



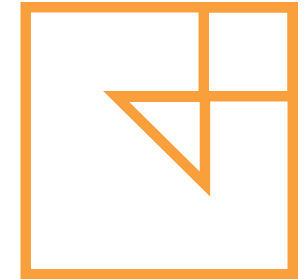
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**FOR LEASE**

**±1,264-20,994 SQ. FT.**

2050 W. 190TH ST. // TORRANCE, CA 90504





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## Property Highlights

- + Extensive renovations to the courtyard and common areas
- + ±1,264–20,994 sq. ft. of office space
- + Outdoor balcony space available on each floor
- + \$3.15 per sq. ft. – FSG
- + ±3.5/1,000 sq. ft. Parking Ratio
- + Structured and surface parking
- + Located within the city of Torrance
- + Torrance tax jurisdiction
- + Staffed security / key card entry
- + Situated near several amenities nearby and onsite deli
- + Central 190th Corridor location
- + Tremendous signage opportunity
- + Easy access to 405 & 110 freeways
- + Continuous window line allows for abundant natural light
- + Landlord dedicated to using recycled content and green products
- + Energy Star labeled for lower operating costs

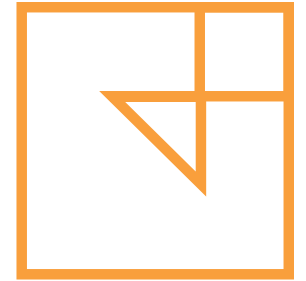
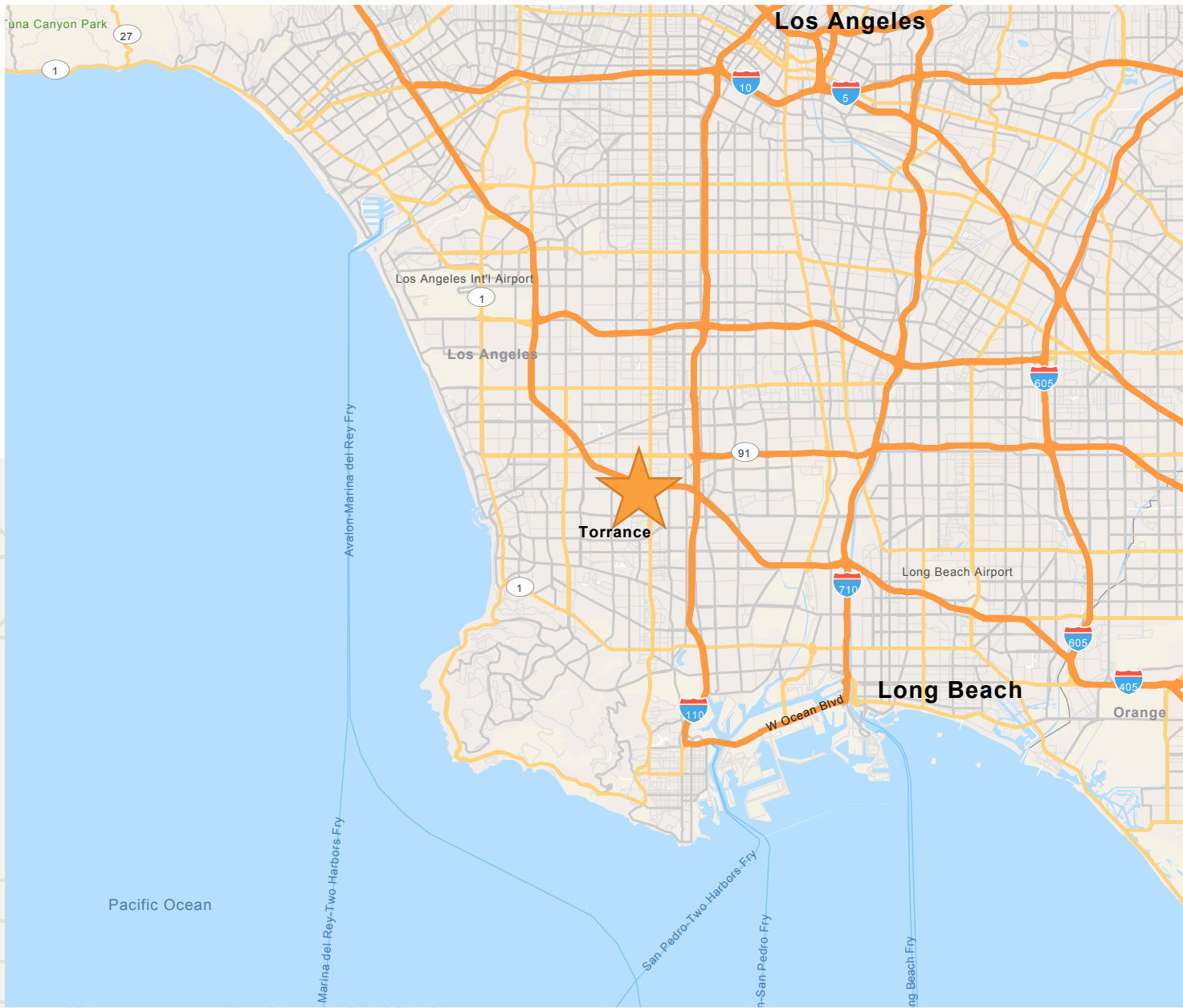
## Availabilities

Suite	RSF	Available
100	20,994	TBD
108*	4,155	Immediately
110*	1,264	Immediately
111*	2,365	Immediately
201	2,086-4,546	Immediately
460	5,362	Immediately

\*Suites 108, 110 & 111 are contiguous = 7,784 RSF



# Regional Map



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For more information, please contact:

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[View Site Specific COVID-19 Prevention Plan](#)



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