



MARINER COURT

TORRANCE, CA





THE BUILDING

Mariner Court is a high-quality, 109,841 square-foot office building located in Torrance, California. This attractive three-story, steel-framed atrium building features a half-acre Japanese Garden Atrium commissioned by Satoh Brothers. It was built in 1989 as part of the prestigious Torrance Business Center. Situated on 4.74 acres of land with 3.5: 1,000 parking.

DISTINCTIVE ARCHITECTURE WELL SUITED FOR TODAY'S TENANCY

Mariner Court offers a distinctive architecture design with bands of mirrored glass set into a brick facade, with striking curb appeal. The property offers a true park-like setting with mature landscaping and plenty of parking for guests. The configuration of the building has ideal bay depths that are well suited for the small to medium sized tenant base that exists in the central Torrance office market.

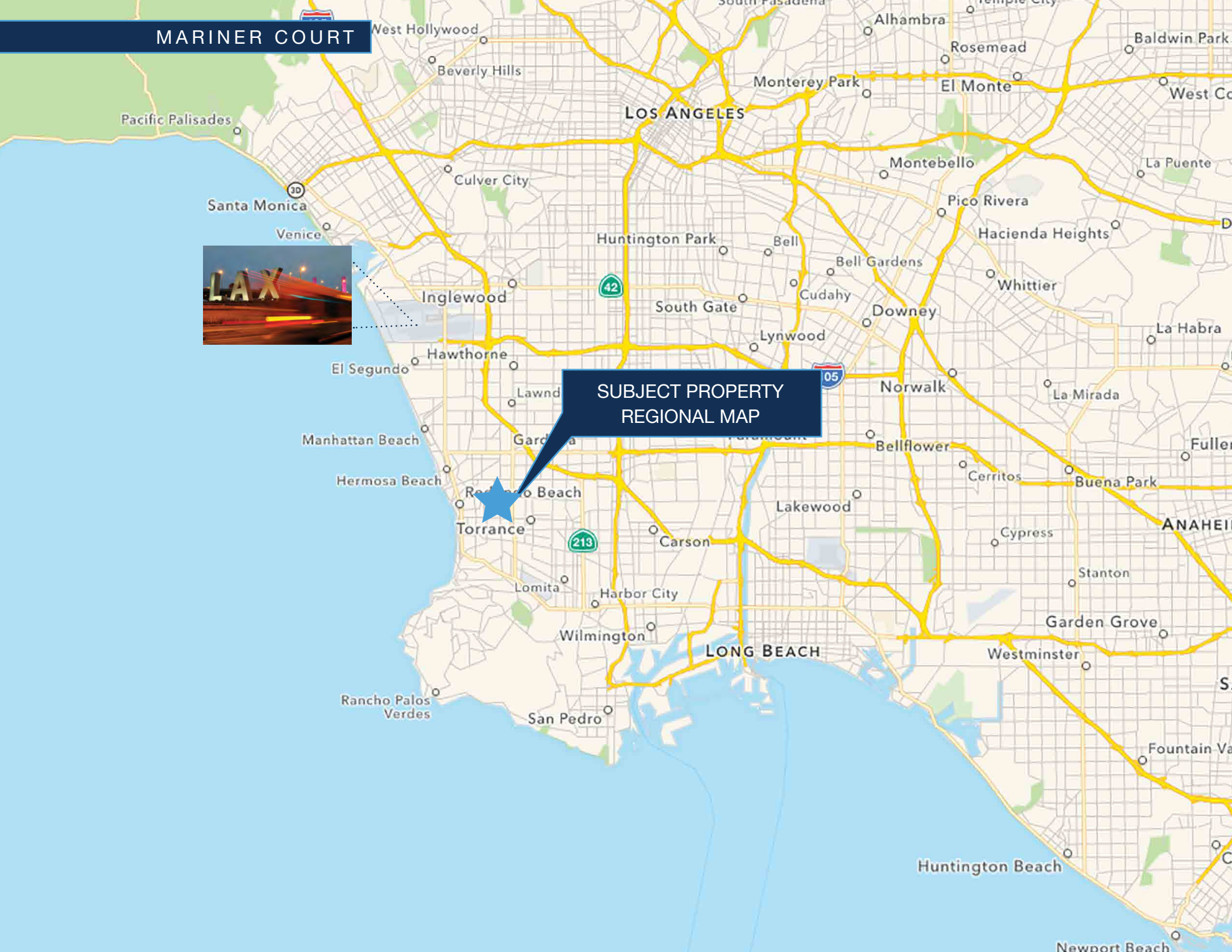
Mariner Court is anchored on each side of the building by a glass enclosed steel staircase with a glass enclosed elevator within. There are extensive window lines on both the perimeter and inside overlooking the half-acre Japanese Garden, the result is excellent natural light throughout almost every suite in the building. Torrance has the strongest demographic of Japanese Americans outside of Honolulu, and the Japanese themed atrium has been a strong draw for a number of the large contingent of Pacific Rim companies in the building.

