

FOR SALE OR LEASE

# Ocean View Office/Retail Space in Walker's Paradise

205 PIER AVENUE, HERMOSA BEACH, CA



**NEWMARK**

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205 PIER AVENUE, HERMOSA BEACH, CA



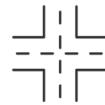
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**205 PIER AVENUE, HERMOSA BEACH, CA**



Located in the heart of beautiful Downtown Hermosa Beach



Prestigious Pier Avenue address two blocks from the Pacific Ocean



Exclusive covered parking in dedicated subterranean structure



Walker's paradise with immediate access to abundant amenities



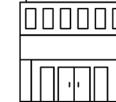
Walking distance to the sand, The Strand, and beach activities



Access to local events such as Fiesta Hermosa, AVP, and St. Patrick's Parade



Abundant natural light, outdoor decks, and inspiring sunset views



Rare office space with a variety of small suite layouts and flexible terms



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## Building Details

**RENTABLE BUILDING AREA**

5,659 RSF

**PRODUCT**

Office / Retail

**TENANCY**

Multiple

**YEAR BUILT**

2012

**STORIES**

Two office stories + street level retail

**PARKING INCLUDED**

Two covered parking spaces per suite,  
free of charge

**EXISTING FURNITURE**

Existing furniture available for Tenant's  
use, free of charge

**ZONING**

Specific Plan Area - 11 (SPA-11)

[Click for the Zoning Land Use Map](#)

[Click for Specific Plan Area Uses](#)

**SALE PRICE**

\$6,950,000 (\$1,228.13 PSF)

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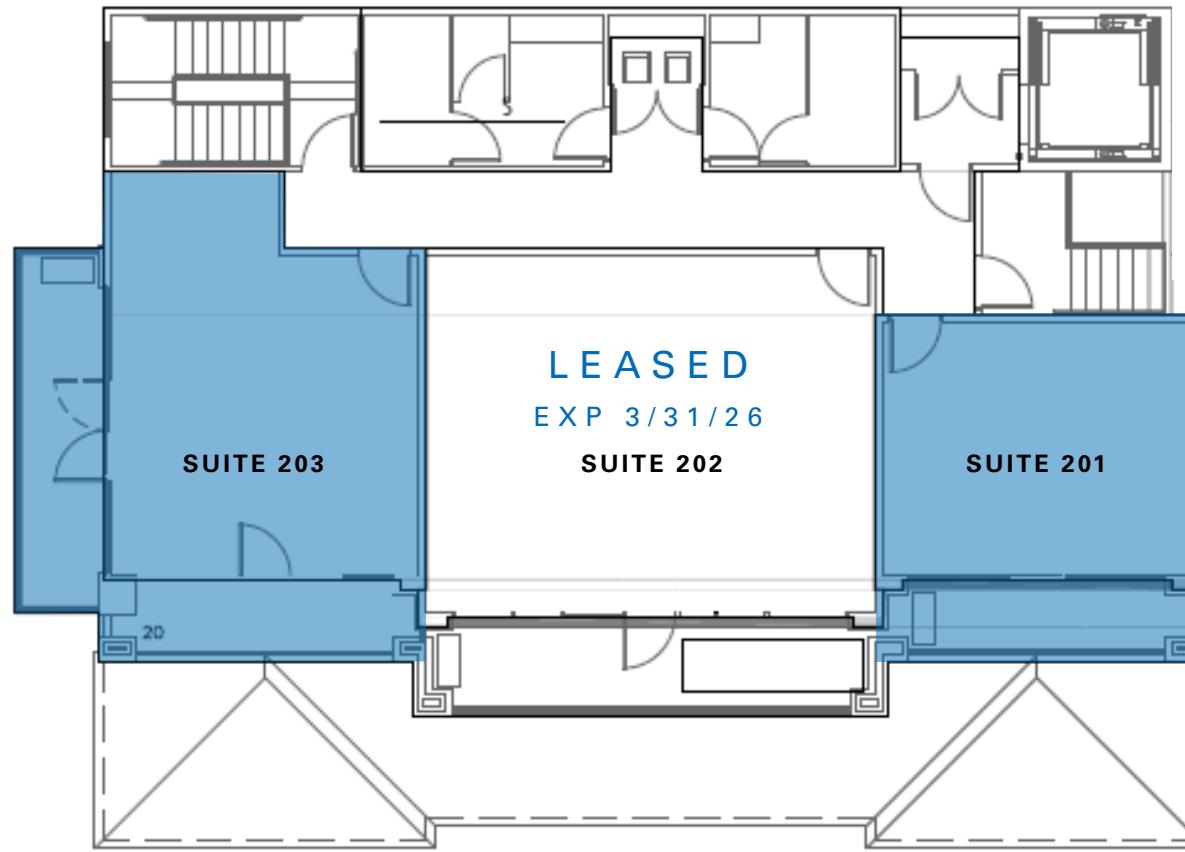
## Floor Plan - 2nd Floor Office

