

Stand Alone Office For Sale or Lease

1721-1725 N. SEPULVEDA BOULEVARD
MANHATTAN BEACH, CA



NEWMARK

ERIC LASTITION

Exec. Managing Director

t 310-491-2047

eric.lastition@nrmk.com

CA RE Lic. #01119647

GEOFF LUDWIG

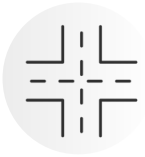
Exec. Managing Director

t 310-491-2077

geoff.ludwig@nrmk.com

CA RE Lic. #01232244

1721-1725 N. SEPULVEDA BOULEVARD, MANHATTAN BEACH



Prestigious Manhattan Beach address along Sepulveda Boulevard



Rare stand-alone office building on two parcels within the P.C.H. corridor



Eleven dedicated free surface parking spaces in adjacent private lot



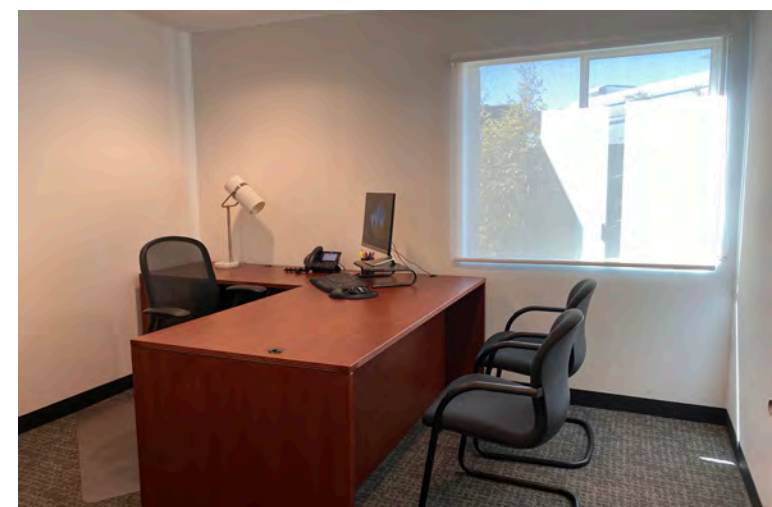
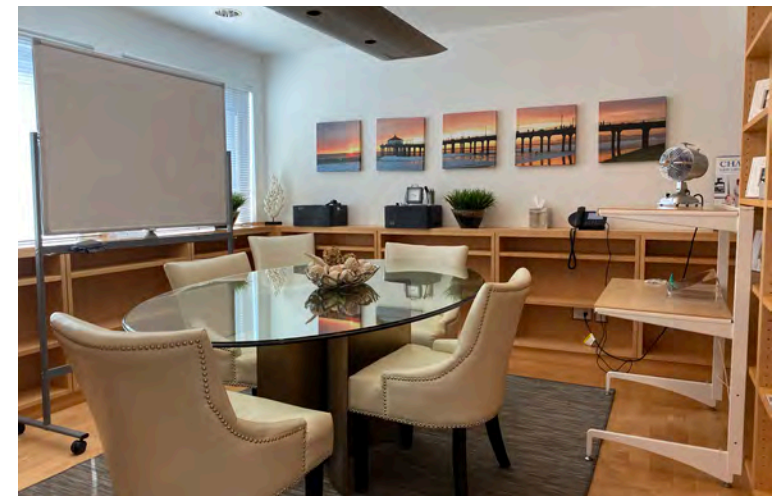
1.2 miles to the sand, The Strand, downtown restaurants & shopping



Amazing opportunity to showcase branding with highly visible building signage



Independent or connected 2nd floor with private entrance for separate rental unit



1721-1725 N. SEPULVEDA BOULEVARD, MANHATTAN BEACH

For Sale or Lease

RENTABLE BUILDING AREA*

1st Floor: 1,609 RSF

2nd Floor: 767 RSF

RBA: 2,376 RSF

EXTERIOR STORAGE*

240 RSF

LAND AREA*

8,630 SF (0.20 Acres)

YEAR BUILT

1923

ZONING

MNCG

SALETYPE

Owner/User

PARKING

11 Surface Spaces

APN

4171-014-020, 4171-014-021

LEASE RATE

\$3.95 per RSF, Modified Gross

SALE PRICE

\$3,995,000 (\$1,719.02 PSF)



NEWMARK

* Buyer to verify square footage.