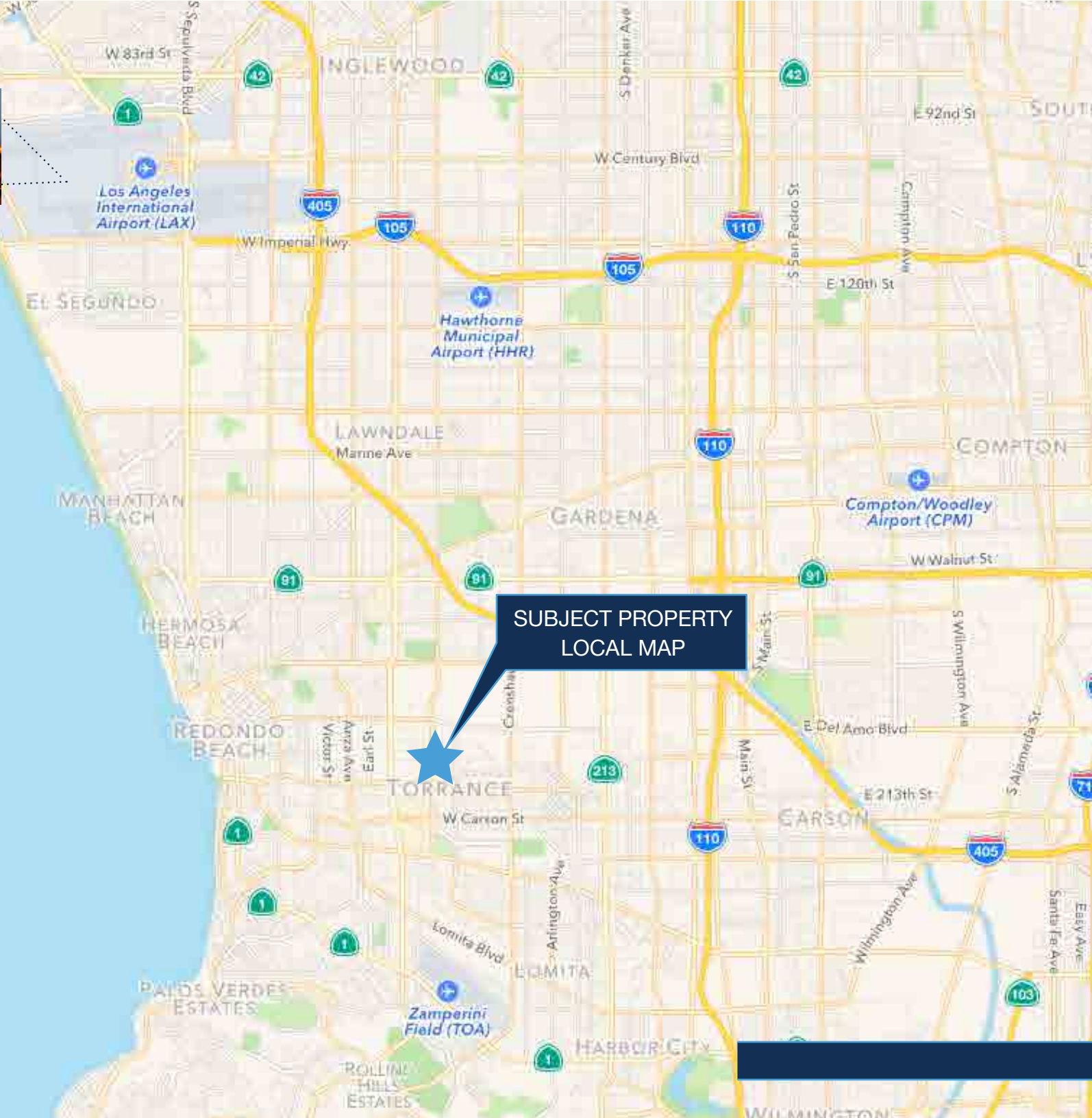
The atrium is an outstanding amenity unmatched in the market. The competitive set of buildings in the market contains either older wood frame stucco construction or midrise office towers. Parking in those buildings is often somewhat distant, or in multi-story parking structures. Mariner Court has the complete package for what today's tenants want in a work environment; the indoor/outdoor feel with lots of natural light.

