

DEL AMO CROSSING

21515-21615 HAWTHORNE BLVD.
TORRANCE, CA

OFFICE & MEDICAL SPACE
DELAMOCROSSING.COM



2022 TOBY AWARD WINNER HISTORICAL BUILDING OF THE YEAR

In recognition of excellence and commitment in the preservation of a landmark structure of historical significance to the community and the industry.

NEWMARK

the **Muller**
company

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21515-21615 HAWTHORNE BOULEVARD

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Del Amo Crossing is a reinvigorated landmark centerpiece conveniently located in the center of Torrance's robust business district. Remodeled in a mid-century vibe with numerous exterior upgrades and glamorous architectural style, the unique 8-building campus setting is designed with all of the conveniences needed throughout the day - and beyond. Located just steps from major hotel chains, prominent businesses and a full range of restaurants, cafes, and shopping, Del Amo Crossing offers an ideal location for attracting key talent throughout the region.

The mixed use campus caters to both office and medical users. The 12-story office tower has unsurpassed city views with spec suites immediately available to lease in a variety of sizes. The 5-story building and the 4 pavilion buildings offer medical users complete customization with build-to-suit floor plates of up to 18,446 SF.

With the addition of a 5-story parking structure, Del Amo Crossing can offer office users 3.0/1,000 parking and medical users 4.0/1,000 parking, as well as ample parking for its retail vendors - 24 Hour Fitness SuperSport Club, First Bank, and Urban Plates.



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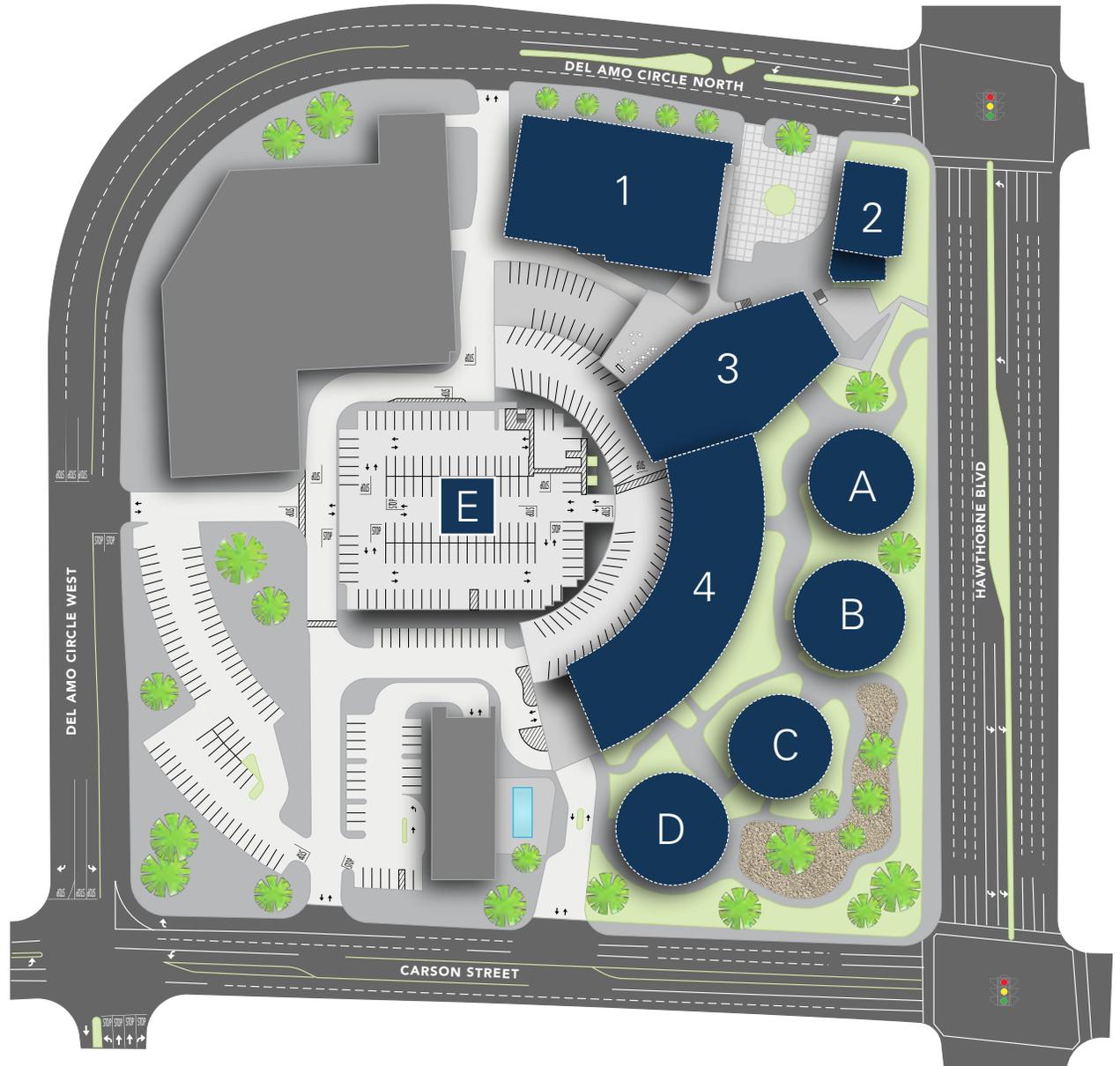
Campus Highlights

