

**DEL
AMO**
CROSSING

NEWLY RENOVATED CAMPUS

21515-21535 HAWTHORNE BLVD
TORRANCE, CA

UP TO **85,000 SF**
OF CONTIGUOUS
SPACE AVAILABLE



DelAmoCrossing.com

COMING SOON (UNDER CONSTRUCTION)

STATE OF THE ART 24 HOUR FITNESS





MID-CENTURY MODERN MODIFIED FOR TODAY'S WORKPLACE

A soon-to-be reinvigorated landmark center piece conveniently located in the center of Torrance's robust business district. Planned remodel with numerous exterior upgrades, architectural style, building mix and interiors. This is a setting uniquely designed with all of the conveniences you need throughout the day – and beyond. Convenient access to the 405 and just steps from major hotel chains, prominent businesses and a full range of restaurants, cafes and services. Del Amo Crossing offers an ideal location for attracting key talent throughout the region.

CLASS A OFFICE TOWER

12-STORY - MULTIPLE AVAILABILITIES

CLASS A OFFICE/MEDICAL CENTER

5-STORY - UP TO 85,000 SF CONTIGUOUS SPACE

HIGHLIGHTS

- New elevators
- Common area upgrades throughout the project
- On-site mixed-use retail
- Unique site footprint with open walkways, green spaces and ample parking
- Newly remodeled with numerous exterior upgrades and standout architectural style, building mix and interiors
- Coming soon: 24 Hour Fitness
- Professionally managed by The Muller Company



OFFICE TOWER AVAILABILITY

21515 HAWTHORNE BLVD, TORRANCE, CA 90503

SUITE	SF	AVAILABLE	ASKING LEASE RATE
New Spec Suite *360	3,882 RSF	Immediately	\$3.05 PSF, Full Service Gross
New Spec Suite *365	2,242 RSF	Immediately	\$3.05 PSF, Full Service Gross
*390	7,667 RSF	Immediately	\$3.05 PSF, Full Service Gross
*Suites 360, 365 & 390 are contiguous = 13,791 SF			
410	419 RSF	Immediately	\$3.05 PSF, Full Service Gross
430	928 RSF	Immediately	\$3.05 PSF, Full Service Gross
500	5,941 RSF	11/01/18	\$3.05 PSF, Full Service Gross
New Spec Suite 595	1,094 RSF	Immediately	\$3.05 PSF, Full Service Gross
890	2,781 RSF	30 Day Notice	\$3.05 PSF, Full Service Gross
960	1,612 RSF	Immediately	\$3.25 PSF, Full Service Gross
1140	2,273 RSF	Immediately	\$3.25 PSF, Full Service Gross

*Last updated 10/2/2018

PARKING RATES

\$70.00

Per Month Covered
Parking Space

\$25.00

Per Month Surface
Parking Space

CLASS A OFFICE/MEDICAL CENTER AVAILABILITY

21535 HAWTHORNE BLVD, TORRANCE, CA 90503

FLOOR	SF	AVAILABLE	ASKING LEASE RATE
1st	10,165 RSF	Immediately	\$3.50 PSF, Modified Gross
2nd	18,446 RSF	Immediately	\$3.25 PSF, Modified Gross
3rd	18,446 RSF	Immediately	\$3.25 PSF, Modified Gross
4th	18,446 RSF	Immediately	\$3.25 PSF, Modified Gross
5th	15,642 RSF	Immediately	\$3.25 PSF, Modified Gross
New Spec Suite 585	2,804 RSF	Immediately	\$3.25 PSF, Modified Gross

PARKING RATES

\$70.00

Per Month Covered
Parking Space

\$25.00

Per Month Surface
Parking Space

TORRANCE

AT-A-GLANCE

405, SOUTH BAY & LAX

Easy Access

TOP 20 SAFEST CITIES

In the Country (Lawstreet)

BEST HIGH SCHOOLS

Ranking (U.S. News)

NEAR HIGHLY DESIRABLE RESIDENTIAL COMMUNITIES

Redondo Beach, Hermosa Beach, Manhattan Beach and Palos Verdes Peninsula

GROSS RECEIPTS TAX

PACIFIC OCEAN

MANHATTAN BEACH

HERMOSA BEACH

REDONDO BEACH

SOUTH BAY GALLERIA
NORTH REDONDO

Del Amo Blvd

Prospect Ave

Anza Ave

DEL AMO CROSSING

TORRANCE

OLD TOWN TORRANCE

Lomita Blvd

ROLLING HILLS ESTATE

LOMITA

COLLEGE

405

1

1



DEL AMO CROSSING

Amenities Map

Village Del Amo

- 1 Starbucks
- 2 BevMo!
- 3 Tender Greens Torrance
- 4 Wells Fargo Bank
- 5 Double Tree by Hilton
- 6 Marie Calendar's
- 7 Elephant Bar
- 8 Red Lobster
- 9 Souplantation
- 10 El Torito Grill
- 11 Benihana
- 12 Yogurtland
- 13 Salon Centric
- 14 Union Bank
- 15 The Little Gym of Torrance

