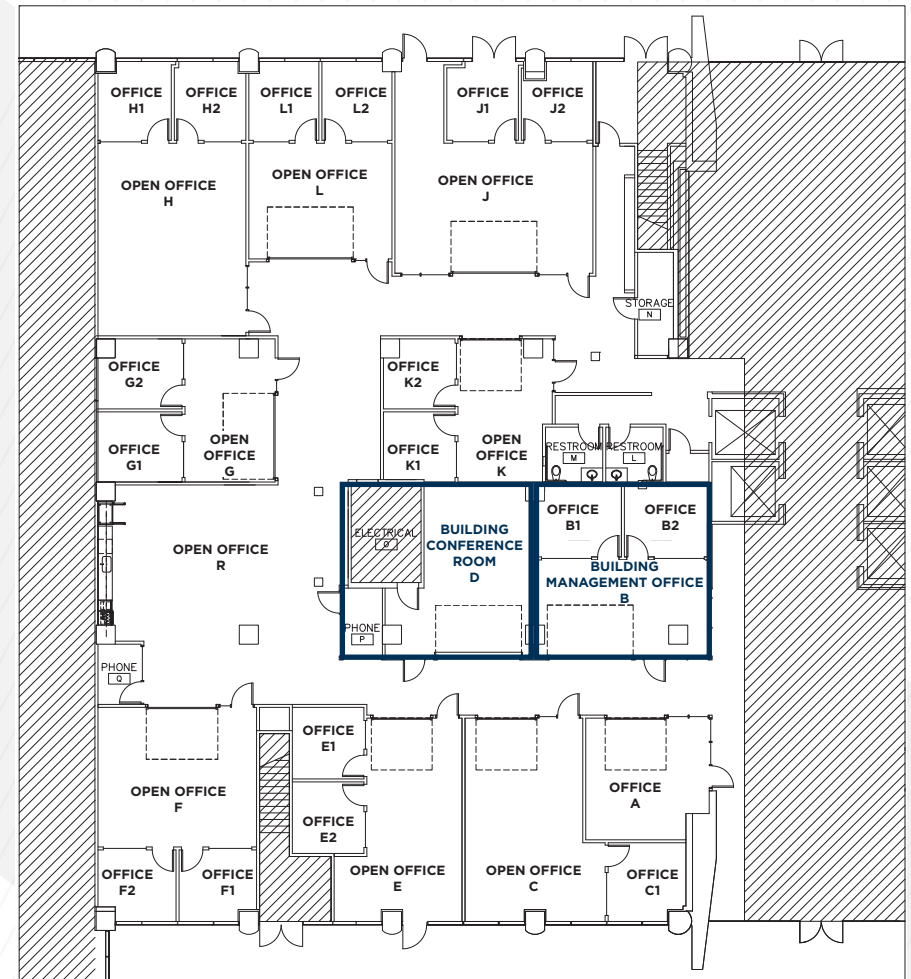
Small flexible space ready to occupy located on ground floor adjacent to the lobby. Each suite has a glass roll-up door and shares in common area amenities including private phone rooms, a 10-person conference room, a kitchen, and a lounge. Direct lease with a minimum 12-month term.

Suite	Sq. Ft.
Suite C	1,088
Suite E	1,056
Suite F	1,135
Suite G	842
Suite H	1,368
Suite I	955
Suite J	1,397
Suite K	765

Lease Rate

Negotiable

1st Floor



Upper Floor Availability

Suite	Sq. Ft.	Description
130	2,246	Available
310	4,927	Available
370	3,609	Spec Suite
375	5,297	Spec Suite
385	2,127	Spec Suite
400*	2,287	Available
410*	1,291	Spec Suite
425*	2,643	Available
485*	3,541	Available
600	22,876	Available
750	4,000 - 14,443	Available

*Contiguous for 9,762 RSF

Lease Rate

\$3.65 per RSF, Full Service Gross





Hard work.
Perseverance.
And, an espresso
or three.



