

OFFICE FOR LEASE

MAXIMUM
CONTIGUOUS SF: 4,650
TOTAL AVAIL SF: 4,650
TOTAL BLDG SF: 28,571



ADDRESS 3551 VOYAGER ST UNIT 204, TORRANCE CA ZIP 90503

NEWLY CONFIGURED FLOOR PLAN WINDOWED OFFICES MAIN LOBBY LOCATION \$1.095. . . FIRST YEAR RENTAL

LEASE RENTAL \$ 4,418 Rate/SF \$ 0.950 FSG Rentable Usable Load % 11.00

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

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

Sale Terms _____

Maximum Contig. SF 4,650 Building Name VOYAGER COURT

Minimum Available SF 4,650 Current Building _____ Landlord _____ Tenant _____

Total Available SF 4,650 Land SF POL Taxes 02-03 21,141

Floors Total 2 # Floors Available 1 Typical Floor Size 14,000 Insurance

Existing Improvements PRIVATE RESTROOMS, KITCHEN AREA Utilities

Janitorial

Air Conditioning

Pkg. Spaces 18 / 1000 Rate 0.00 Year Built 1986 Sprkd Y Elevators 0 Const BLK

Thomas Bk Pg# 763-D3 Zone M2 To Show Call Broker - OCCUPIED Sp. Feat. _____

AGENT Joe Sojka (310)534-8000 Region S Listing # 1045794

FIRM Sojka-Nikkel 02/20/04R

FTCF AP250N000S000/OAA Notes CAM FEE TO BE ADDED; JANITORIAL NOT INCLUDED; FLOOR PLAN

DISPLAYING PROPOSED OFFICE LAYOUT 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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