MARINER COURT



SUBJECT PROPERTY
REGIONAL MAP

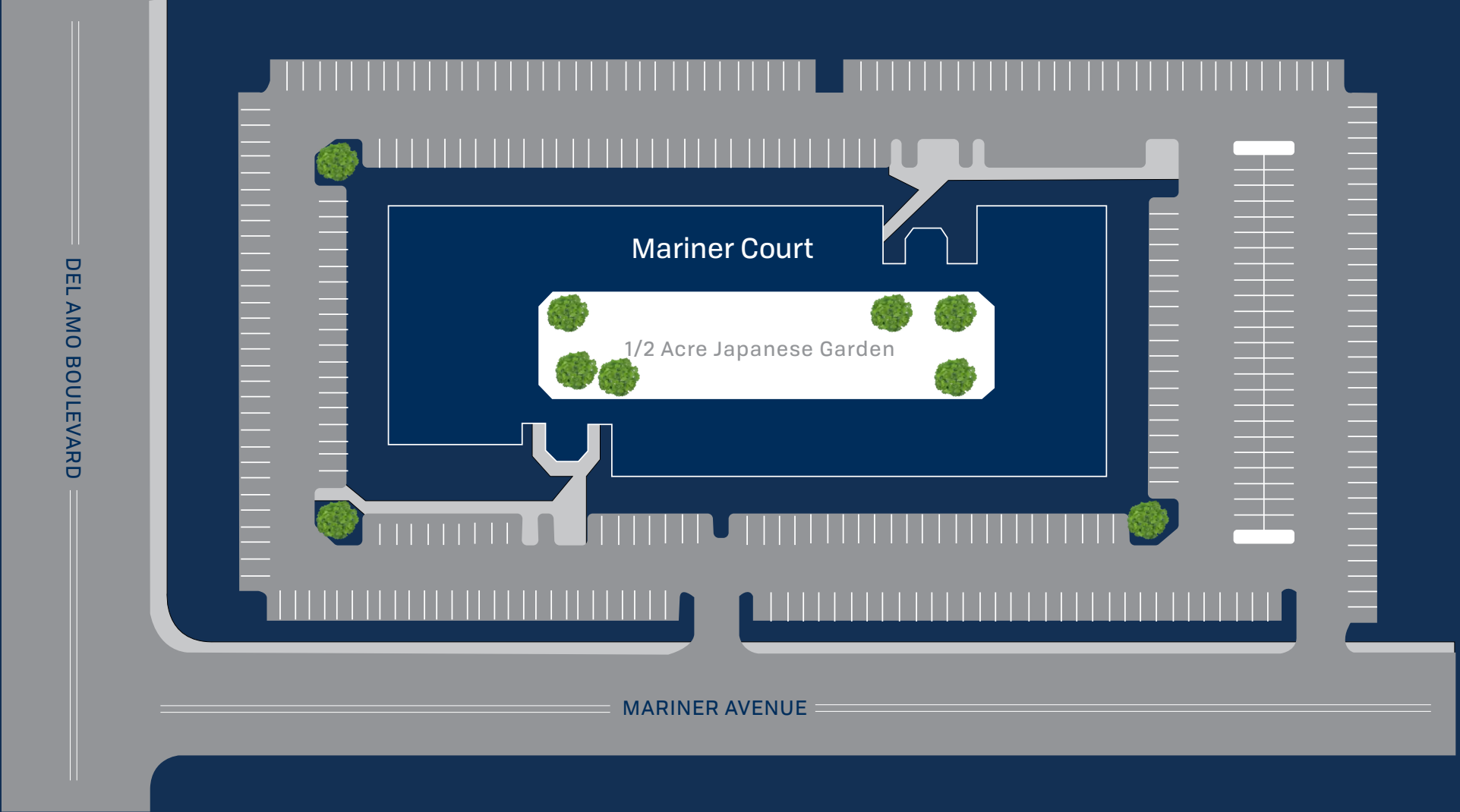




**SUBJECT PROPERTY
LOCAL MAP**



MARINER COURT



SITE PLAN



LOCATION HIGHLIGHTS

OUTSTANDING LOCATION WITH IMMEDIATE RETAIL AND MORE

Torrance itself possesses a strategic Southern California location in the middle of the thriving South Bay Market, equidistant between the two economic powerhouses of LAX and the Port of LA/Long Beach. This coastal oriented market benefits from cooler temperatures and cleaner air as a result of the coastal temperate climate, thus offering the ultimate California lifestyle. The South Bay has a diversified economy with a significant presence in the defense, aerospace, technology, international trade and entertainment/media industries.

Mariner Court is situated just five minutes from the 405 freeway, 10 minutes from the 91 and 110 freeways, and just 20 minutes from LAX. It has immediate access to Hawthorne Boulevard, a major north/south artery that has walkable retail including the likes of Starbucks, In-N-Out