

**901 N. PACIFIC COAST HWY**  
REDONDO BEACH, CA 90277

**FOR LEASE**  
MEDICAL - OFFICE - RETAIL



A contemporary professional commercial building that is located at the main entrance to the Redondo and Hermosa Beach communities. There is approximately 4,222 sf of contiguous ocean view office space on the second floor divided into 16 offices, a reception area and a break room with ADA compliant bathrooms in the hall. The space can be split into two suites, one with ocean views on the westside and the other with views of the surrounding beach community.

### Suite A200

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

**Size** - Approx. 4,222 sf

**Divisible** - Can be divided into two suites

**Triple Net Fees** - Approx. \$.65 p/f

**Rental Rates** - \$2.75 - \$3.25

**Available** - Immediately!



### Virtual Tour

<https://tour.caimagemaker.com/l/?id=177949>



Please Contact Michael Talbot  
**(310-422-4309)** to schedule an appointment  
to tour the property utilizing Covid-19 protocol.



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

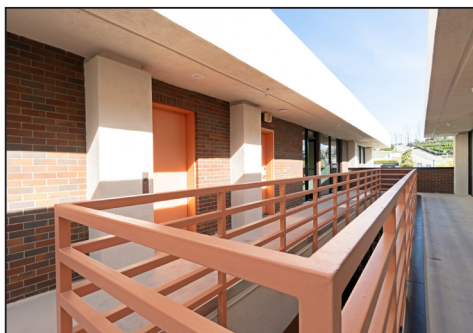


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- Ocean and City light views from a number of the offices
  - **ADA** -bathrooms are ADA
  - Elevator - providing access from the lower parking area to the 2nd floor
  - Gateway to Redondo - Hermosa Beach communities
  - Signalized Corner location - 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
  - ADA compliant
  - **Base Rent Rate** - Starting at \$2.75 p/f
  - **Terms** - 3 plus years - base rent plus triple net fees of approx. \$.65 per foot

## Suite A200



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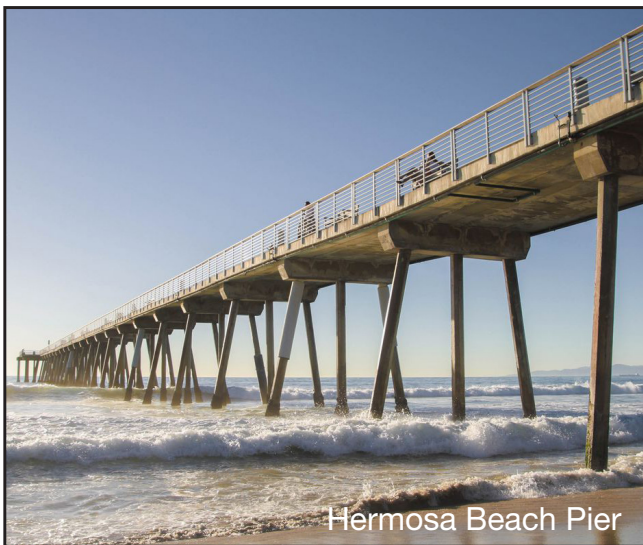
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**RE/MAX**  
COMMERCIAL & INVESTMENT REALTY®



