

# 2447 PCH



HERMOSA BEACH CALIFORNIA

OFFICE SPACE  
FOR LEASE



**NEWMARK**

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# 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.

2447





# highlights



Low Rise  
Office Building



Excellent  
Area Amenities



Desirable Residential  
Neighborhoods



Covered  
Parking



Ocean  
Views



# availabilities

## 1ST FLOOR: Suite 111



<b>Space Available</b>	5,283 SF
<b>Rental Rate</b>	\$4.00/SF/MO
<b>Date Available</b>	Now
<b>Service Type</b>	Full Service
<b>Space Use</b>	Office
<b>Lease Term</b>	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



<b>Space Available</b>	2,836 SF
<b>Rental Rate</b>	\$4.00/SF/MO
<b>Date Available</b>	Now
<b>Service Type</b>	Full Service
<b>Space Use</b>	Office
<b>Lease Term</b>	Negotiable

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





# availabilities

## 1ST FLOOR: Suite 110



<b>Space Available</b>	1,153 SF
<b>Rental Rate</b>	\$4.00/SF/MO
<b>Date Available</b>	Now
<b>Service Type</b>	Full Service
<b>Space Use</b>	Office
<b>Lease Term</b>	Negotiable

2 window line offices, large open floor room and IT room.





# interior photos





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