1721-1725 N. SEPULVEDA BOULEVARD, MANATTAN BEACH

Amenities

THE WORKS

HOT 8 YOGA	STRETCH LAB	pinkberry	BARRY'S	Jath PIZZA
ENOW	veggiegrill	goop KITCHEN	FISH GRILL	Legacy

THE POINT

hopdoddy	Pet's Coffee & Tea	MENDOZINO FARMS	NORTH	lululemon	Madewell
True Food	BONOBOS	pressed	ATHLETA	SOULCYCLE	Nike

MANHATTAN VILLAGE

HANDELS	Sprinkles	macy's	ISLANDS	STREET
REBORN COFFEE	SAINT & SECOND	mercado	sweetgreen	G
JOEY RESTAURANTS	dan	SUNLIFE	corepower YOGA	california
SMASH BURGER	Sidcar	CORE	Super Sports	CVS

MANHATTAN VILLAGE

SEPHORA	POTTERY BARN	MAC	VANS	ANN TAYLOR
Bath & Body Works	sunglass hut	Kiehl's	WILLIAMS SONOMA	VICTORIA'S SECRET
FAHERTY	gorjana	Tommy Bahama	ANTHROPOMORPHIC	west elm
HEYDAY	URBAN OUTFITTERS	JOHNNY WAS	Reset	alo GAP



PLAZA EL SEGUNDO

WHOLE FOODS	Starbucks	DICK'S	NORDSTROM rack	PET SMART
The Container Store	MARMALADE	HomeGoods	ULTA	REUNION



NEWMARK

SEPULVEDA BLVD.

MARINE AVE.

1721-1725 N. SEPULVEDA BOULEVARD, MANHATTAN BEACH



1721-1725 N. SEPULVEDA BOULEVARD, MANHATTAN BEACH

Broker Contacts

ERIC LASTITION

Exec. Managing Director

t 310-491-2047

eric.lastition@nrmk.com

CA RE Lic. #01119647

GEOFF LUDWIG

Exec. Managing Director

t 310-491-2077

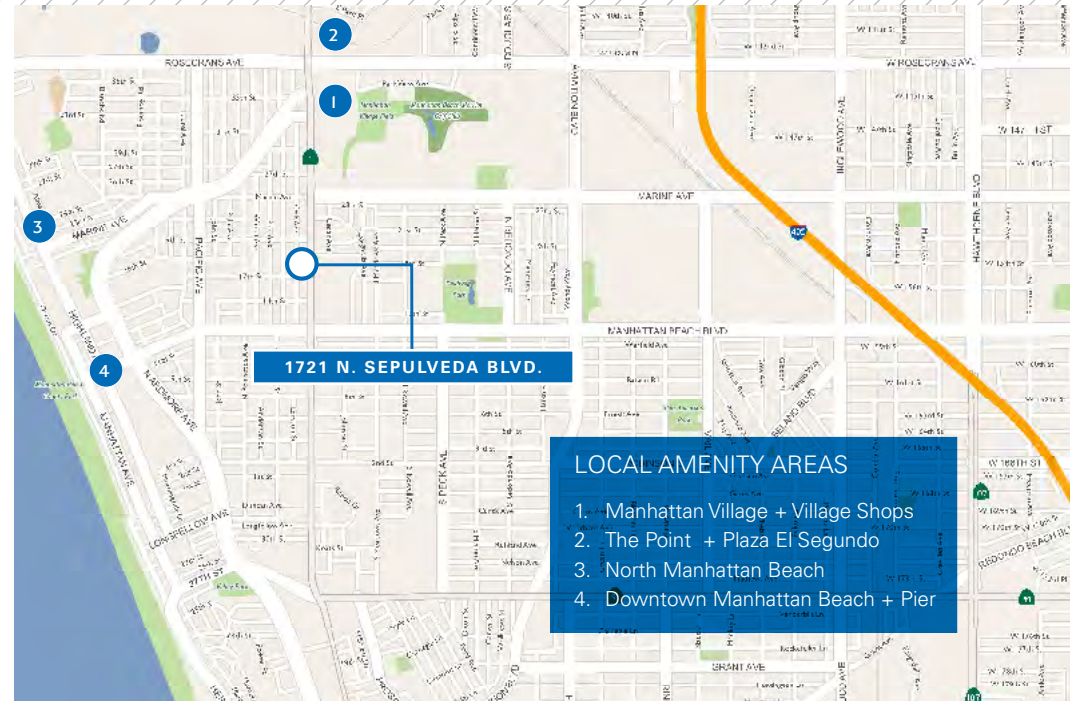
geoff.ludwig@nrmk.com

CA RE Lic. #01232244

Corporate License #01355491. The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

nrmk.com

NEWMARK



- LOCAL AMENITY AREAS**
1. Manhattan Village + Village Shops
 2. The Point + Plaza El Segundo
 3. North Manhattan Beach
 4. Downtown Manhattan Beach + Pier