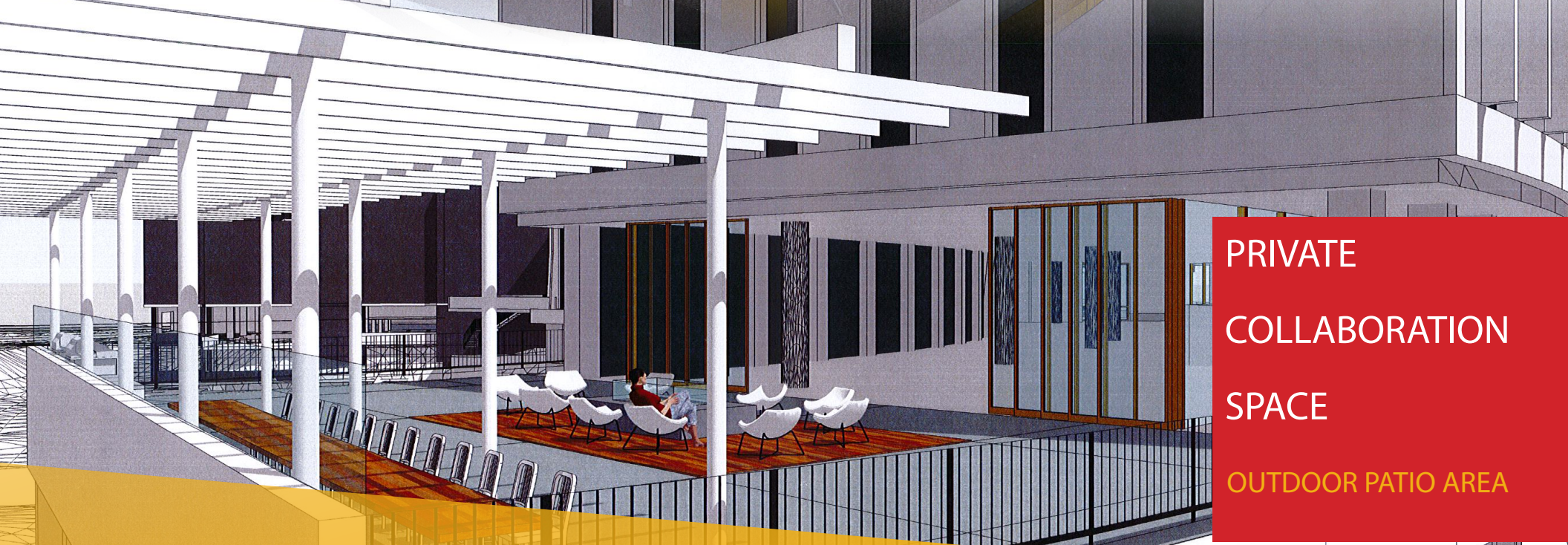
Del Amo Fashion Center

- 1 Barnes & Noble
- 2 Lucille's Smokehouse BBQ
- 3 Payless ShoeSource
- 4 Forever 21
- 5 New York & Company
- 6 Buffalo Wild Wings
- 7 RA Sushi Bar
- 8 Free People
- 9 BJ's Restaurant & Brewhouse
- 10 Black Angus Steakhouse
- 11 Macy's
- 12 US Post Office
- 13 LA Fitness
- 14 See's Candies
- 15 GNC
- 16 Outback Steakhouse
- 17 Ralphs
- 18 Target
- 19 Chevron
- 20 Madrona Car Wash

Surrounding Area

- 1 Citibank
- 2 ARCO
- 3 Toys"R"US
- 4 Walmart
- 5 Staples
- 6 Verizon
- 7 Chili's Grill & Bar
- 8 Chick-fil-A
- 9 Fire Dept. Station 6
- 10 Chipotle
- 11 The Coffee Bean & Tea Leaf
- 12 Marriott
- 13 Wahoo's Fish Taco
- 14 Domino's
- 15 Luxury Perfumes
- 16 City Hall
- 17 Building & Safety
- 18 Civic Center
- 19 LA Superior Court
- 20 James R. Armstrong Theatre
- 21 Torrance Art Museum
- 22 Police Dept.
- 23 Toyota Sports Complex
- 24 LA Galaxy Soccer Center

REINVIGORATED
COMMON LOBBIES



PRIVATE
COLLABORATION
SPACE
OUTDOOR PATIO AREA

DEL AMO CROSSING

LEASING INFORMATION

OFFICE

CHRIS A. STRICKFADEN
Senior Managing Director
CStrickfaden@ngkf.com
T 310 491 2011
CA RE License #00956596

ERIC ADAMS
Senior Managing Director
EAdams@ngkf.com
T 310 491 2012
CA RE License #01349859

MEDICAL

JOHN SCRUGGS
Managing Director
JScruggs@ngkf.com
T 949 608 2102
CA RE License #01796826



Managed by:

the **Muller**
company

 **Newmark
Knight Frank**