

MANHATTAN MEDICAL CENTER

1000 N. SEPULVEDA BLVD.



NEWMARK

GEOFF LUDWIG

Exec. Managing Director
t 310-491-2077
geoff.ludwig@nmrk.com
CA RE Lic. #01232244

ERIC LASTITION

Exec. Managing Director
t 310-491-2047
eric.lastition@nmrk.com
CA RE Lic. #01119647



MANHATTAN MEDICAL CENTER

1 0 0 0 N S E P U L V E D A B L V D

Class A Medical Office For Lease

- New state-of-the-art medical center on Sepulveda Boulevard in the heart of Manhattan Beach, one of the nation's wealthiest cities
- Highly visible location with dedicated left turn lane and easy ingress/egress from both the north and south main arterial
- Unrivaled amenity destinations within 3-miles including: Downtown Manhattan Beach, Manhattan Village, Pier Avenue in Hermosa Beach, Redondo Beach Harbor, The Point, and Plaza El Segundo
- Excellent workforce and neighborhood demographics with an average household income of \$250K and high-end residential home values upwards of \$2M



**DEVELOPED AND
MANAGED BY**

George Apostol
The Watermark Group

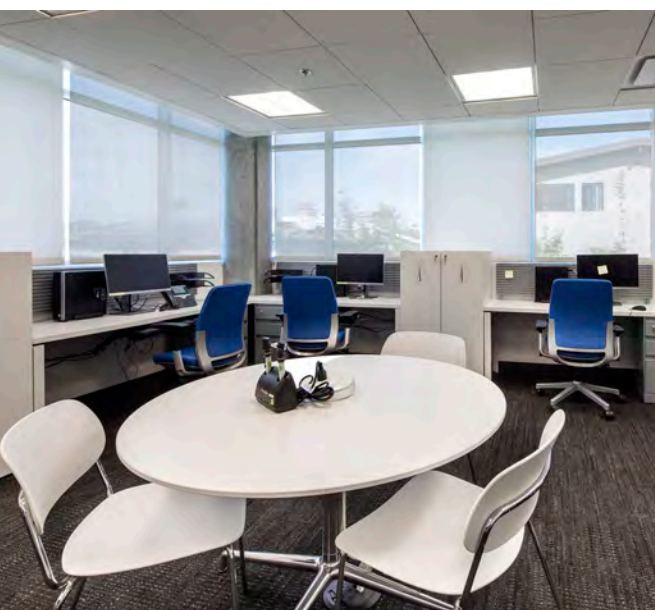
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www.ManhattanMedicalCenter.com

