

901 N. PACIFIC COAST HWY - STE A200

REDONDO BEACH, CA 90277

MONTORO PLAZA

FOR LEASE

**4,209 SF - 2ND FLOOR
MEDICAL OR GENERAL OFFICE**



A contemporary professional commercial building that is located at the main entrance to the Redondo and Hermosa Beach communities. There is approximately 4,209 sf of contiguous ocean view office space on the second floor divided into 18 private offices with two ADA compliant bathrooms. The space can be divided into multiple spaces, some with ocean views on the west side and others with a view of the surrounding beach community. The property has been completely updated with new landscaping with drought tolerant planting, an updated monument sign in front, new exterior paint, re-surfaced parking area with additional ADA parking spaces and new exterior lighting throughout the parking area.

Suite A200

Large office space divided into several smaller offices, a conference room, a reception area and a break room.

Size - Approx. 1,000 to 4,209 sf

Divisible - This space can be divided into 3 separate offices or leased as one as is or with a complete renovation.

Triple Net Fees - Approx. \$.70 p/sf

Rental Rates - \$2.75 - \$3.25 NNN

TI Allowance - Rent abatement and tenant allowance are all negotiable based on the term of the lease.

Available - Immediately!

Easy to Schedule a Tour - 24 Hour Notice Required - (Mon-Fri)

Contact Michael Talbot (310-422-4309)



Michael Talbot, License# 00645363
Residential & Commercial Investments
(310) 422-4309 cell

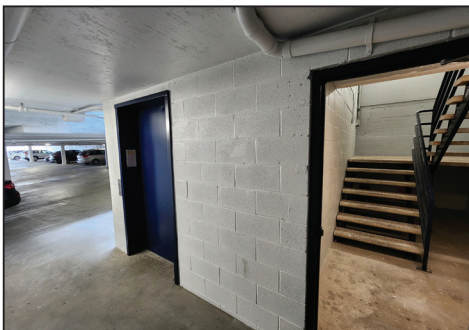
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- Ocean and City light views from a number of the offices
- **ADA** - Bathrooms and approved ramps for access points as well as numerous ADA parking spots.
- Elevator - The elevator and the stairwell are available from the lower level parking garage to the 2nd floor
- Gateway to Redondo - Hermosa Beach communities
- Signalized Corner location - High traffic count
- Parking - plenty of on site and curbside parking
- High walkability score - close to local restaurants, bars and boutique stores
- Surrounded by high density neighborhoods with high income households
- **Lot Size** - 50,188 sf
- **Year Built** - 1987
- **Parking** - approx. 105 onsite parking spaces
- **Base Rent Rate** - Starting at \$2.75 p/f NNN
- **Terms** - 3 plus years - base rent plus triple net fees of approx. \$.70 p/f

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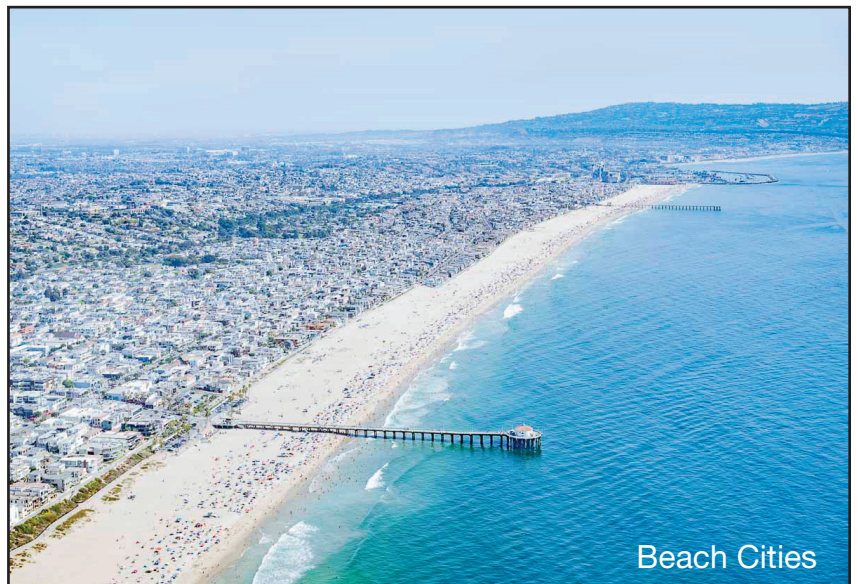
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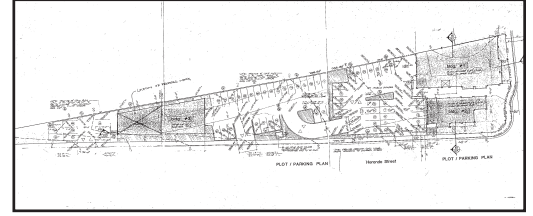
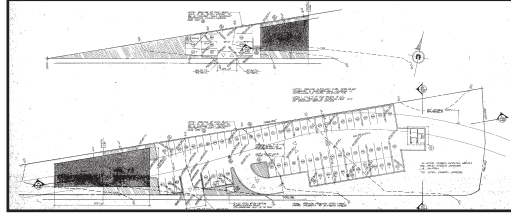
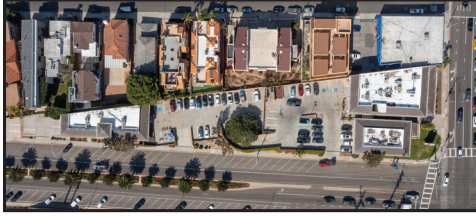


