

ATRIUM DESIGN CENTER

2413 PACIFIC COAST HIGHWAY | LOMITA, CA 90717

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SHOWROOMS & SHOWCASE KIOSKS FOR LEASE

HIGH EXPOSURE SPACES AVAILABLE ON PCH

SPACES AVAILABLE ON TOP/THIRD FLOOR OF DESIGN CENTER BUILDING

KAMER KOSEDAG

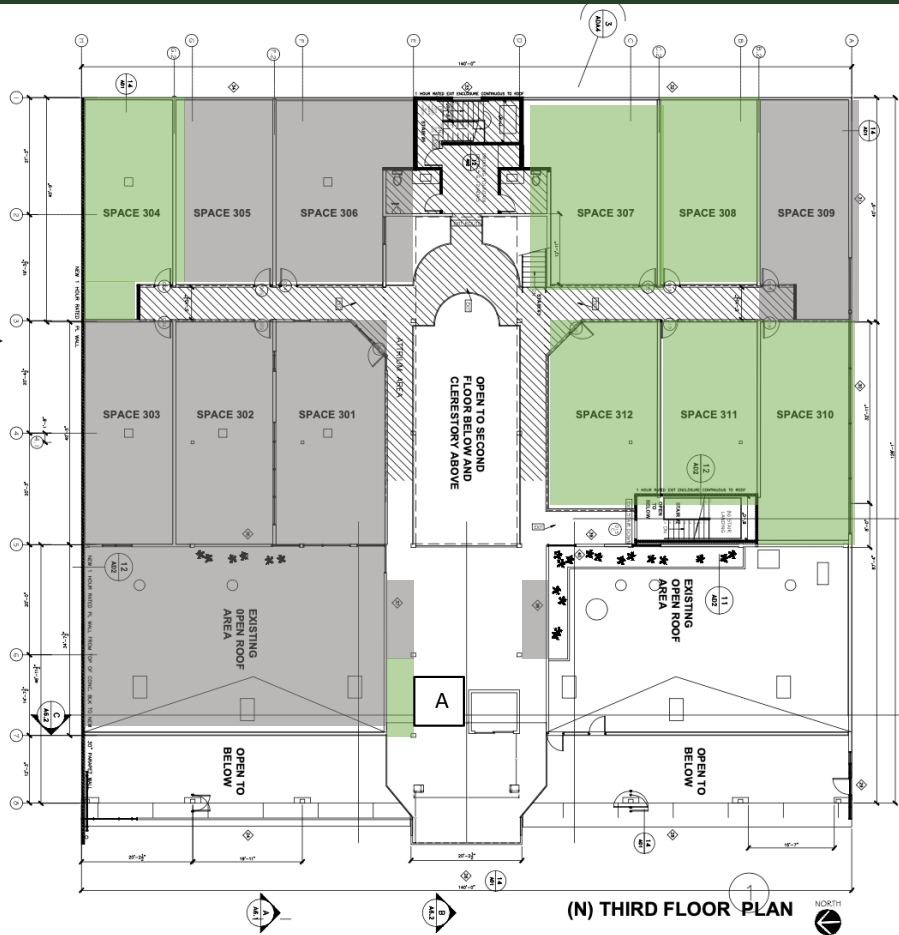
310-560-0939

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SUITE	TENANT	SIZE	RATE	TERM
304	Available	600 SF	\$2,900/ month \$350/ month for common areas	Negotiable
307	Available	700 SF	\$2,900/ month \$350/ month for common areas	Negotiable
308	Available	590 SF	\$2,900/ month \$350/ month for common areas	Negotiable
310	Available	645 SF	\$2,900/ month \$350/ month for common areas	Negotiable
311	Available	544 SF	\$2,900/ month \$350/ month for common areas	Negotiable
312	Available	645 SF	\$2,900/ month \$350/ month for common areas	Negotiable
Kiosk A	Available	187 SF	\$1,500/ month \$85/ month for common areas	Negotiable

NOTES

- All showroom and showcase kiosk spaces include access to 6,000 SF of common areas to include lobby, parking lot/garage, bathrooms, meeting areas, outdoor areas, elevator/staircase, and storage.
- First 3 months of rent are waived as part of move in concessions
- Tenant improvement allowances/budgets vary

