

FOR SALE OR LEASE

Hermosa Beach Office Condominium

30-34-44 HERMOSA AVENUE, HERMOSA BEACH, CA



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190TH /HERONDO STREET

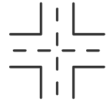
HERMOSA AVENUE

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30-34-44 HERMOSA AVENUE, HERMOSA BEACH



Ground floor condo available with traditional office space layout



Main and Main address one block from the Pacific Ocean



Parking in rear of building with eight dedicated spaces



Rare creative office condo with high ceiling and polished concrete



Walking distance to the sand, The Strand, and beach activities



Branding opportunities with highly visible building signage



Suite is equipped with a shower for early morning surfing



Mixed use residential and office building with attractive glass front



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Property Details

Rentable Square Feet

Floor 1, Unit 30: 850 RSF

Floor 1, Unit 34: 700 RSF

Floor 1, Unit 44: 840 RSF

Approximately 2,390 RSF*

* Buyer to verify square footage.

Land Area

Approximately 7,210 SF* (0.17 acres)

Year Built

2006

Mixed Product Type

Floor 1- Office Condo

Floor 2- Residential Condos *(not available)*

Zoning

HBC1

Sale Type

Owner/User

APN

4188-014-096, 4188-014-095, 4188-014-094

Parking

8 Covered Spaces

Lease Rate

\$4.00 per RSF, Modified Gross

Sale Price

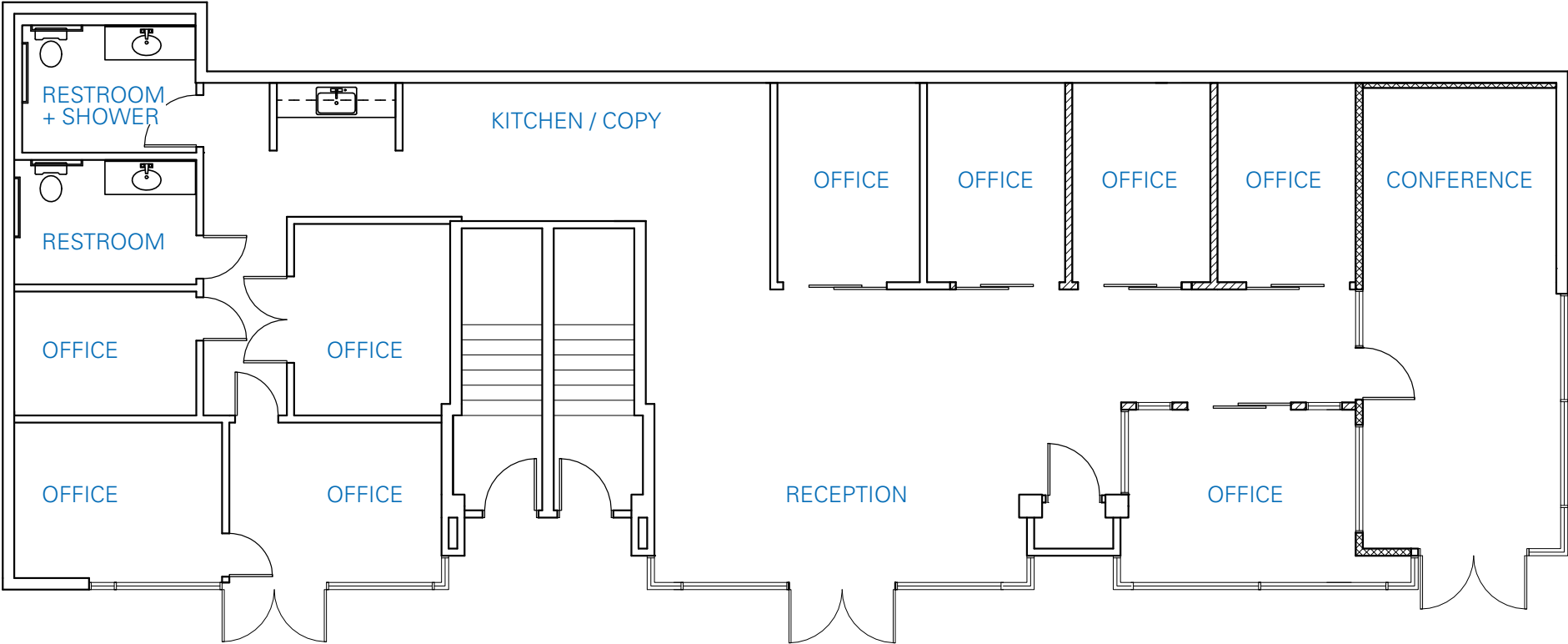
\$2,500,000 (\$1,046.03 PSF)