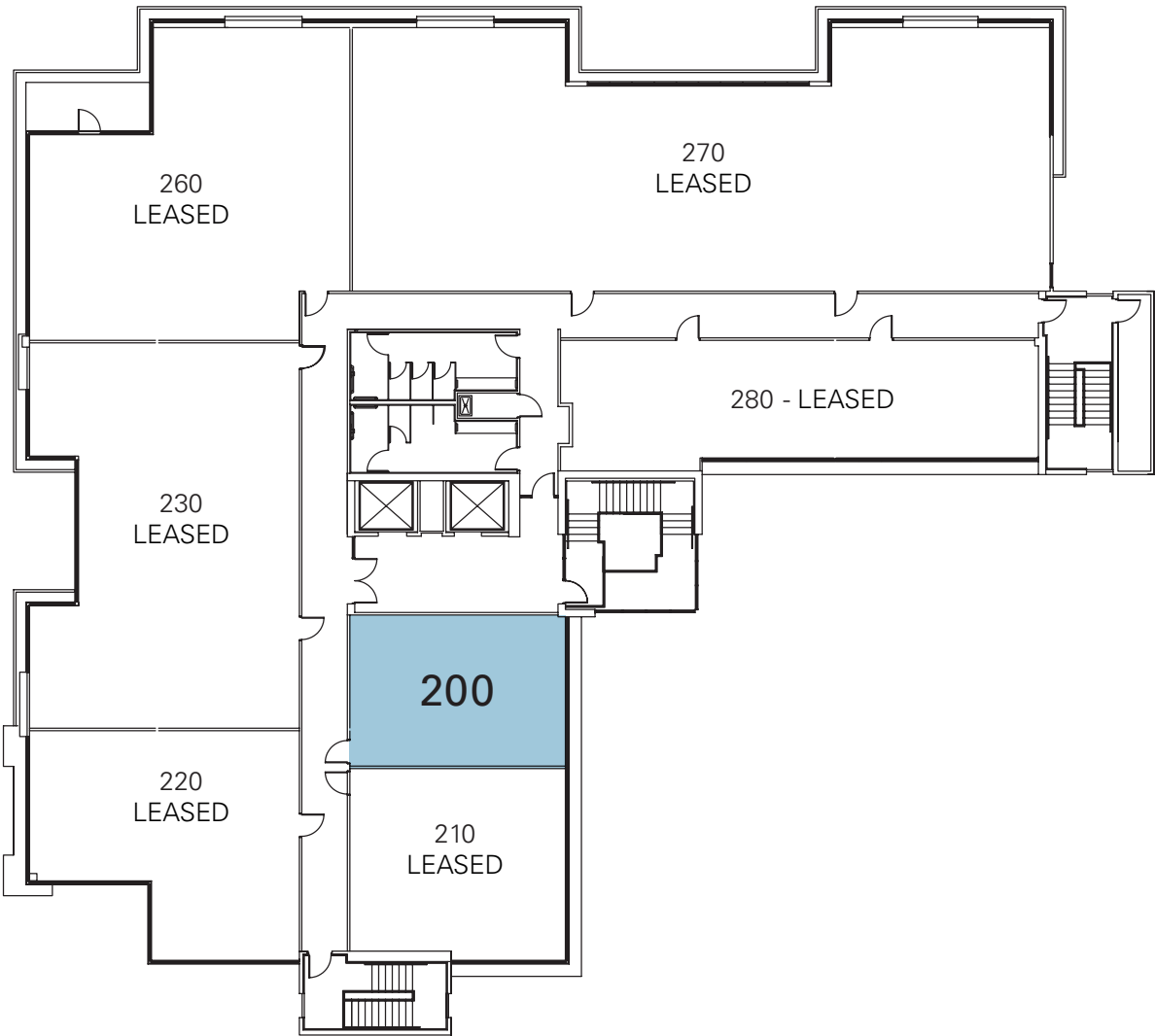
Property Highlights

- New first-class medical facility designed by Tomaro Design Group and developed by George Apostol of The Watermark Group
- Innovative, modern architecture with a clean, neutral palette and 2-story glass lobby set the standard for image-conscious tenants
- State-of-the-art technology including high-speed fiber internet, controlled access, and individual HVAC and electrical systems
- Rare Class A medical office space centrally located in the beach communities and close to a plethora of amenities
- Efficient L-shaped building with two levels of subterranean parking, electrical charging stations, and a passenger drop-off area
- LEED-certified Silver by the U.S. Green Building Council for its operating efficiency, air quality, sustainable building materials and land use





Second Floor Plan



Lease Availability

SUITE	OCCUPANCY	RSF
200	VACANT	740

Rental Rate

\$6.25 per RSF, NNN

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Downtown Amenities

FINE DINING

1. Arthur J's
2. Slay Steak & Fish House
3. Fishing with Dynamite
4. Fonz's Steak & Seafood
5. Izaka-Ya by Katsu-Ya
6. Nando Trattoria
7. Love & Salt
8. Mangiamo
9. MB Post
10. Nick's Manhattan Beach
11. Petros
12. Rock 'N Fish
13. The Strand House

RETAIL

27. Bellabeach
28. Cami
29. Diane's Beachwear
30. Free People
31. Lorna Jane
32. Nikau Kai Waterman Shop
33. Skechers USA
34. Splendid
35. The Beehive
36. Trina Turk
37. Wright's
38. Tabula Rasa
39. Trilogy Spa