### LEASE AVAILABILITY

SUITE 201: Approximately 371 RSF - \$2,100.00 per Month, Modified Gross

SUITE 203: Approximately 524 RSF - \$3,000.00 per Month, Modified Gross

- Central AC/Heat
- Four Stop Elevator
- Men/Women Restrooms
- Private Balconies with Ocean Views



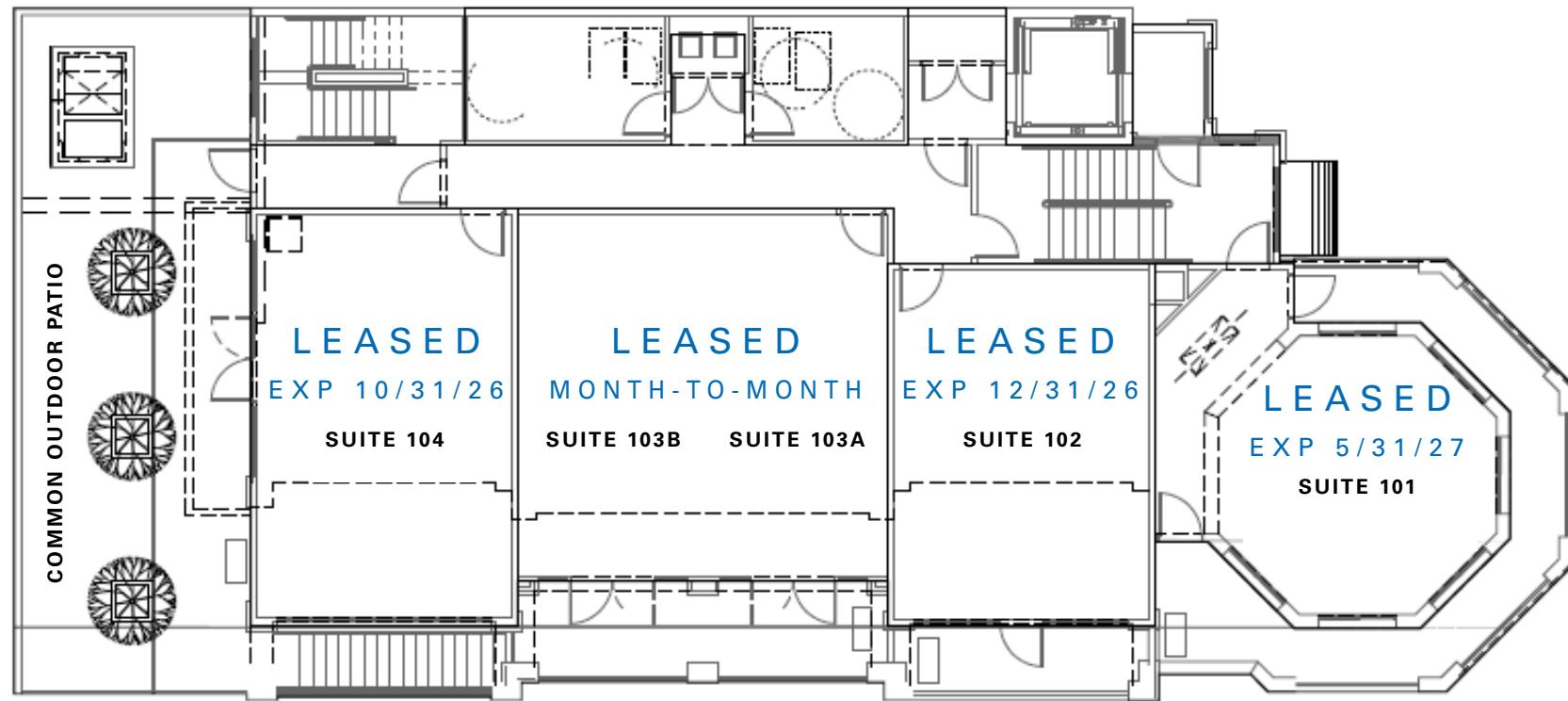
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Virtual Tour

