

Building Name/Address	City	Energy Star Label /LEED Certified	Suite	Sq Ft	Price/Sq Ft	Monthly Rent	Parking	Meeting Room(s)	Term of Lease	Board Site Visit Recom	Comments
Maritz 20285 S. Western Avenue Torrance, CA 90501	Torrance	Yes	100	5817	\$2.15	\$12,506.55	Free surface lot parking	Client Theater (Shared Space) Large Conference Room (In-Unit) Medium Conference Room (In-Unit)	Lease ends 11/30/19	N/A	Current office space.
The Topaz 222 W. 6th St San Pedro, CA 90731 (6th St/Palos Verdes St)	Los Angeles	Unknown	300	3681	\$1.85	\$6,809.85	Free visitor parking; paid parking for staff (negotiable)	Conference room for 8-12 people (Shared Space)	Negotiable	Yes	Newly renovated building in Downtown San Pedro. Both units are very bright with natural lighting. Unit 300 is Spec Suite and move-in ready. Unit 300 is not quite configured for SBCCOG needs but could be made to work. Unit 510 is gutted and needs to be completed. Space layout can be tricky due to unit location in building rotunda, but could accommodate SBCCOG staff. Very affordably priced, building is very interested in getting tenants due to large tenant never moving in, so concessions SBCCOG might request may be possible in negotiations. 11th Floor has ocean/peninsula/Long Beach/DTLA views and is completely open space. 11th Floor is rented by Molina Healthcare (never moved in) and could easily hold all SBCCOG meetings if. Potential sublease to Molina could be proposed??? Although it's freeway adjacent, the building is not geographically central. Very walkable area with several amenities near by. Likely that off-site Board Meetings would be needed (hosted by Chair's city/ other city space/other options)
			510	3757	\$1.85	\$6,950.45					
South Bay Centre 1515 W. 190th St Gardena, CA 90248 (190th between Western Ave & Harborgate Way)	Gardena	Yes	165	3271	\$2.45	\$8,013.95	Free surface lot parking and structure parking	No usable conference space	Negotiable	Yes	Street level view, completely open space. Potential for in-suite conference room but suite shape isn't great for that. Suite might not be big enough for individual offices and in-suite conference space.
			550	3518	\$2.45	\$8,619.10		No usable conference space			This suite had good potential. Possibility for in-suite conference room. Good option.
Pacific Gateway II 19191 S. Vermont Ave Torrance, CA 90502 (Vermont Ave/190th St)	Torrance	Yes	635	3617	\$2.85	\$10,308.45	Free surface lot parking and structure parking	Conference room for 8-12 people (Shared Space)	Negotiable	Yes	Open space feel, but space is limited. Not enough space/layout not conducive to building in-suite conferencing area. Overall, building was very nice and renovated. Food service in the lobby. Freeway close.
1411 W. 190th St Gardena, CA 90248 (190th between Western Ave & Harborgate Way)	Gardena	Yes	600	3900	\$2.60	\$10,140.00	Free surface lot parking and structure parking	No usable conference space	3-5 years	Yes	Greatest potential in general area of current SBCCOG offices. Large area could be built out for a large conference room area that could even be partitioned into two smaller meeting rooms as needed. Even with in-suite conference room, there is likely adequate space for sharable offices still.
Gateway Towers East 970 W. 190th St Torrance, CA 90502 (Vermont Ave/190th St)	Torrance	Yes	440	3296	\$2.90	\$9,558.40	Free surface lot parking and structure parking	Potential common space available on first floor, but door was locked at the time of walk through	3-5 years	Maybe	The suite was under construction and could be workable if common space on first floor works for a Board room. If not, suite is likely too small to be feasible.
The Torrance 21250 Hawthorne Blvd Torrance, CA 90503 (Hawthorne Blvd/Torrance Blvd)	Torrance	Yes	340	2153	\$3.85	\$8,289.05	Free parking structure	No conference room available	Negotiable	No	This is the Daily Breeze building. It has been beautifully renovated, but is out of SBCCOG affordability. 3rd Floor units were either too small or not able to be re-configured for SBCCOG needs. 7th floor is not built out and could be built as needed, with minimum of 4000sqft. Del Amo Mall is adjacent to the building. High-end Class A building. Off-site meeting locations would need to be identified. Location is less freeway adjacent than current building, but is geographically central.
			360	3190	\$3.85	\$12,281.50					
			7th Floor	4000	\$3.85	\$15,400.00					
Beach Cities Health District 514 N. Prospect Ave Redondo Beach, CA 90278	Redondo Beach	Unknown	3rd Floor	6807	\$2.00	\$13,614.00	Free parking, but very limited	Board Room in bottom floor, other meeting rooms would have to be in-suite or off-site.	Negotiable	No	BCHD is looking to lease out it's 3rd floor. Campus is undergoing a phased renovation, so there will be construction on-going for quite some time. This will lead to severe parking issues, particularly when combined with existing medical offices/patient visits. Location is not freeway adjacent, but is still relatively geographically central. Units would need a lot of work to fix up. This would likely be 5-7 year availability at most due to a future renovation of the building.
				3717	\$2.00	\$7,434.00					