

2401 Pacific Coast Highway

Hermosa Beach, CA 90254



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VARIETY OF USES

- Ideal for startups, graphic designers, technology professionals, accountants, insurance, and a wide variety of office and administrative uses
- Some medical uses such as one-on-one psychotherapy
- Perfect satellite office for a local resident
- Ocean-view suites with outdoor balconies, natural light for beautiful photography backdrops

HEALTH SAFETY FEATURES

- Tenant-controlled independent HVAC systems
 - no shared vents with other suites
- Private en suite restroom in every unit
 - no common restrooms
- Natural ventilation with operable windows, open walkways, and sliding doors in west-facing suites
- Distancing options include dedicated outdoor balconies, two outdoor stairwells, open walkways, and a central elevator



BLUE WATER
REALTY ADVISORS INC.

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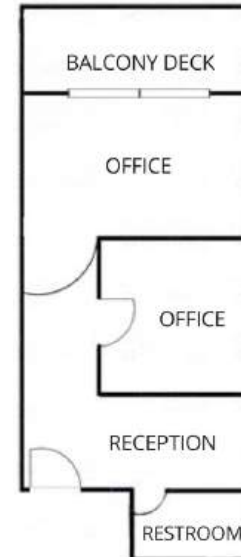
SUITE 107

618 SF

\$2,680 PER MONTH, MODIFIED GROSS

SUITE HIGHLIGHTS

- West-facing office suite with one office having a partial ocean view and sliding door to private balcony
- Corner suite with two offices (interior office walls built with sound-absorbing hushboard), reception, and private en suite restroom
- Dimmable LED recessed lighting, light blonde colored plank flooring, and new paint
- Tenant-controlled independent HVAC system
- One reserved, gated subterranean parking space
- Second reserved parking space available for an additional premium
- Large monument sign inclusive for all tenants
- Elevator access to reserved parking
- Outdoor walkway on ground level
- FIOS ready



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SUITE 108

570 SF

\$1,790 PER MONTH, MODIFIED GROSS

SUITE HIGHLIGHTS

- Open floor plan, south-facing office suite with ash-colored plank flooring, operable windows, and private en suite restroom
- Updated with dimmable LED recessed lighting
- Tenant-controlled independent HVAC system
- One reserved, gated subterranean parking space
- Second reserved parking space available for an additional premium
- Large monument sign inclusive for all tenants
- Elevator access to reserved parking
- Outdoor walkway on ground level
- FIOS ready



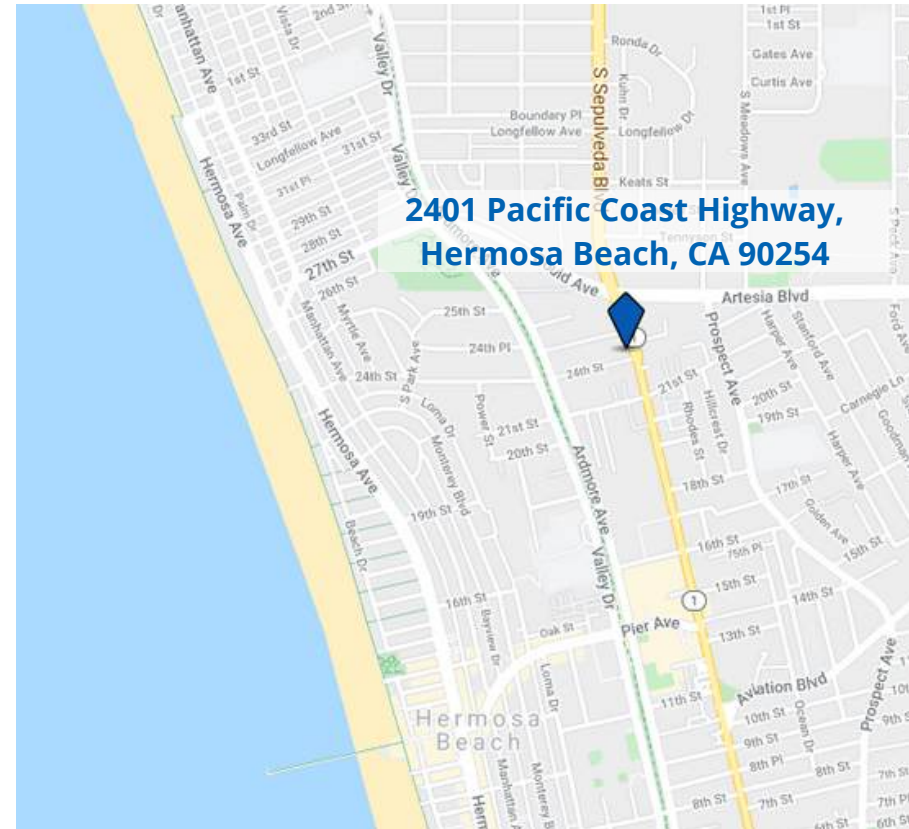
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AREA HIGHLIGHTS

Hermosa Beach is featured as one of the top 10 beaches in the United States on the Travel Channel. Hermosa Beach, known as “The Little Gem by the Sea”, has something for everyone. The surf, sand, and palms welcome visitors and residents year-round. This intimate sun-drenched beachside village combines a spectacular coastline, wide sandy beach, a century-old rich history, specialty shops, restaurants, and lively festivals - long a favorite with Californians. Hermosa Beach is located in the South Bay of Los Angeles nestled in between affluent Manhattan Beach to its north and vibrant Redondo Beach to its south.

The city is popular for its beach volleyball, surfing, sunbathing, paddleboarding, restaurants, and great weather. The average temperature is 70°F (22°C) in the summertime and 55°F (13°C) in winter. Westerly sea breezes ease occasional high summertime temps in the Los Angeles area and help to keep smog away. Hermosa averages 325 days of sunshine per year.



The population is approximately 19,789 with an average household income of \$155,163. Manhattan Beach has an average income of \$217,703 and Redondo Beach has an average income of \$126,671.



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