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## Floor Plan - 1st Floor Office

LEASED

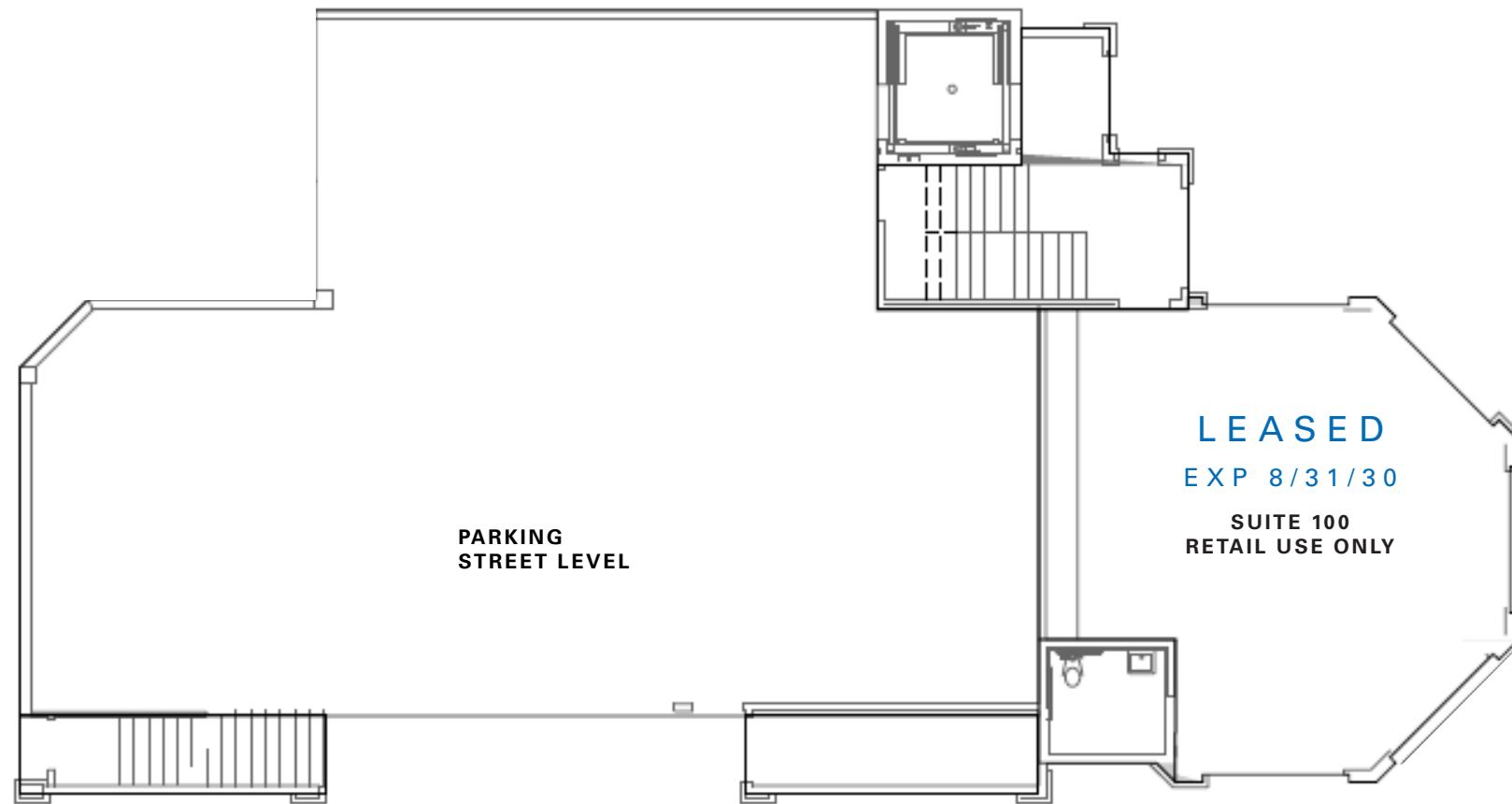


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## Floor Plan - Street Level Retail