Burger, Del Taco and more. Just five minutes down Hawthorne Boulevard is the Del Amo Fashion Mall anchored by Nordstrom, Macy's and Sears, with over 200 retailers (\$200M renovation in process). Also immediately nearby is the Hilton, Marriott and Residence Inn and the 955,000-square-foot South Bay Galleria. Lastly, the Redondo Beach Pier is just three miles away via Del Amo Boulevard.

DESTINATION	GOOGLE DRIVE TIME
405 Freeway On Ramp	5 to 10 Minutes
91 Freeway via 405	10 to 15 Minutes
110 Freeway via 405	10 to 15 Minutes
LAX- 9 Miles Via Surface When 405 is Blocked	23 Minutes
Redondo Beach Pier	10 Minutes
Del Amo Fashion Center 400,000 SF, Nordstrom, Macy's & Sears	5 Minutes
South Bay Galleria 995K SF Kohl's, Macy's	10 Minutes

The success of Mariner Court can be traced to its location. Mariner Court has great access to everything that a business owner could want and need with the rich coastal living that the South Bay provides.



PROPERTY HIGHLIGHTS

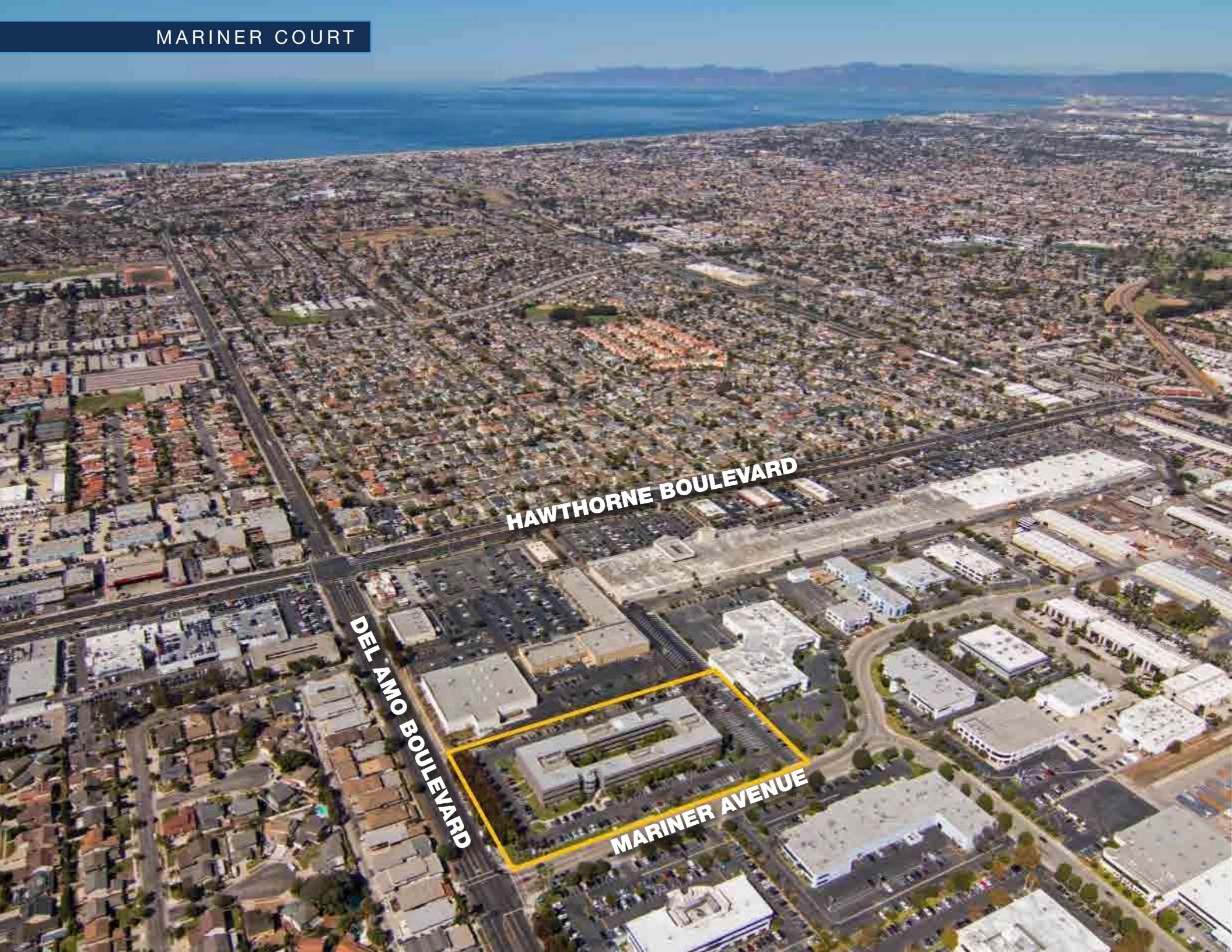
MAJOR FEATURES AND IMPROVEMENTS INCLUDE:

