24 4 4 4

HERMOSA BEACH CALIFORNIA

NEWMARK

OFFICE SPACE FOR LEASE



JENNIFER FRISK

† 213-596-2261

Senior Managing Director

jennifer.frisk@nmrk.com

CA RE Lic. #01880015

ERIC ADAMS

† 310-491-2012

Senior Managing Director

eric.adams@nmrk.com

CA RE Lic. #01349859

MYLES SMITH

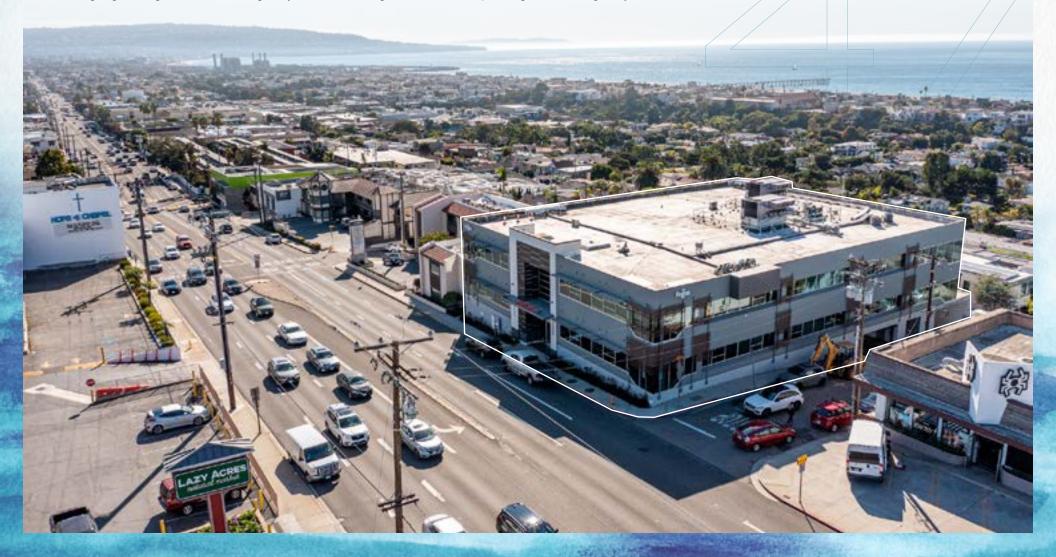
Associate Director † 310-407-6576

myles.smith@nmrk.com

CA RE Lic. #02071640

location

HERMOSA BEACH is a highly sought-after beach community in Southern California for its strategic location nearby five freeways for easy access to CBDs throughout Los Angeles and Orange County. Throughout the pandemic, and historically, the beach cities/Palos Verdes submarket experienced strong office demand as the highest vacancy rate in over a decade was in 2010 at only 8.3%. Tenants at 2447 PCH receive additional benefits from unobstructed ocean views; and high visibility building signage along Pacific Coast Highway, with an average of 46,250 cars passing the building daily.



highlights



Low Rise Office Building



Excellent Area Amenities



Desirable Residential Neighborhoods



Covered Parking



Ocean Views



availabilities

1ST FLOOR: Suite 111

Space Available 5,283 SF

Rental Rate \$4.00/SF/MO

Date Available Now

Service Type Full Service

Space Use Office

Lease Term Negotiable

13 window line offices, 6 interior offices, large kitchen, 2 storage rooms, IT room and reception area. Ocean Views and potential to add an outdoor deck and patio. Can be combined with Suite 101 for 8,119 SF.

1ST FLOOR: Suite 101

Space Available 2,836 SF

Rental Rate \$4.00/SF/M0

Date Available Now

Service Type Full Service

Space Use Office

Lease Term Negotiable

1 conference room, 7 exterior offices, kitchen, storage, and bullpen space. Can be combined with Suite 111 for 8,119 SF.





interior photos



24T 47T

HERMOSA BEACH CALIFORNIA



Corporate License #01355491

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

NEWMARK

JENNIFER FRISK

Senior Managing Director † 213-596-2261

jennifer.frisk@nmrk.com CA RE Lic. #01880015

ERIC ADAMS

Senior Managing Director † 310-491-2012 eric.adams@nmrk.com

CA RE Lic. #01349859

MYLES SMITH

Associate Director t 310-407-6576 myles.smith@nmrk.com CA RE Lic. #02071640