

DYAD

SOUTH BAY

19700 - 19750 S. VERMONT AVE., TORRANCE



RENOVATION COMING SOON!



59,695 SF
FULL BUILDING OPPORTUNITY

DYAD SOUTH BAY / FOR LEASE



Dyad South Bay is a low-rise office campus consisting of two buildings of \pm 116,140 square feet. The property will undergo a major renovation in 2018 to include atrium style lobbies, concrete floors, an outdoor lounge area, firepit, and half court basketball.

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Full building opportunity of ± 59,695 contiguous square feet

Flexible and efficient office layouts with build to suit customization

Suite sizes to accommodate large and small tenant requirements

Outdoor lounge area with firepit and half court basketball

Abundant 4.0/1,000 surface parking ratio, free of charge

Ease of access to the San Diego (I-405) and Harbor (I-110) freeways

Minutes to dining, shopping and entertainment amenities in Torrance



DYAD SOUTH BAY / FOR LEASE

19700 S. VERMONT

SUITE 101: 22,790 RSF - Build to suit

SUITE 200: 31,655 RSF - Build to suit

CONTIGUOUS: 54,445 RSF

19750 S. VERMONT

SUITE 100: 3,735 RSF

SUITE 112: 3,784 RSF

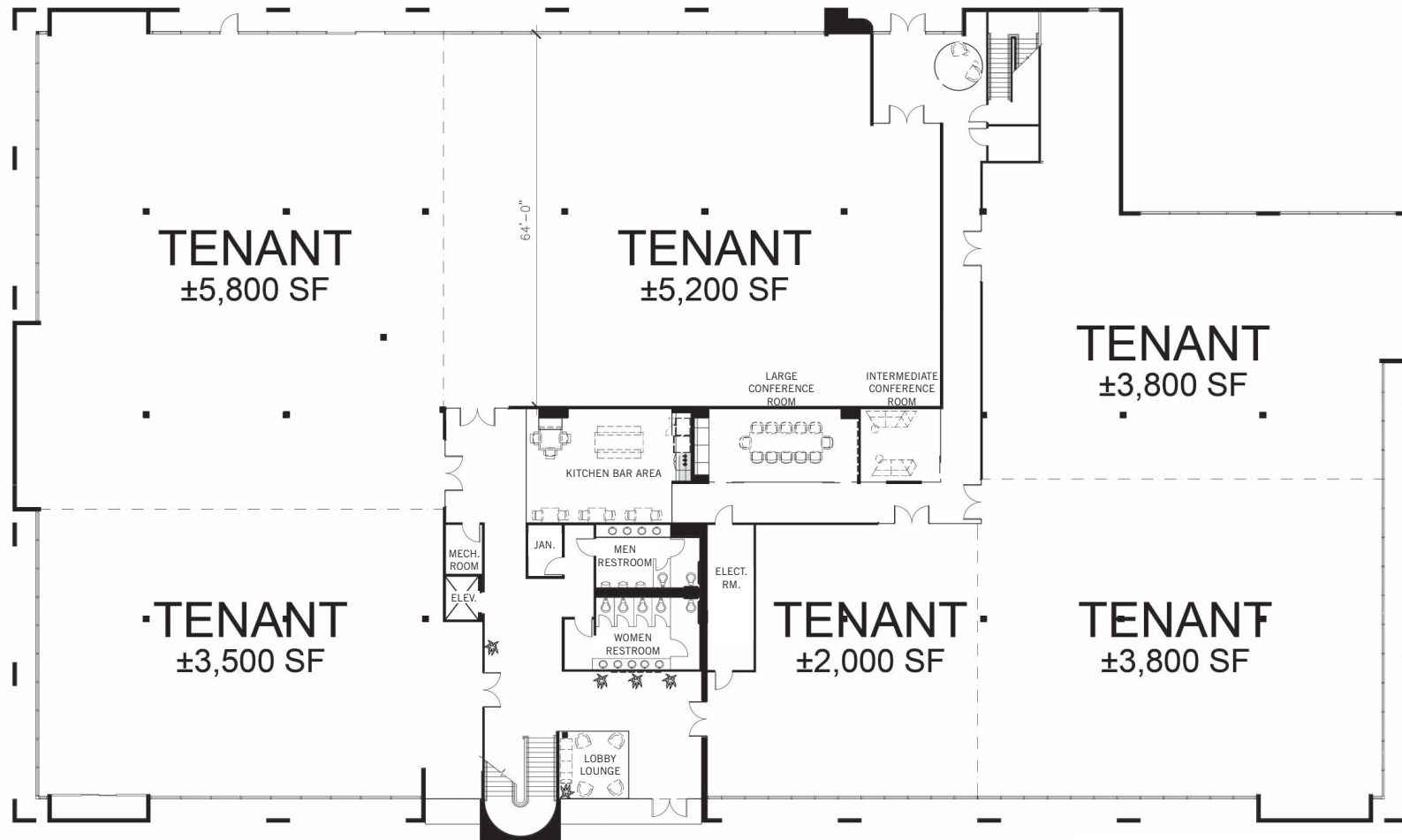
SUITE 227: 5,141 RSF

SUITE 250: 2,027 RSF

RENTAL RATE:
\$2.35 PER RSF, FSG

19700 S. VERMONT FLOOR PLAN

DYAD SOUTH BAY / FOR LEASE



Conceptual Floor Plan

FIRST FLOOR

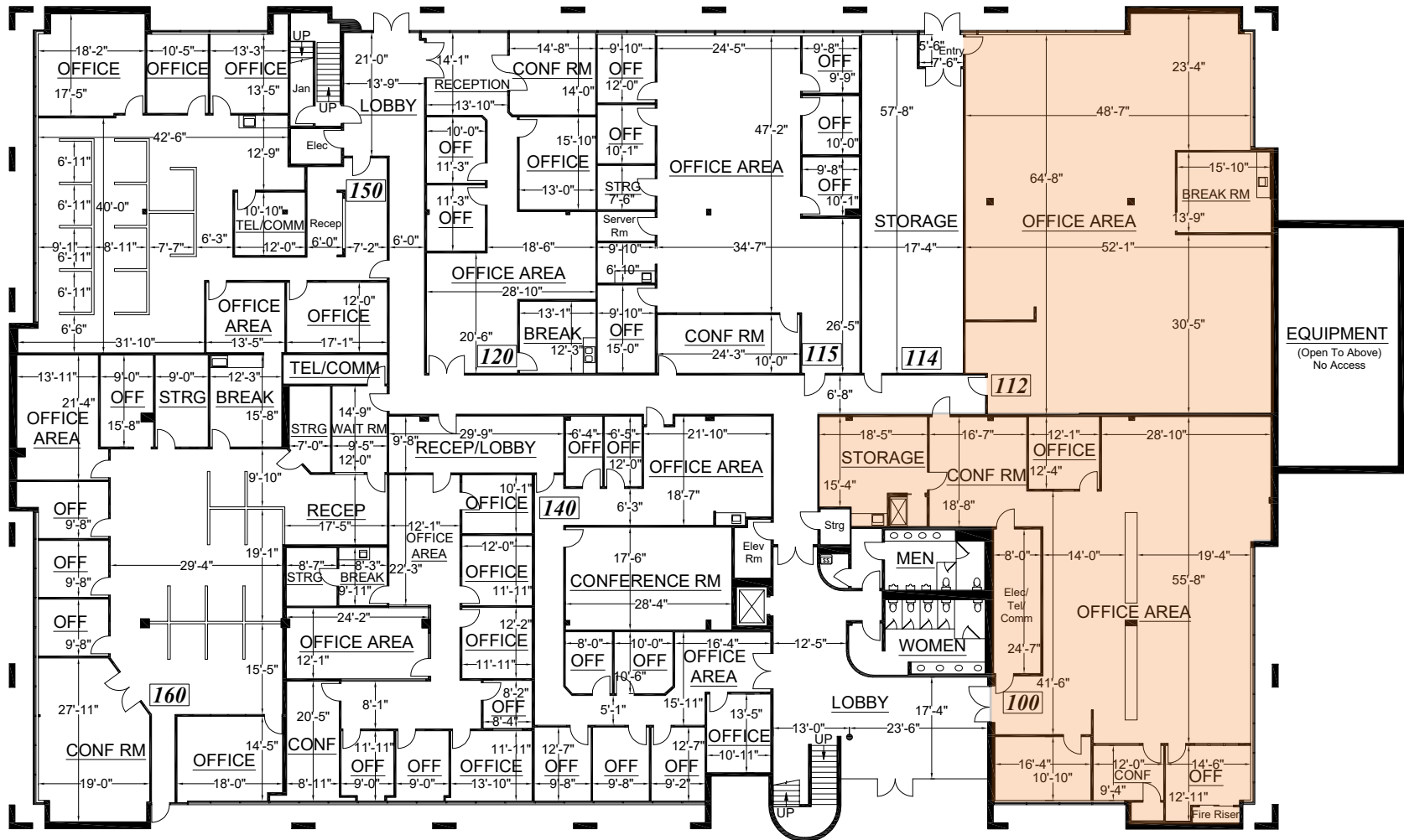
SUITE 101: 22,790 RSF - Build to suit

SECOND FLOOR

SUITE 200: 31,655 RSF - Build to suit

19750 S. VERMONT FLOOR PLAN

DYAD SOUTH BAY / FOR LEASE



FIRST FLOOR

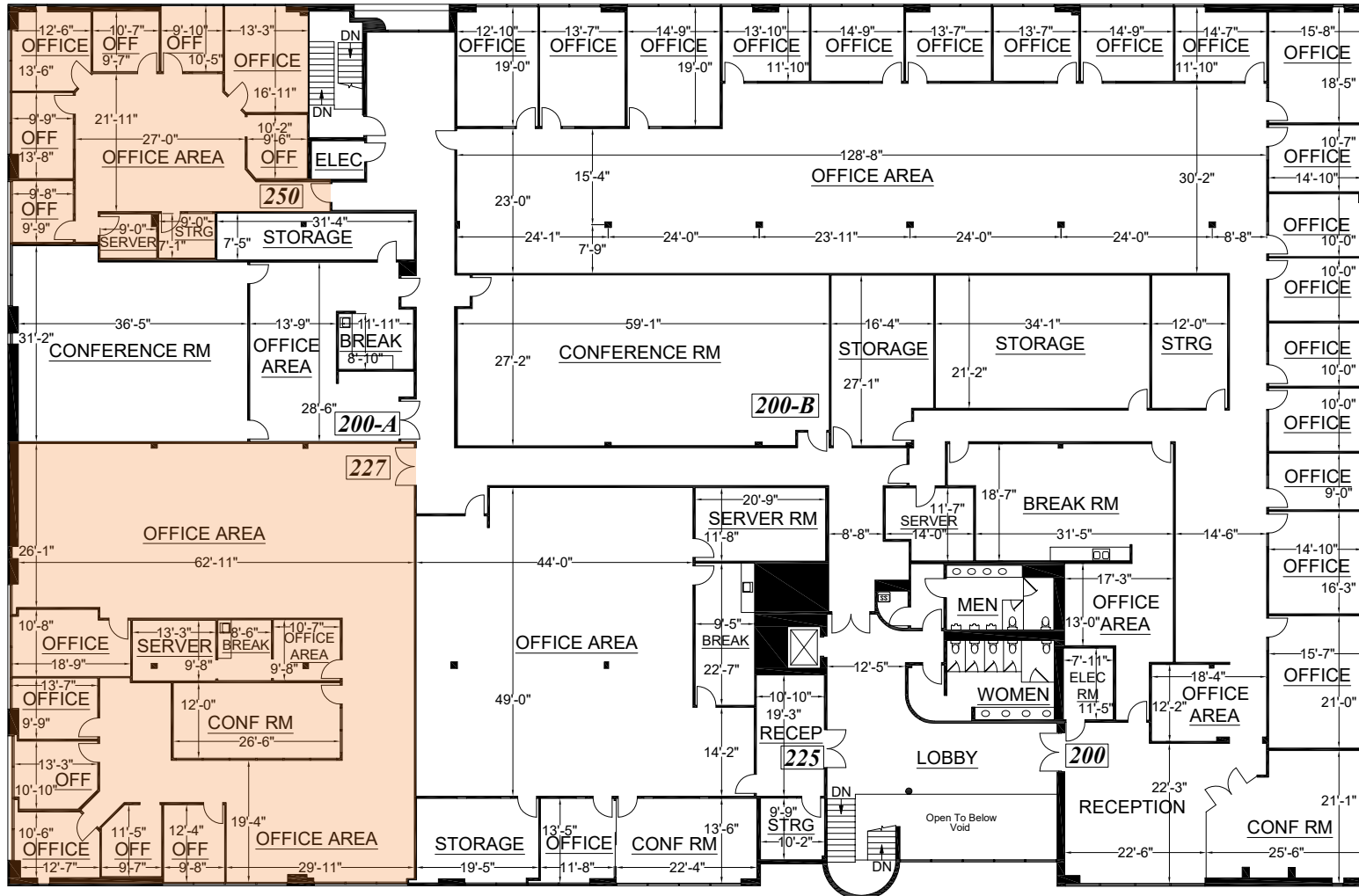
SUITE 100: 3,735 RSF

SUITE 112: 3,784 RSF

CONTIGUOUS: 7,519 RSF

19750 S. VERMONT FLOOR PLAN

DYAD SOUTH BAY / FOR LEASE



SECOND FLOOR

SUITE 250: 2,027 RSF

SUITE 227: 5,141 RSF

DYAD

SOUTH BAY



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