move

Get moving with group classes, including bootcamp and yoga, and enjoy resort-style locker facilities with showers and towel service

Train Hard Work Harder

- Curated Classes
- Modern Equipment
- Health Coaching
- Nutrition Consulting



REDONDO BEACH PIER

VILLAGE DEL AMO

DEL AMO FASHION CENTER

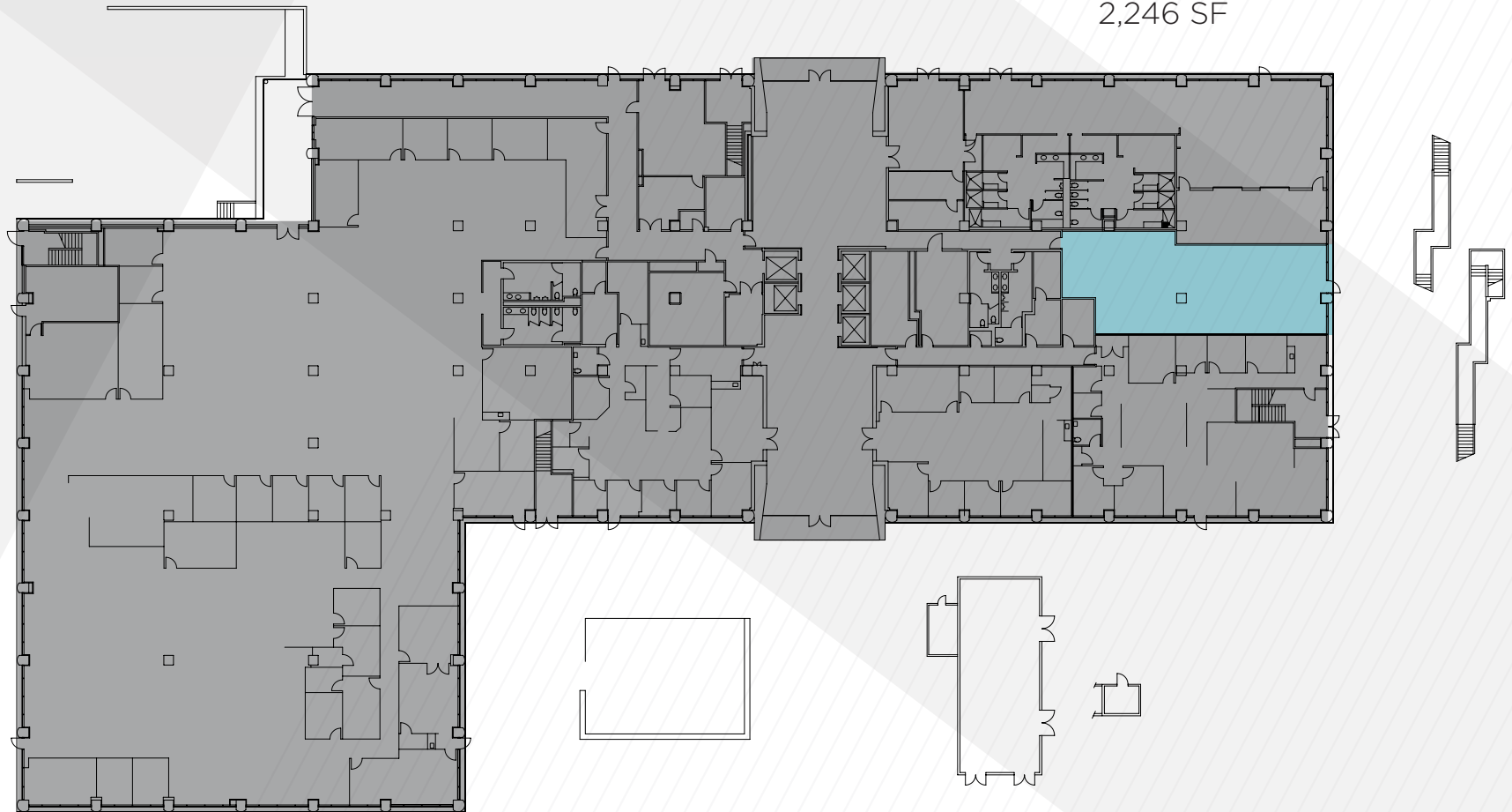
OLD TOWN TORRANCE

First Floor

Available

Suite 130

2,246 SF



Third Floor



Fourth Floor

Available

Suite 425*
2,643 SF

Available

