

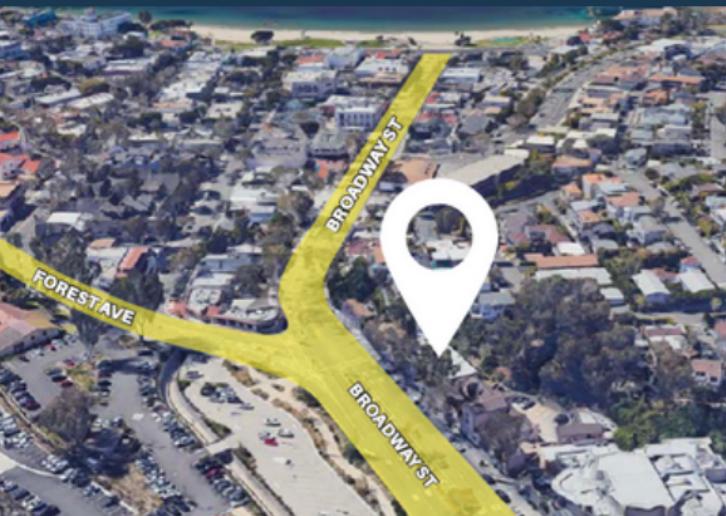


580 BROADWAY

LAGUNA BEACH, CA 92651

BRIDGETTE KRISTIN
SANOSSIAN + ASSOCIATES

AT DOUGLAS ELLIMAN REAL ESTATE



Facts & Features

- 0.4 Miles from the Beach
- Share patio area
- Assigned parking for larger suites
- Heavy Foot & Drive-By Traffic