Redondo Beach Pier

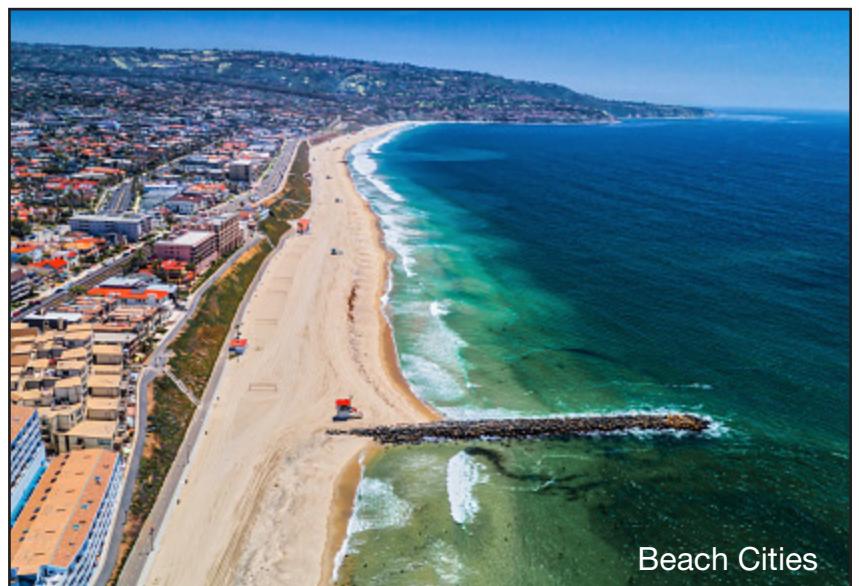


Hermosa Beach Pier



Hermosa Beach Downtown

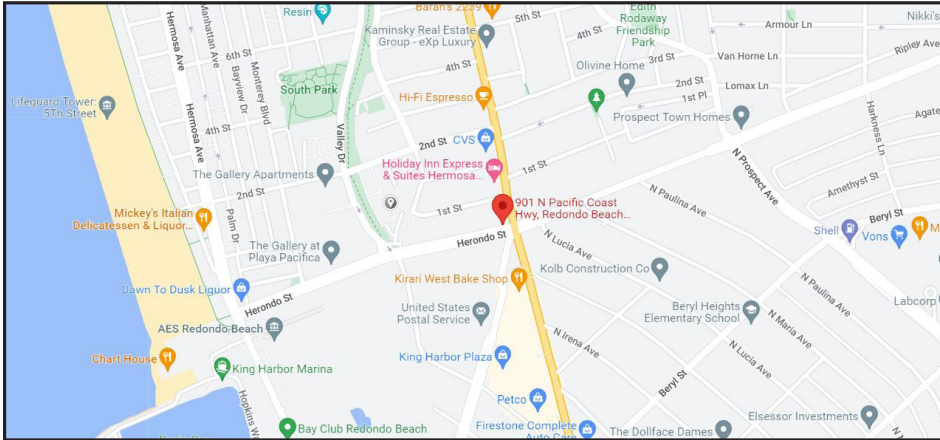
The South Bay Beach Communities of Redondo, Hermosa and Manhattan have been preferred living, business and resort destinations for a century with flourishing businesses from mouth watering dining options to state of the art medical facilities. The local housing communities support an array of opportunities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



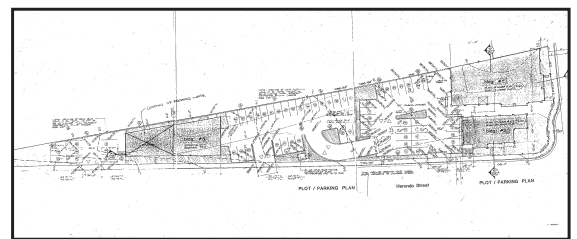
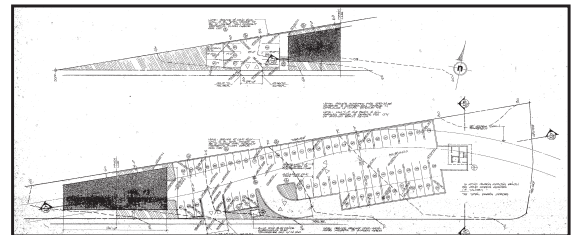
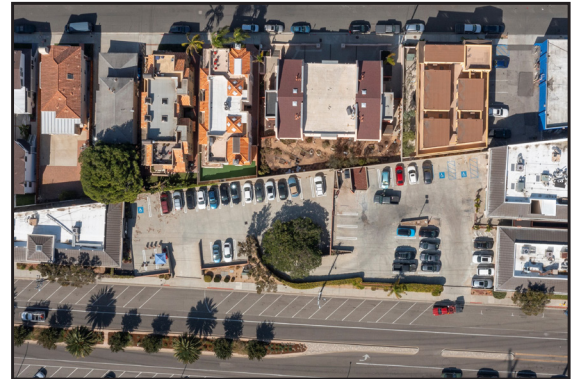
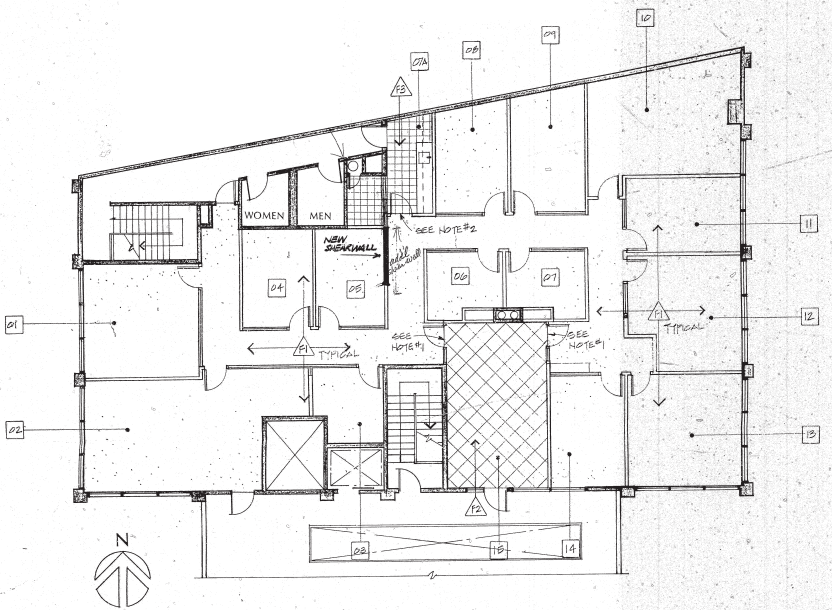
Beach Cities

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## REDONDO BEACH, CA 90277



### FLOOR PLAN UNIT A200



*"Your referrals are greatly appreciated"*



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**RE/MAX**  
ESTATE PROPERTIES

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Information contained herein deemed to be reliable  
but not guaranteed.