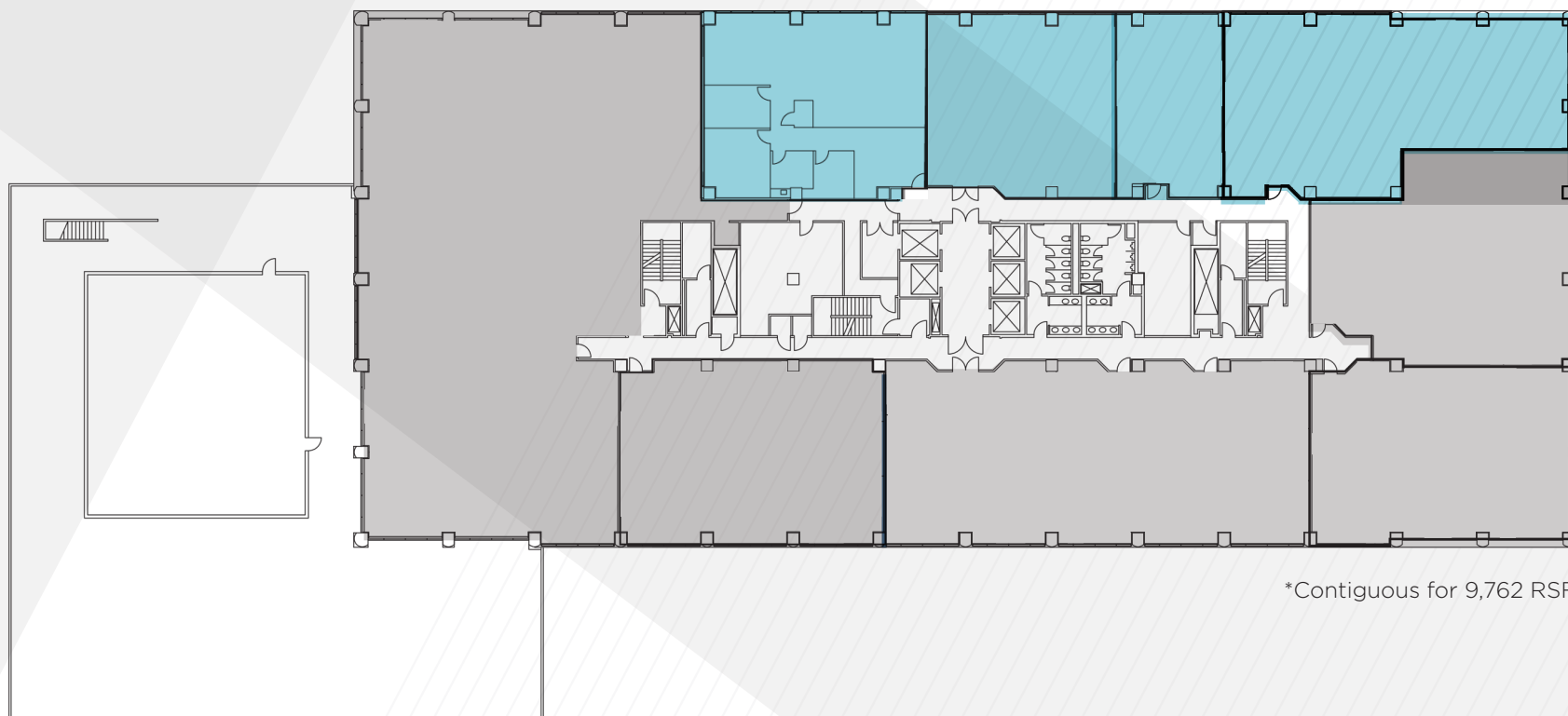
2/28/21
Suite 400*
2,287 SF

Available

Suite 410*
1,291 SF

Available

Suite 485*
3,541 SF



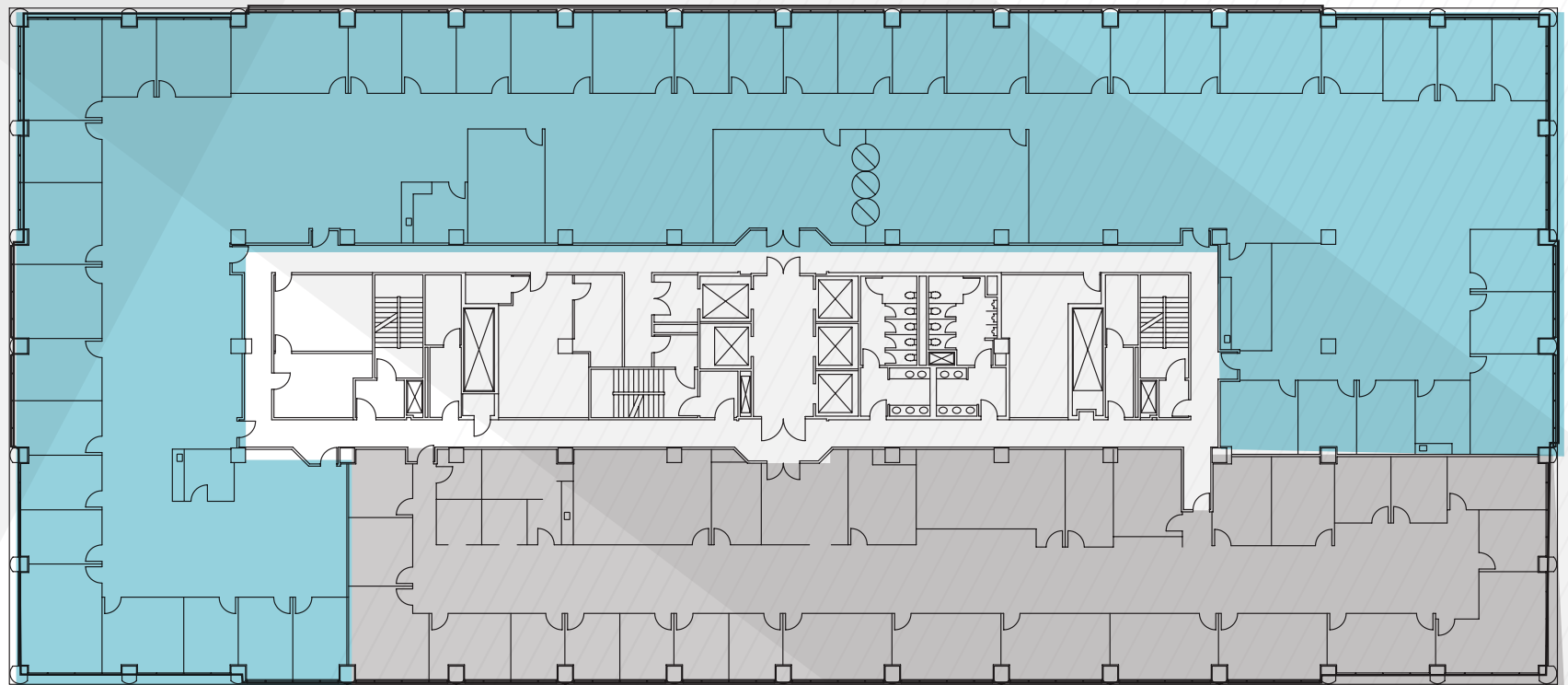
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Sixth Floor