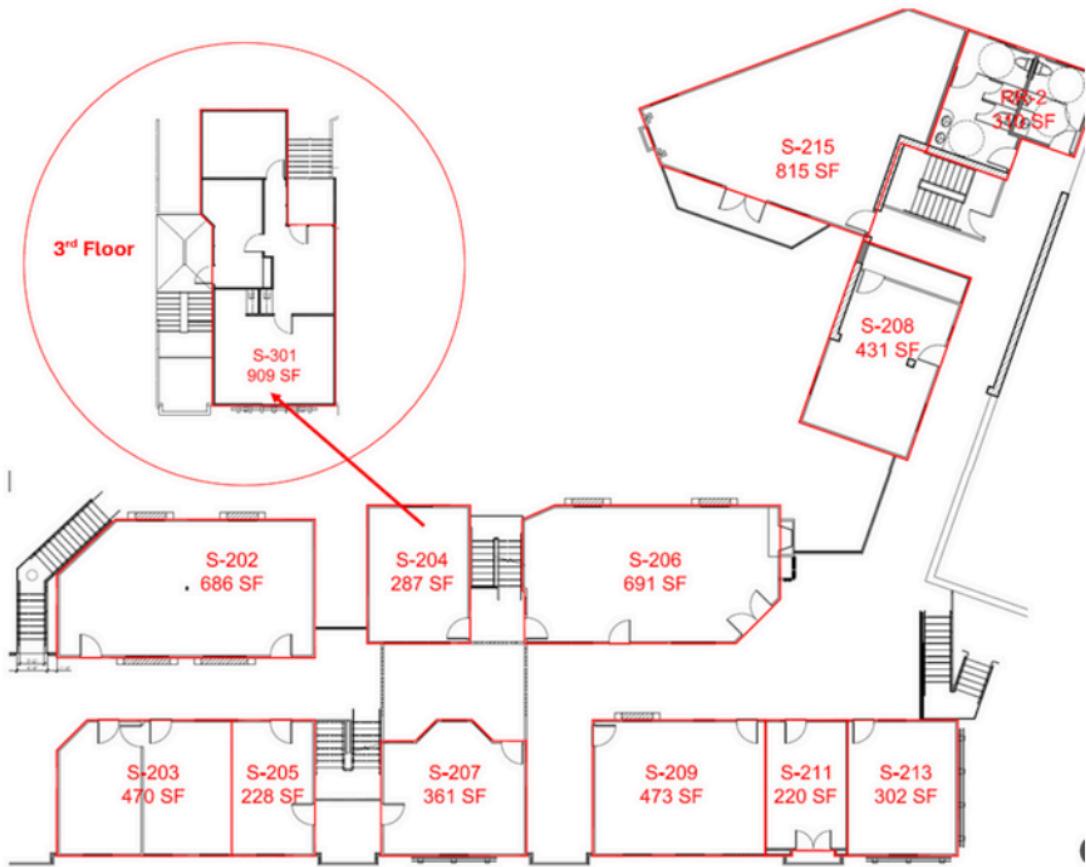
Prime Laguna Beach Office

Ideally located in the heart of Laguna Beach, 580 Broadway offers a **rare opportunity** to occupy a **premier office property** within one of **Southern California's most iconic coastal destinations**. Just minutes from **Main Beach**, **Heisler Park**, and the boutique shops and restaurants of **Forest Avenue**, this **20,071 SF Class B office building** sits at the center of an **affluent, high-traffic community** known for its **vibrant art scene, year-round tourism, and strong local economy**.

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± 0.8 mi to **Heisler Park & Main Beach**
± 3.8 mi to **CA-73 Freeway**
± 14 mil to **John Wayne / Orange County Airport**





580 Broadway Street

AVAILABILITY

Suite 101 - 4,226 SF *

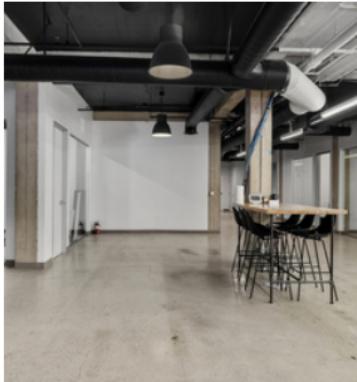
Suite 209B - 254 SF

Suite 119 - 439 SF

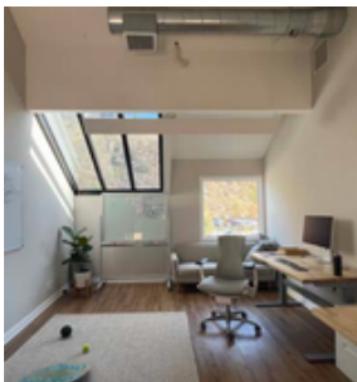
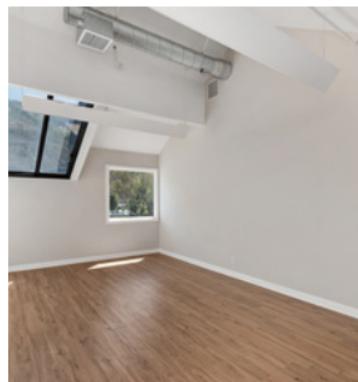
Suite 117/118 - 985 SF

Pricing withheld, contact for more information.

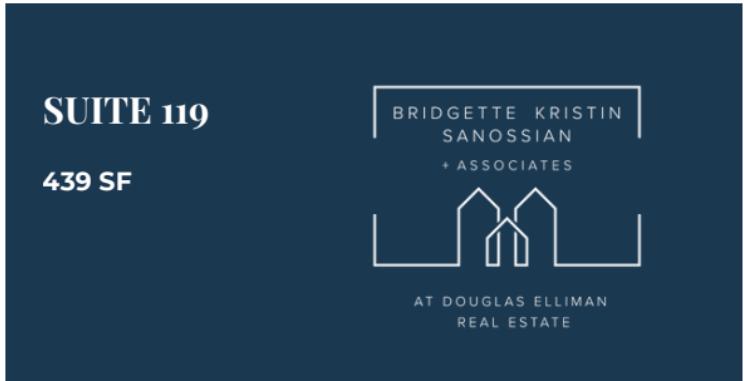
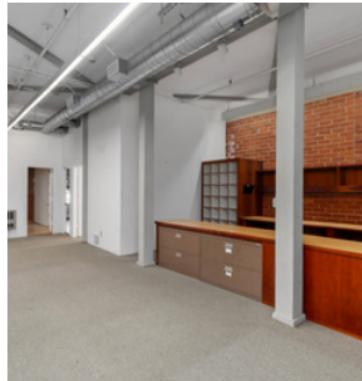
*divisible into three units

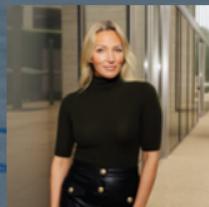


SUITE 101
4,226 SF
Divisible into three units (plans in place)



SUITE 209B
254 SF





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