

FOR LEASE

# Corporate HQ Location - Up to 43,200 RSF Available

2005 MANHATTAN BEACH BOULEVARD, REDONDO BEACH, CA



**NEWMARK**

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# Highlights



86,000 square-foot, 2-story low-rise office building fully renovated in 2020



Warm shell build to suit office suite with entire 2nd floor available for lease



Identity opportunity for highly visible building top signage along Manhattan Beach Blvd.



Ample 4/1,000 complimentary gated surface parking with electric car charging stations



Bright, welcoming lobby with white brick walls, pendant light fixtures, and seating



Located near premier housing and top rated schools in surrounding submarkets



Adjacent to Redondo Performing Arts Center and Aviation Park's Track & Field





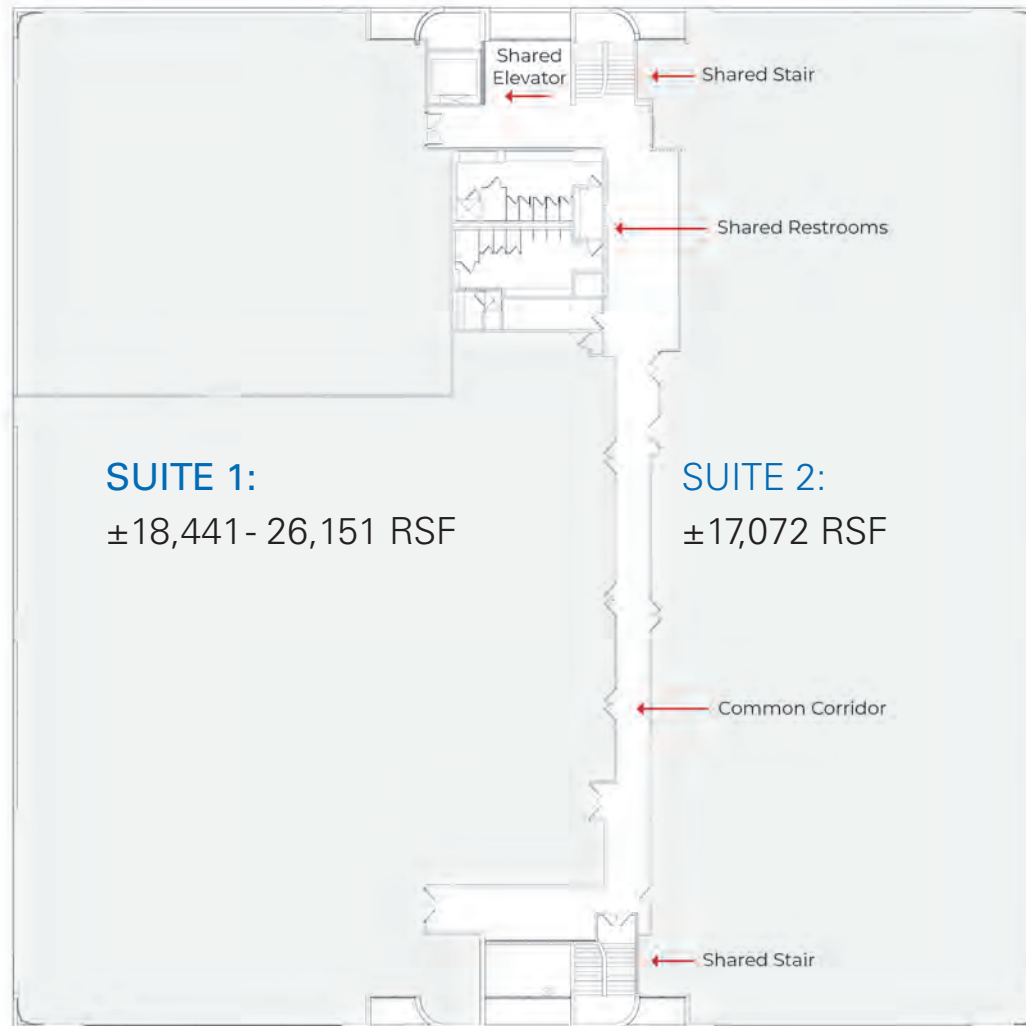
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# Floor Plan