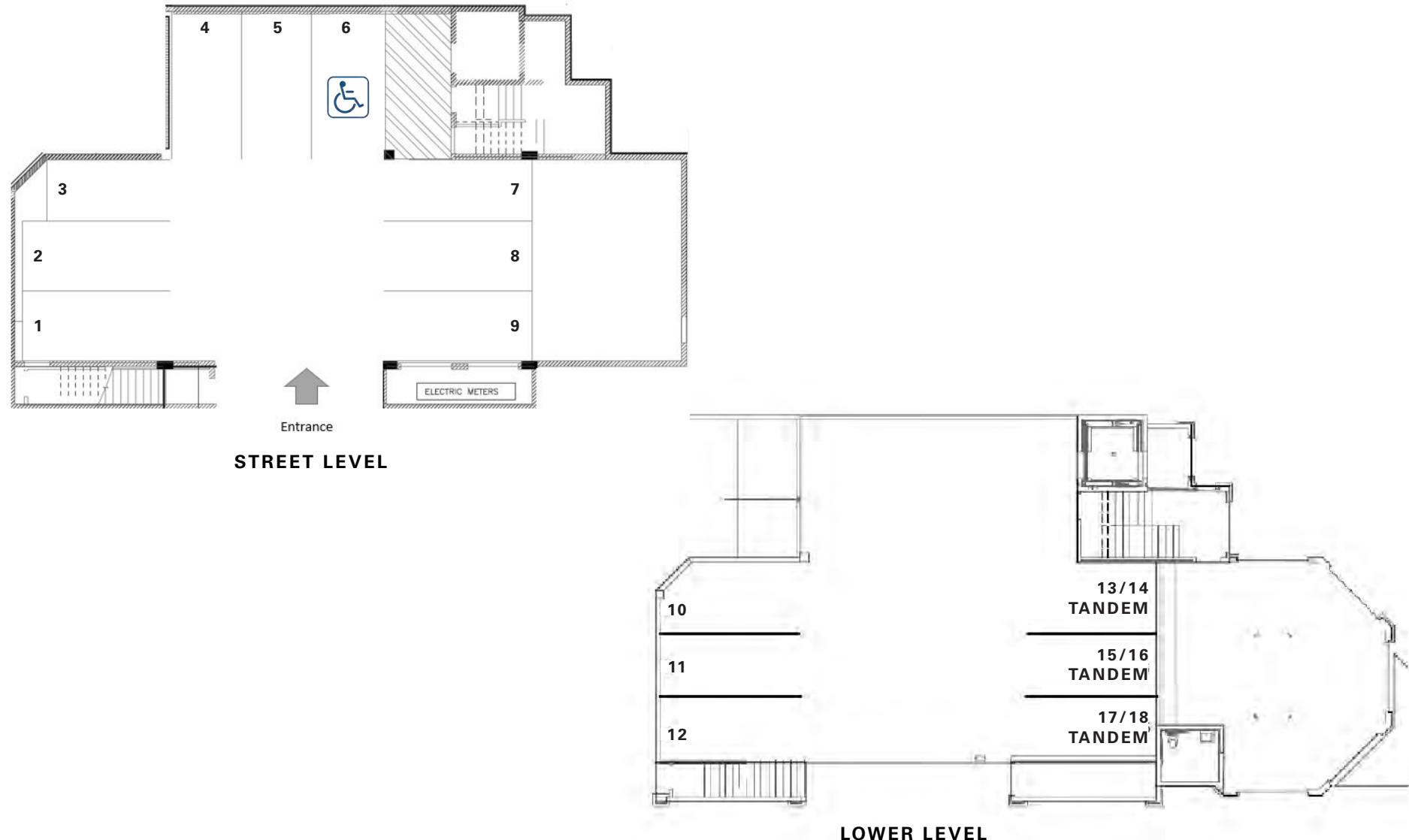
LEASED



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# Parking Levels



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## 205 PIER AVENUE, HERMOSA BEACH, CA

# Parcel Map

4183-013-001



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# Hermosa Beach Amenities

