

# TORRANCE CIVIC PLAZA AND Medical Center

*Creativity is intelligence having fun - Albert Einstein*

4th Quarter 2019

## October is Breast Cancer Awareness Month

### GO PINK OCTOBER 18TH

Join us this year as The Muller Company partners with City of Hope to raise funds in support of Breast Cancer Awareness during the month of October. More info to follow.



BREAST CANCER  
AWARENESS MONTH



## November

### GIVING LOVE TO THE MEN, TOO! SUPPORT MEN'S HEALTH AWARENESS MONTH

We are looking for a few good men to participate in our **November** contest. Cash prizes will be awarded to participants. And ladies can also participate in this fundraiser. More info to follow.

Save the Date:

Oct 18 - Go Pink for Breast Cancer

November 1-30 --  
Movember Challenge  
for Men's Health

Nov 3 - Daylight  
Saving Time Ends

Dec 13 -- Tenant  
Holiday Breakfast

### TORRANCE CIVIC PLAZA MANAGEMENT TEAM

Senior Property Manager  
Leasing & Operations Associate  
Property Administrator  
Chief Building Engineer  
Building Engineers

Audrey King  
Laurie Mendieta  
Jordan Koontz  
Jose Castanon  
Francisco Cortez  
Carlos Gonzales  
Delfino Vidal  
Maria Martinez

Property Day Porter

Leasing availability at [www.torrancecivicplaza.com](http://www.torrancecivicplaza.com), or you may inquire at our Management Office

3838 Carson Street, Suite 100 Torrance, CA 90503 T 310.316.4290 F 310.543.2905 [www.themullercompany.com](http://www.themullercompany.com)

## Property Updates

Recently completed improvements include modernization of the elevators at the 3460, 3480 and 3528 Buildings. All elevators are now upgraded with digital controls and ADA panels and buttons.

Lobby lighting upgrades at the 3460, 3480 and 3528 Buildings were completed along with emergency lighting in various corridors where needed. Lighting upgrades for restrooms will be begin next quarter.

During the 3rd quarter will finished the remainder of our landscape upgrades around the monument signs and at the building entrances. With some good rainfall this winter, the new plantings should be perky come Spring.

We've also added some new trees.

During October and November, we plan to begin parking lot repairs and restriping, which include some tree removals where asphalt is lifting. Schedule to follow.

## Looking ahead to 2020

CAN YOU BELIEVE IT'S BEEN NEARLY 20 YEARS SINCE THE Y2K SCARE? HUH! WE'RE STILL HERE. . .

By January of 2020, The Muller Company will complete its transition to a new Accounting and Tenant portal through Yardi.

The single platform is expected to improve access to real time Tenant account information. Roll out dates to follow, but we are looking forward to this change. WorkSpace will be phased out by the end of the 1st quarter of 2020.

In 2020, we will continue to advance various Property initiatives including the transition to a **Smoke Free Campus**. More info to follow.

We will be installing automatic flush valves in all restrooms to reduce water consumption, and we will upgrade more of our irrigation to low spray or drip irrigation to reduce water use and asphalt damage from runoff. In 2020, we will also continue with restroom upgrades and remodeling. We also plan to convert all parking lot lighting to LED by the end of 2020.

The Fitness Center will have a new Stair Stepper machine in 2020.

## New Tenants

Please join us in welcoming these new tenants:

Twin Town Corporation - 3440 Suite 104

## Lease Renewals

Children's Hospital of Los Angeles - 3440 Suite 100

Honyaku USA, Inc. - 3528 Suite 209

YS America - 3528 Suite 218

Morimura Bros. - 3480 Suite 216

Cherie D. Putman, CPA - 3528 Suite 219

## Holiday Schedule

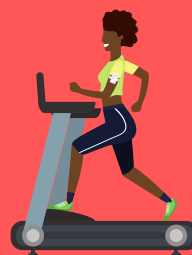
*Our Management Office will be closed in observance of the following Holidays:*

*Thanksgiving Nov 28th & 29th  
Christmas Dec 25th  
New Year's Jan 1st*

*On these dates, there will be no janitorial or dayporter service, and maintenance personnel will only be available for emergencies. Non-emergency call-outs are \$200.*

## On Site Tenant Fitness Center

**3510 Suite 108**



If you would like to tour the Fitness center and sign up for access, please contact our Management Office at (310) 316-4290. There is a one-time fee of \$50.00 and you need to complete a Waiver and Release form.

*Fitness Center is for Tenant use only.*