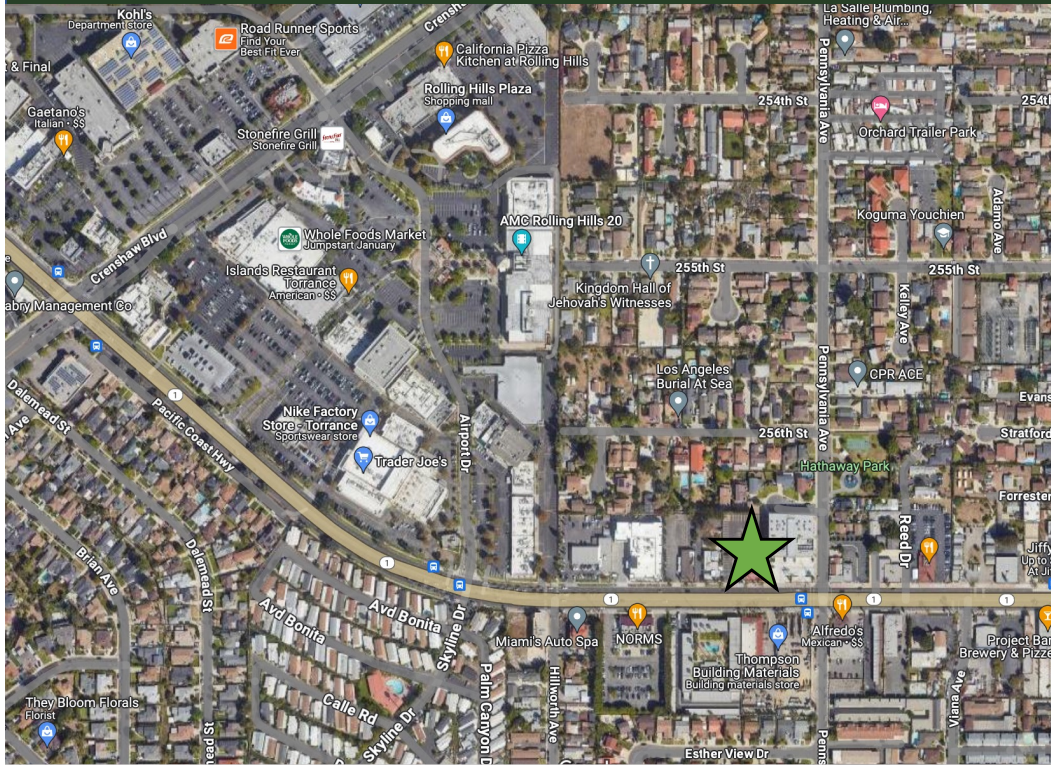
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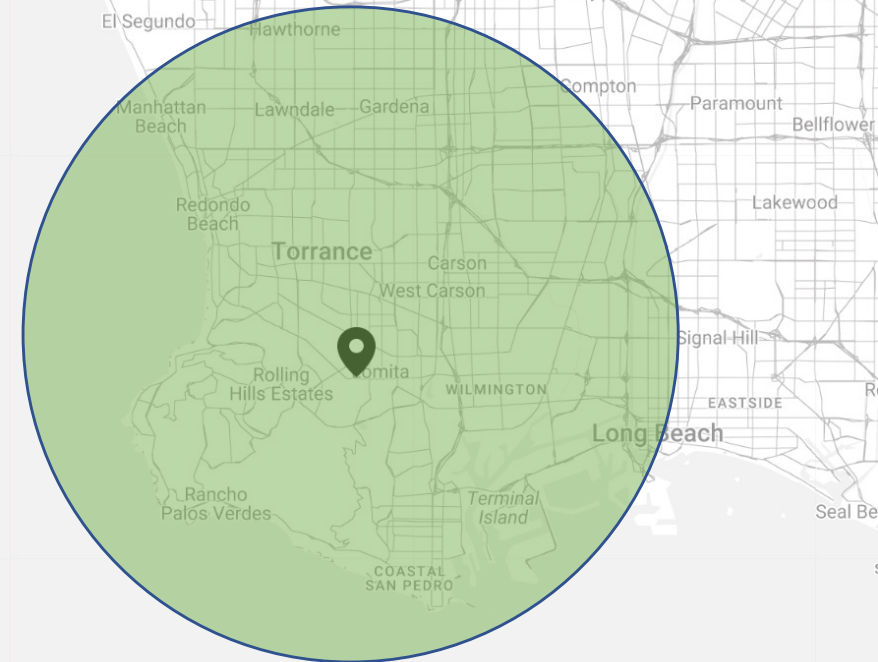


LOCATED AT THE HEART OF THE SOUTH BAY

Located on Pacific Coast Highway, one of Southern California's most highly traveled routes between two of the South Bay's main arteries, Hawthorne Blvd. and Western Ave. Neighboring businesses include Whole Foods and Trade Joes shopping plazas

TARGET MARKET

- South Bay's affluent neighborhoods within less than 20 mile radius to include:
 - Palos Verdes, Rolling Hills, Redondo Beach, Manhattan Beach, Hermosa Beach, El Segundo, and San Pedro



SITE | LOCATION

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CURRENT TENANTS

- Poggenpohl
- WDC Appliance & Plumbing
- SBDC Kitchen & Bath Design
- Segna Tile
- Florim Stone & Tile
- Cal Coast Flooring
- Fine Art Lighting
- Closet Factory
- Hi Teak Outdoor Furniture



PROSPECTIVE TENANTS

- Windows & Doors
- Outdoor Decking/ Landscaping
- Architect & Structural Engineer
- Window Covering
- Wallpaper & Textiles
- Home Accessories & Furnishings



BUILDING AMENITIES

UNIQUE TURN-KEY SHOPPING EXPERIENCE

- Open showroom layouts offer easy and seamless approach to shopping. Tenants are curated with the intention of providing the target market with key resources to any construction, remodel, or design project.

TRADE EVENTS

- Building and co-op marketing efforts include regular trade events at various showrooms to include private sales, product launches, product presentations and live demonstrations, monthly trade organization meetings with NKBA, ASID, and real estate firms.

QUALIFIED TRAFFIC

- Target marketing focused on homeowners, interior designers, general contractors, and other industry trade professionals.

PROFESSIONAL AMENITIES

- Open meeting spaces are available in various areas of the building. Private conference rooms are available for reservation.

BUILDING CONCIERGE SERVICES

- Onsite assistance from the building is available to assist all visitors for all tenants ensuring all sales leads are safely delivered to each business. Assistance from the building will have design and construction knowledge to help direct each client as needed.

PARTNERSHIP APPROACH

- Collaborating with like-minded tenants, who prioritize nurturing the success of businesses and fostering the strength and longevity of the design community in the South Bay and Los Angeles areas.

BUILDING FEATURES

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FACILITY INTERIOR PHOTOS

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