## DINING + DRINKS



## FITNESS + HEALTH



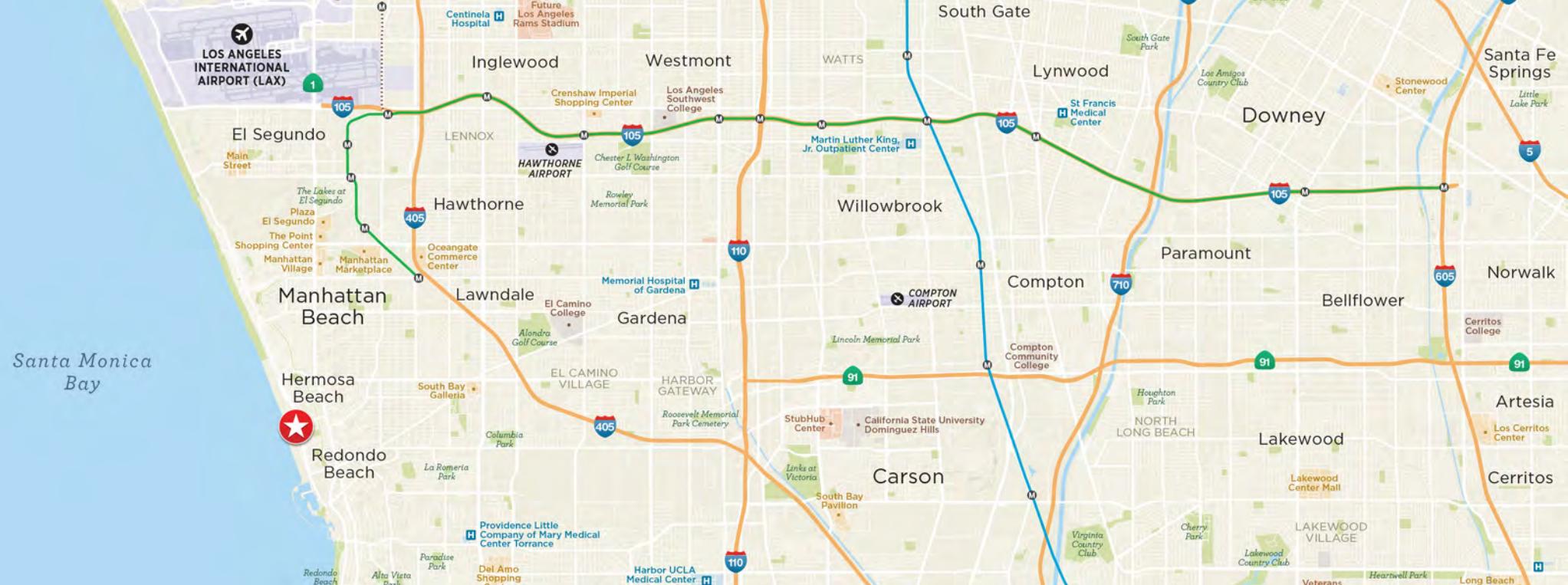
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## RETAIL + BANKING + SALON



## COFFEE + JUICE + BAKERIES





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