The South Bay Beach Communities of Redondo, Hermosa and Manhattan have been preferred living, business and resort destinations for a century with flourishing businesses from mouth watering dining options to state of the art medical facilities. The local housing communities support an array of opportunities from high end multi-million dollar estates on the oceanfront to more affordable higher density projects nestled throughout the beach cities.

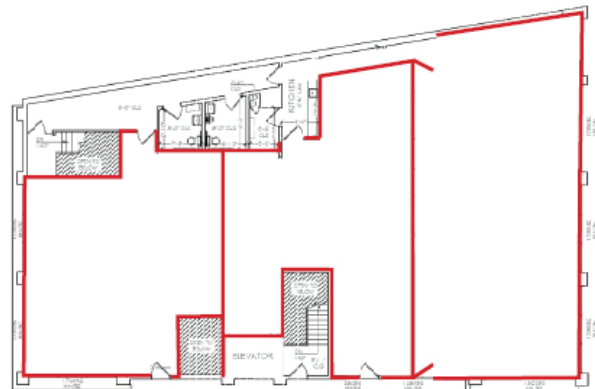
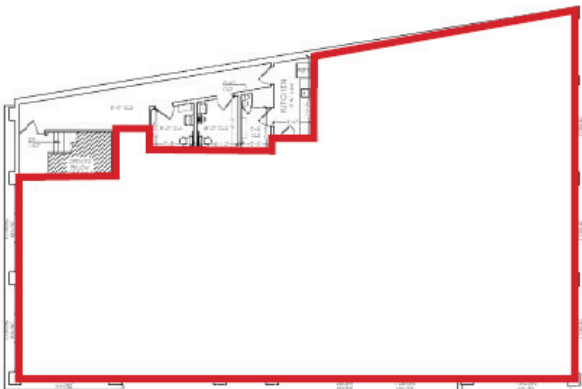
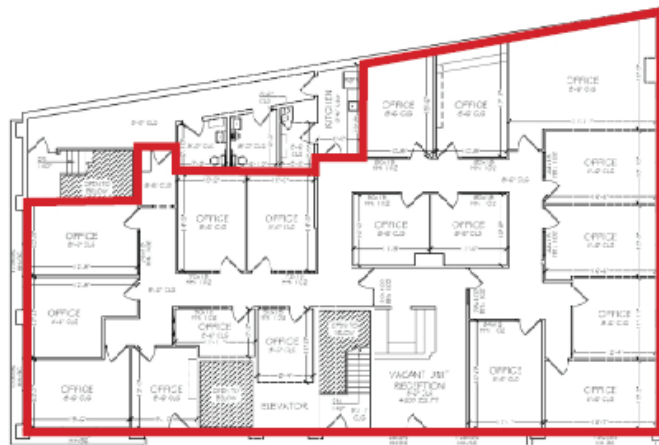


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FLOOR PLAN OPTIONS FOR SUITE A200



"Your referrals are greatly appreciated"



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Information contained herein deemed to be reliable
but not guaranteed.