- The HVAC is Controlled by a New Trane, Web-Based Management System Using Wireless Communication
- Mariner Court is Fully Sprinkled With “Wet” Type Fire Sprinkler at All Levels
- New Energy Efficient Lighting has Been Installed Throughout the Building
- Attractive Fountain and Seating Areas
- Extensive Landscaping and a Half Acre Japanese Garden Atrium Commissioned by the Satoh Brothers
- Two Glass Enclosed Stair Wells With a Glass Enclosed Elevators Within

BUILDING AND SITE DESCRIPTION

Size	109,841 SF
Site Size	4.74 Acres
Zoning	M-2 City of Torrance
Surface Stalls	358
Year Built	1989
Parking Ratio	Approximately 3.5/1,000
Number of Tenants	43
Average Size Per Tenant	2,500 SF
Range of Suite Sizes	1,000 - 7,000

MARINER COURT



HAWTHORNE BOULEVARD

DEL AMO BOULEVARD

MARINER AVENUE







PROPERTY DETAILS



YEAR BUILT:

1989



COUNTY:

LOS ANGELES
COUNTY



PARKING:

358 SURFACE SPACES
3.5:1,000



PROPERTY TYPE:

OFFICE
BUILDING

Property Address: 3625 Del Amo Boulevard

City, State, Zip Code: Torrance, CA 90503

Property Size: 109,841 SF

Number of Floors: 3 Stories

Average Floor Plate: 36,613 SF

Zoning: M-2, City of Torrance

APN: 7352-019-065

Land Area (Acres): +4.74 Acres

Land Area (SF): 206,475 SF

Architect: The Wren Group





PROPERTY SPECIFICATIONS

Utilities	Electricity: Southern California Edison Water: City of Torrance Gas: The Gas Company
Foundation	Continuous concrete footings and poured-in-place caissons.
Exterior Walls	Steel frame, wood joists with lightweight concrete over plywood with brick veneer.
Glazing	Solar cool gray reflective clear glass black horizontal and vertical mullions with new heat-reducing window film.
Roof Structure	Wood joists with motion elastomeric over plywood.
Exterior Decks	Class "A" metal deck covered with concrete and built-up composition on 2nd and 3rd levels.
Stairs	Two glass enclosed steel stairways service each floor of the building with concrete covered stairs.
Floor Landing	100 pound reduced floor loading rating.
Fire Protections	The building is equipped with a complete automatic "wet" type fire sprinkler system at all levels.





PROPERTY SPECIFICATIONS

Elevators Two glass 2,500 Lbs., 16 person maximum capacity, Elevator Electric Company elevators located at the Northwest and Southeast sections of the building.

Restrooms Two men's and two women's restrooms on each floor.

Special Features Approximately one half-acre central Japanese - themed courtyard, with water features, pond and shrubs/trees.