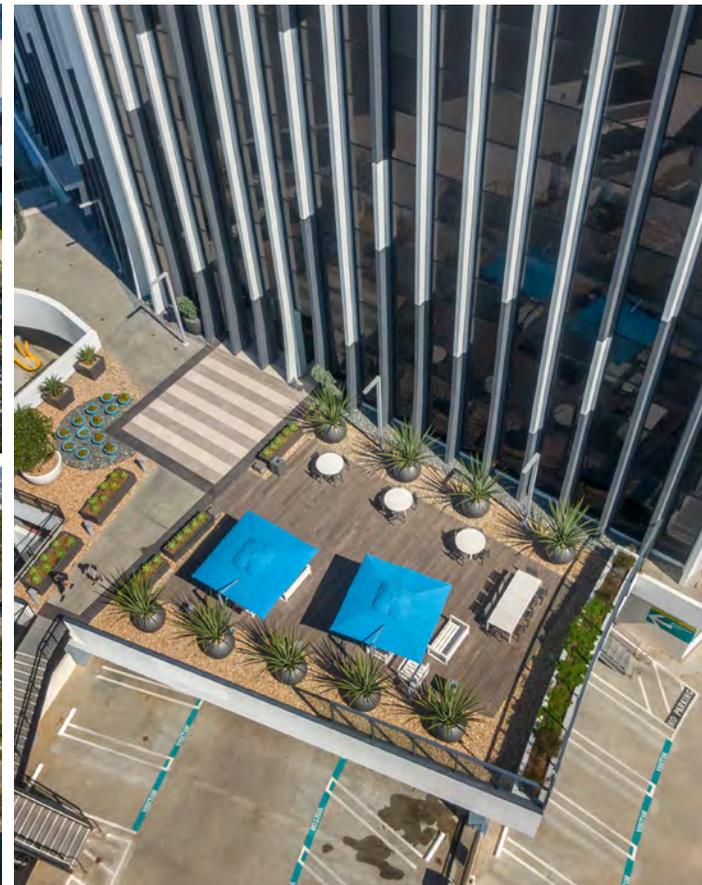
- Fully renovated campus in mid-century modern vibe
- Recently renovated lobbies with upgraded elevator cabs
- Unique site with open walkways & green spaces
- Ample parking for office and medical users in the 5-story parking structure
- Prominent location in the heart of the Central Torrance business district
- Amazing dining and shopping amenities within a 1-mile radius
- Low gross receipts tax in City of Torrance
- Centrally located near major Hospitals and Medical Centers: Providence Little Company of Mary, Children's Hospital LA, Kaiser Permanente, Torrance Memorial Medical Center, UCLA Health, and Harbor-UCLA Medical Center



Campus Map

- 1** 24-Hour Fitness
SuperSport Club
- 2** Urban Plates /
First Bank
- 3** 12-Story Office Tower
21515 Hawthorne Blvd.
- 4** 5-Story Medical / Office
21535 Hawthorne Blvd.
- A** Pavilion A
21525 Hawthorne Blvd.
- B** Pavilion B
21545 Hawthorne Blvd.
- C** Pavilion C
21605 Hawthorne Blvd.
- D** Pavilion D
21615 Hawthorne Blvd.
- E** Parking Structure
Monthly Rate:
\$70.00 Per Stall
3.0/1,000 Ratio for Office Users
4.0/1,000 Ratio for Medical Users





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EP WEALTH ADVISORS

CALIFORNIA BANK & TRUST

DELAMOCROSSING.COM

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