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Floor Plan

1ST FLOOR



30-34-44 HERMOSA AVENUE, HERMOSA BEACH

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HERMOSA AVENUE

LYNDON STREET

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Hermosa Beach Amenities

DINING + DRINKS



FITNESS + HEALTH



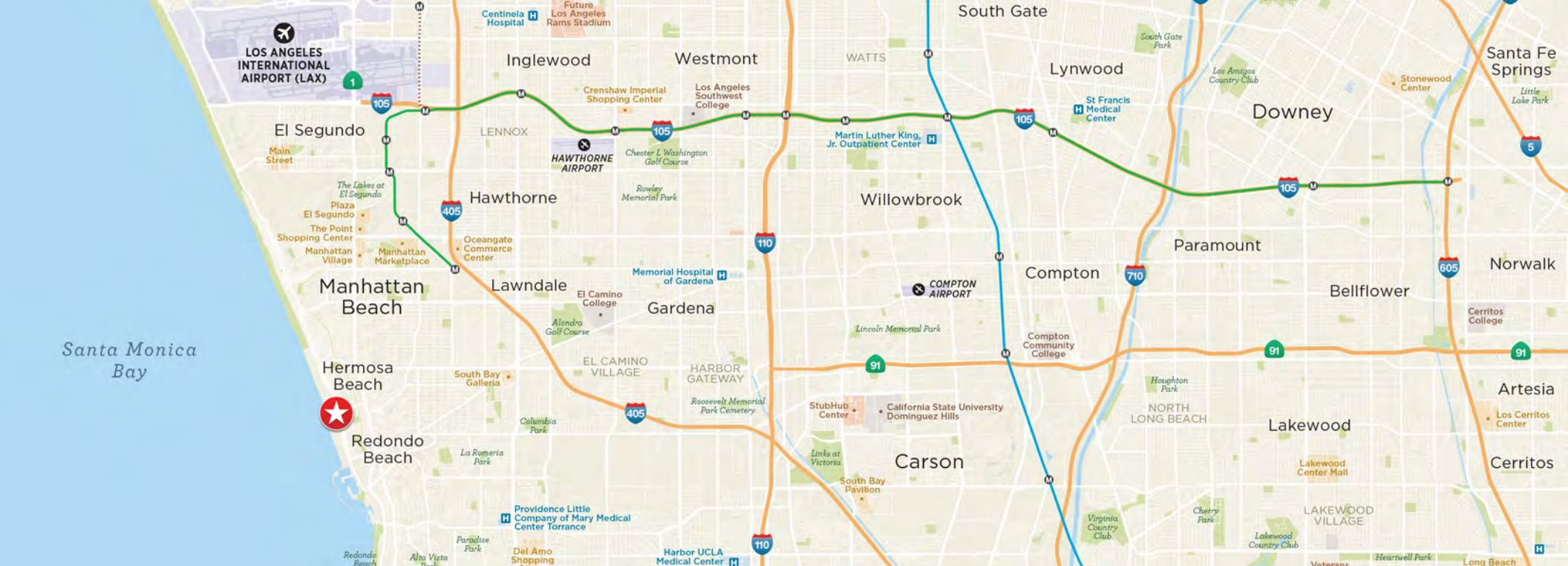
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RETAIL + BANKING + SALON



COFFEE + JUICE + BAKERIES





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Leasing Contacts

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