Main Lobby has an after-hours access control system.

All exterior building and parking lot lighting is LED and the building power is capable of 1,500 amp service.

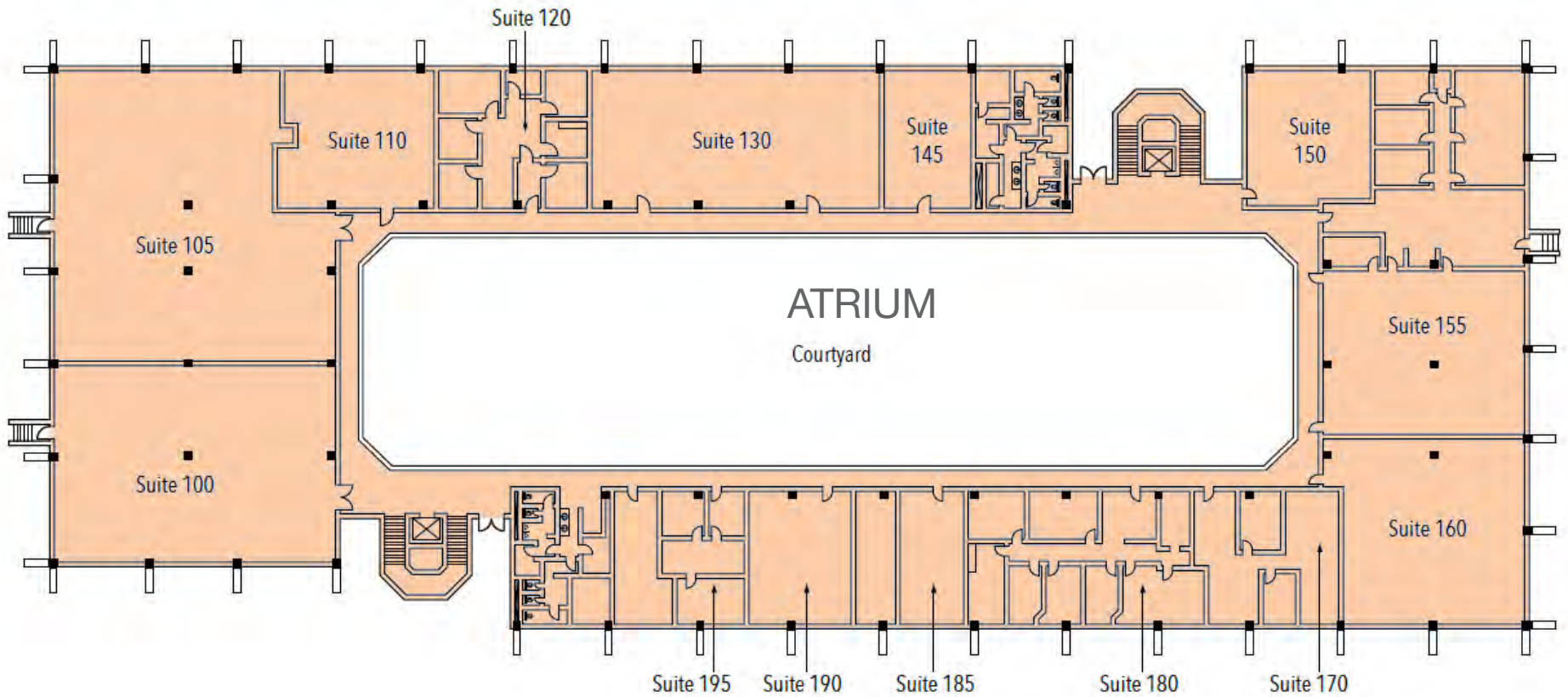
HVAC The HVAC system consists of four, new, Trane Intellipak 50 – ton (nominal) rooftop package units. The direct expansion (R410A), single zone air conditioning units are equipped with 100% outside air economizers and Variable Frequency Drives (VFDs) that control both the supply and return air fans on each of the units. Every suite is individually controlled with Variable Air Volume (VAV) terminal boxes with hydronic hot water reheat. The hot water for the reheat coils are provided by two, redundant Lochinvar hot water heaters and two, redundant hot water circulation pumps.

The HVAC system is controlled by a new, Trane, web based Direct Digital Control (DDC), Energy Management System (EMS) using wireless communication and open protocol devices throughout the building.