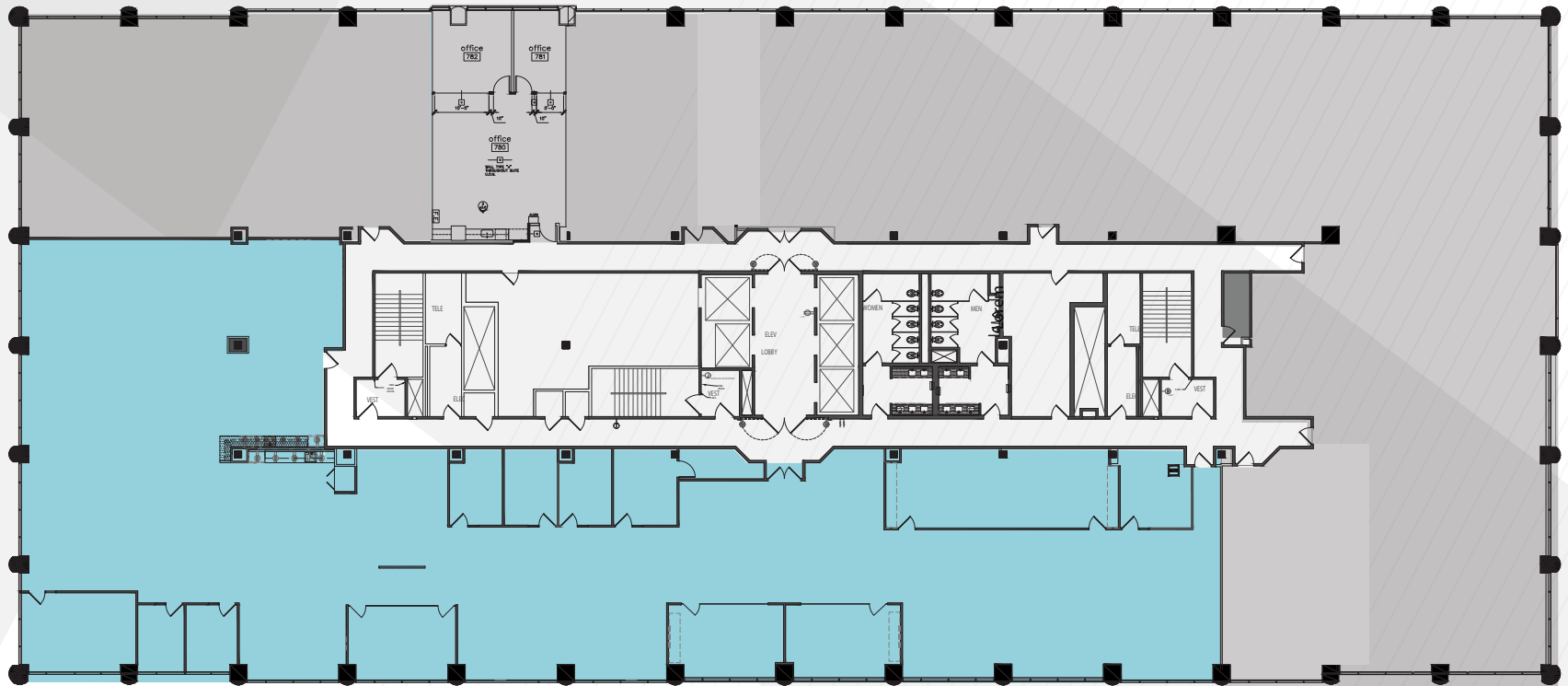
Available

Suite 600

22,876 SF



Seventh Floor



Available

Suite 750

4,000-14,443 SF



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