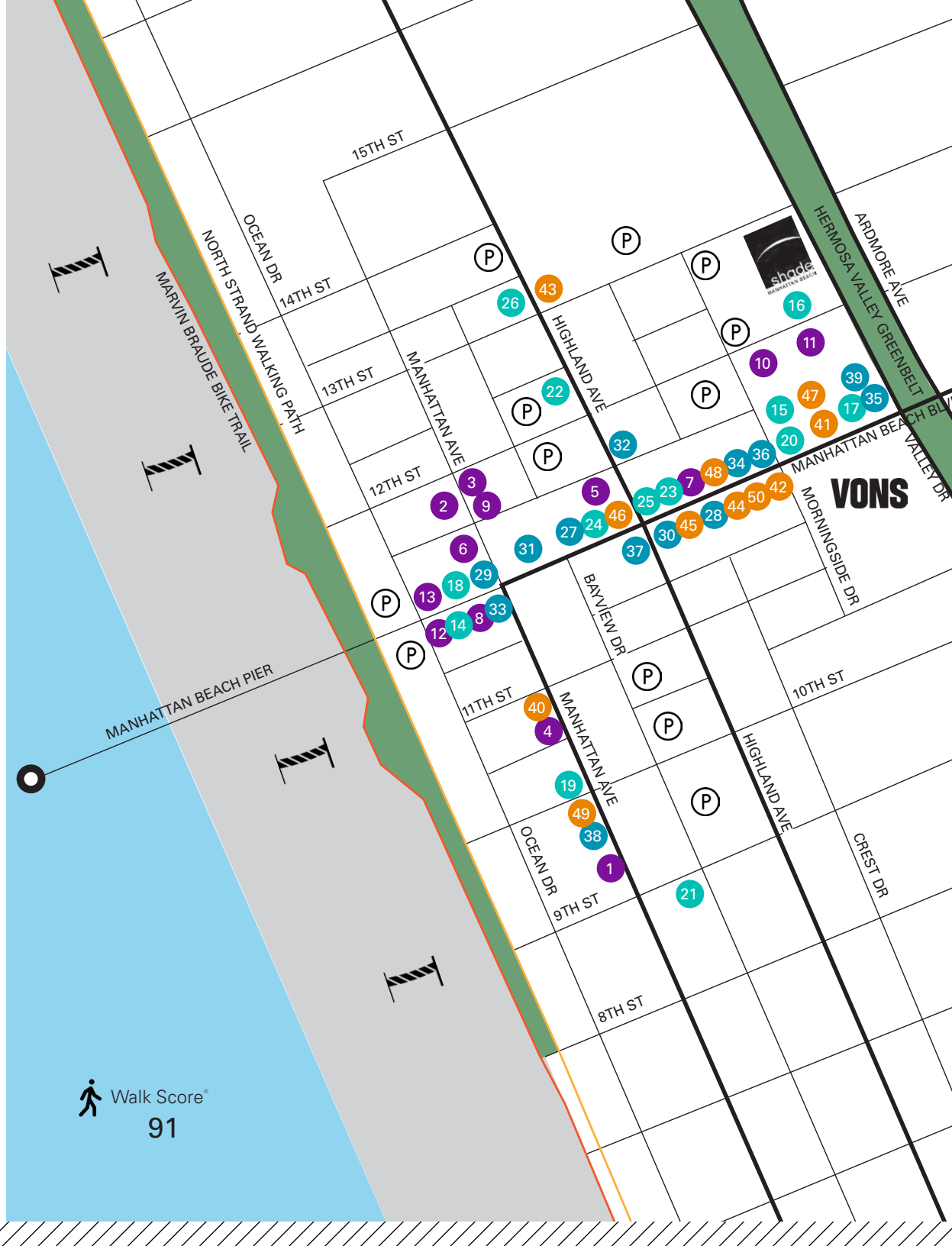
CASUAL DINING

14. Brewco
15. Fusion Sushi
16. Le Pain Quotidien
17. Lemonade
18. Mama D's
19. Old Venice
20. Pitfire Artisan Pizza
21. RICE
22. Rockefeller MB
23. Shark's Cove
24. Simmzy's
25. The Kettle
26. Uncle Bill's

COFFEE / BAKERY / JUICE

40. Becker's Bakery
41. Kreation Juicery
42. Health Nut
43. Kreation Juicery
44. Peet's Coffee & Tea
45. Pressed Juicery
46. Starbucks Coffee
47. Sweet Lady Jane
48. The Coffee Bean & Tea Leaf
49. Paradise Bowls
50. Noah's Bagels

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Walk Score®
91



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