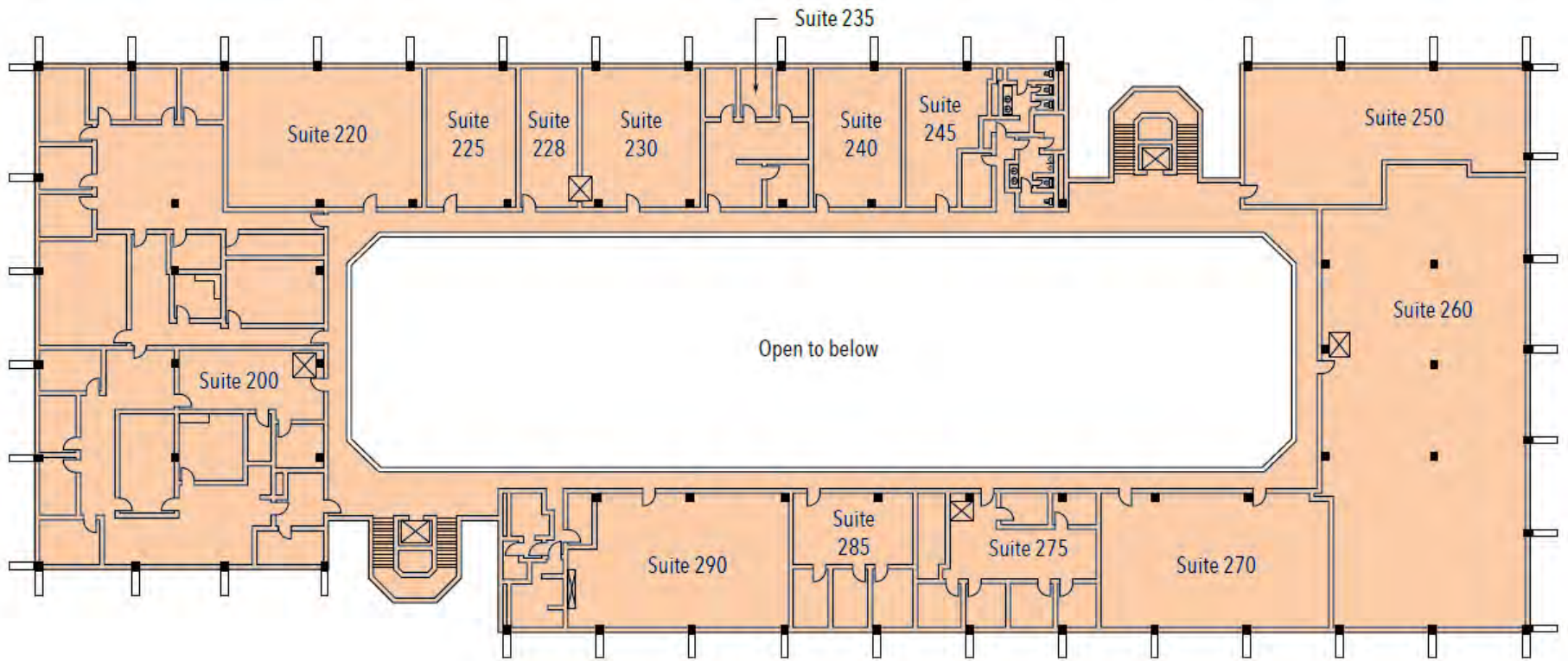




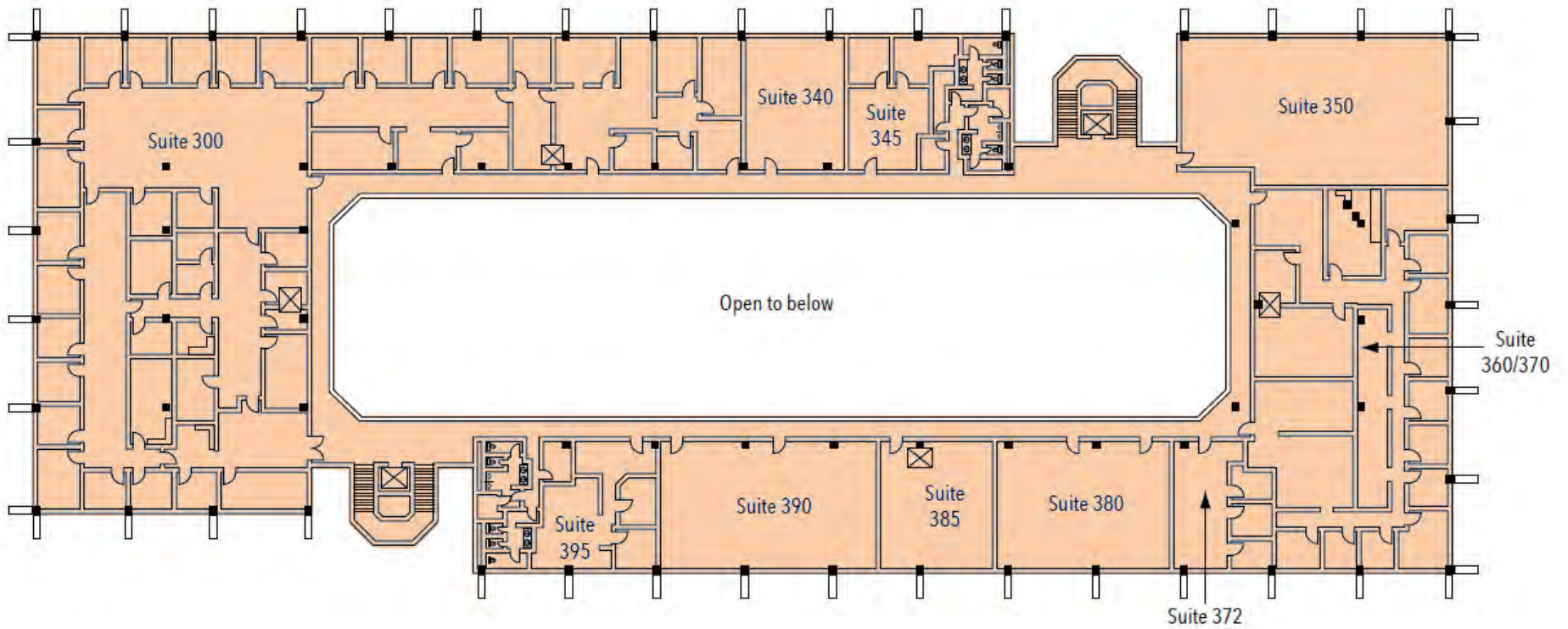
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR





MARINER COURT



 TORRANCE, CA

Adjacent to the affluent area of Palos Verdes, Torrance is the sixth largest city in the Los Angeles area with a population of about 150,000. With 1.5 miles of pristine Southern California beaches on the Pacific Coast, Torrance boasts a year-round climate of moderate temperatures and low humidity.

Torrance is home to the U.S. headquarters of Japanese automaker American Honda Motor Company. Robinson Helicopters are designed and built in Torrance as are Honeywell's Garrett turbochargers, used on automobile engines worldwide. Alcoa Fastening Systems is headquartered in Torrance, producing aerospace fasteners. Pacific Sales, Pelican Products, Verengo Solar, and Rapiscan Systems are among the other companies based in Torrance. There are two major hospitals in Torrance: Torrance Memorial Medical Center and Little Company of Mary Hospital.

Ideally located between Los Angeles and San Diego, Torrance is considered one of the safest and more established commercial/residential regions in the Southern California area. Located between the San Diego (I-405) freeway and the Harbor (I-110) freeway makes the Torrance area a prime location for any commercial property with ease of access to major freeways running north and south of Los Angeles.

Torrance has a large population of Asian Americans. As of 1992 about 60% of the Korean population lives in the South Bay region of Torrance and Gardena. It also has the second largest concentration of Japanese people in the US after Honolulu. Because of this many Japanese restaurants and other Japanese cultural offerings are offered in the city. Many Japanese companies have made Torrance their US home base from Toyota (1982-2014) to American Honda Motor Company. There are a wide variety of Japanese banks and Japanese schools that serve the Asian community.



THE OWNER

Mariner Court was purchased in April 2017 by Mariner-Surf, LLC, which is an entity wholly owned by the owners of Surf Management, Inc. Surf Management, Inc. is one of the largest owners of multi-tenant business parks in the South Bay, with 2 million square feet of space, and well over 600 tenants.

PROFESSIONAL PROPERTY MANAGEMENT

Surf Management, Inc. is the property manager for Mariner Court. Their home office is located only 5 minutes away, adjacent to Del Amo Boulevard. They take pride of ownership in the building, and look forward to providing future upgrades and enhancements to the property.



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