

# OFFICE FOR LEASE

MAXIMUM CONTIGUOUS SF: 2,478  
 TOTAL AVAIL SF: 2,478  
 TOTAL BLDG SF: 3,294



ADDRESS 1957 W CARSON ST, TORRANCE CA ZIP 90501

## 100% RENOVATED OFFICE BUILDING WITH FRONT RETAIL / FLEX SPACE CRAFTSMAN STYLE INTERIOR

LEASE RENTAL \$ 5,327 Rate/SF \$ 2.149 FSG  Rentable  Usable  Load % 0.00

Lease Terms 3-5 YEARS Tenant Improvement Allowance/SF NONE

SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Possession Immediate

Sale Terms \_\_\_\_\_

Maximum Contig. SF 2,478 Building Name \_\_\_\_\_

Minimum Available SF 683

Total Available SF 2,478 Land SF 7,600

# Floors Total 1 # Floors Available 1 Typical Floor Size 3,294

Existing Improvements CRAFTSMAN STYLE TRUSS SYSTEM IN

RETAIL/SHOWROOM AREA (SUITE 100)

Pkg. Spaces 6 / 1000 Rate 0.00 Year Built 1923R2004 Sprkd N Elevators 0 Const F/S

Thomas Bk Pg# 763-H6 Zone C1 To Show Call Broker - FOR APPOINTMENT Sp. Feat. RETL

AGENT Jeff Hallaian (310)534-8000, Joe Sojka Region S Listing # 1052246

FIRM Sojka-Nikkel 07/02/04

FTCF AP250N00S000/OAA Notes NEW AND REFRESHING OFFICE SPACE DESIGNED BY

OWNER/ARCHITECT SEE SITE/FLOOR PLAN ON REVERSE.

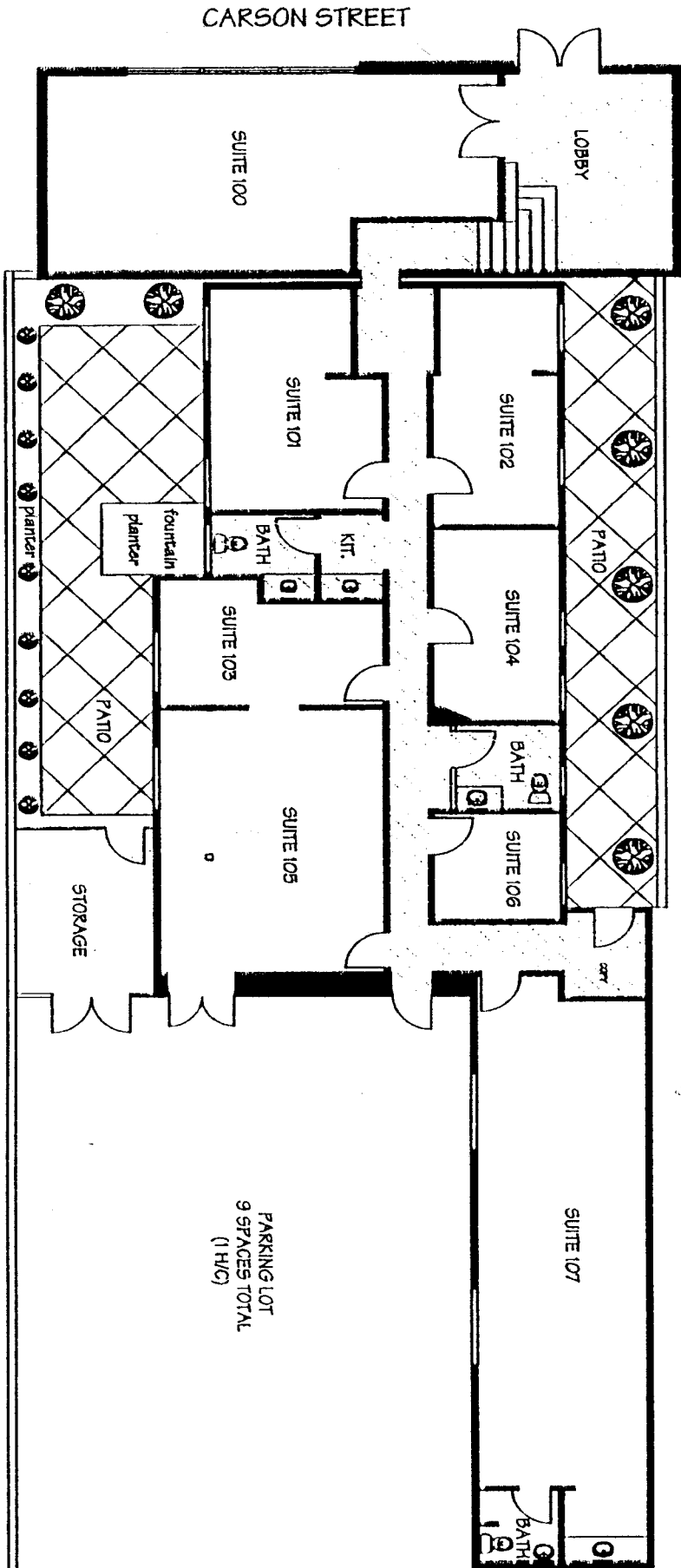
THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.

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# DOWNTOWN TORRANCE CRAFTSMAN STYLE OFFICES 1957 W. CARSON STREET



**LEGEND:**

SUITE #	SIZE	COST / SQ. FT.	LEASE RATE
SUITE 100	683 SQ. FT.	\$2.50	\$1,707.50
SUITE 101	293 SQ. FT.	\$1.80	\$527.40
SUITE 102	244 SQ. FT.	\$1.50	\$366.00
SUITE 103	211 SQ. FT.	\$1.80	\$379.80
SUITE 104	201 SQ. FT.	\$1.50	\$301.50
SUITE 105	491 SQ. FT.	\$1.80	\$883.80
SUITE 106	112 SQ. FT.	\$1.50	\$168.00
SUITE 107	816 SQ. FT.	\$1.25	\$1,020.00



FULLY PAVED ALLEY

CARSON STREET

PARKING LOT  
9 SPACES TOTAL  
(1 H/C)