## 2ND FLOOR



### RENTAL RATE:

\$3.10 per  
Rentable Square Foot,  
Modified Gross



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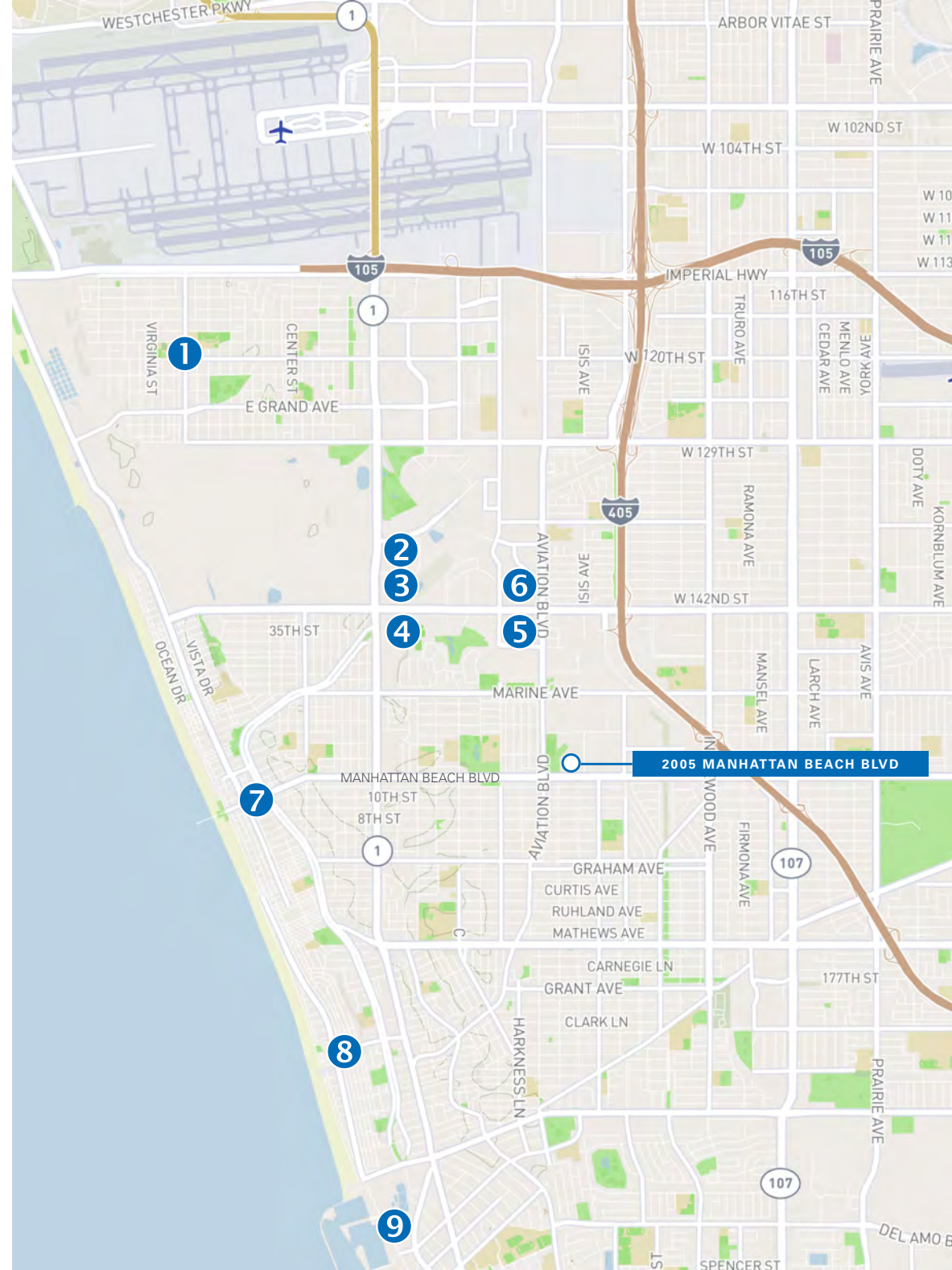
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## 2005 MANHATTAN BEACH BOULEVARD

# Amenities

- 1 DOWNTOWN EL SEGUNDO**  
Deluca Pasta, Sausal, Rock & Brews, Tavern on Main, El Segundo Brewing Co., Petros Cafe, Second City Bistro, Good Stuff, Jame Enoteca, Brewport Tap House
- 2 PLAZA EL SEGUNDO**  
Marmalade Cafe, Sauced BBQ, Dick's Sporting Goods, HomeGoods, The Container Store, Whole Foods, Nordstrom Rack, Ulta, Hot 8 Yoga, Barry's Bootcamp, California Fish Grill, Veggie Grill
- 3 THE POINT**  
Cava, Mendocino Farms, North Italia, True Food Kitchen, Umi by Hama-saku, Tocaya, Hopdoddy, Lil' Simmzy's, Little Sister, Lululemon, Lucky Brand, SoulCycle, Peet's Coffee
- 4 MANHATTAN VILLAGE**  
Mercado, Joey, Sushi Roku, Boa, Smashburger, SweetGreen, Urban Plates, California Pizza Kitchen, Chili's, Dan Modern Chinese, Tin Roof Bistro, Islands, Olive Garden, SusieCakes
- 5 MANHATTAN MARKETPLACE**  
Bristol Farms, Johnny Rockets, Il Fornaio, CVS, Subway, Mother's Market, Cafe Rio, Trader Joe's
- 6 CONTINENTAL PARK**  
Flemings, Paul Martin's, Fogo De Chao, Cafe Vida, Shake Shack, Bruxie, Calo Kitchen + Tequila, Randy's Donuts, Chin Chin, Nomad Eatery
- 7 DOWNTOWN MANHATTAN BEACH**  
Arthur J's, Esperanza, Fishing with Dynamite, Nando Trattoria, Izaka-ya, Love & Salt, Mangiamo, MB Post, Nick's, Petros, Rock 'n Fish, The Strand House, Simmzy's, Slay, Sugarfish, Fusion Sushi
- 8 DOWNTOWN HERMOSA BEACH**  
Zane's, Palmilla, The Rockefeller, Chef Melba's Bistro, Good Stuff, Hook & Plow, Creme De La Crepe, Tower 12, Fritto Misto, Dia De Campo, Sosta, Steak & Whisky, Japonica, Decadence, Agave Azul Kitchen
- 9 REDONDO BEACH PIER**  
Chart House, Kincaid's, Baleen Kitchen, Sea Level Restaurant and Lounge, R10 Social House, El Torito, Tony's on the Pier, Bluewater Grill, Cheesecake Factory





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REDONDO BEACH, CA



Corporate License #01355491

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