

# 2447 PCH

2447 Pacific Coast Hwy, Hermosa Beach, CA 90254



BCB | Premier Estates  
division of BEACH CITY BROKERS

Presented by  
Beach City Brokers



## Price: \$45.60 - \$48.00 /SF/YR

Hermosa Beach is a highly sought-after beach community in Southern California for its strategic location nearby five freeways for easy access to CBDs throughout Los Angeles and Orange County. Throughout the pandemic, and historically, the beach cities/Palos Verdes submarket experienced strong office demand as the highest vacancy rate in over a decade was in 2010 at only 8.3%. Tenants at 2447 PCH receive additional benefits from unobstructed ocean views; and high-visibility building signage along Pacific Coast Highway, with an average of 46,250 cars passing the building daily.

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- Low rise office building
- Excellent area amenities
- Desirable residential neighborhoods
- Prominent location
- Ocean views



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Entrance



Exterior

## Listing spaces

### 1st Floor Ste 110

Space Available	1,153 SF
Rental Rate	\$48.00 /SF/YR
Contiguous Area	1,153 SF
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

2 window line offices, large open floor room and IT room.

### 1st Floor Ste 111

Space Available	5,283 SF
Rental Rate	\$45.60 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

13 window line offices, 6 interior offices, large kitchen, 2 storage rooms, IT room and reception area.



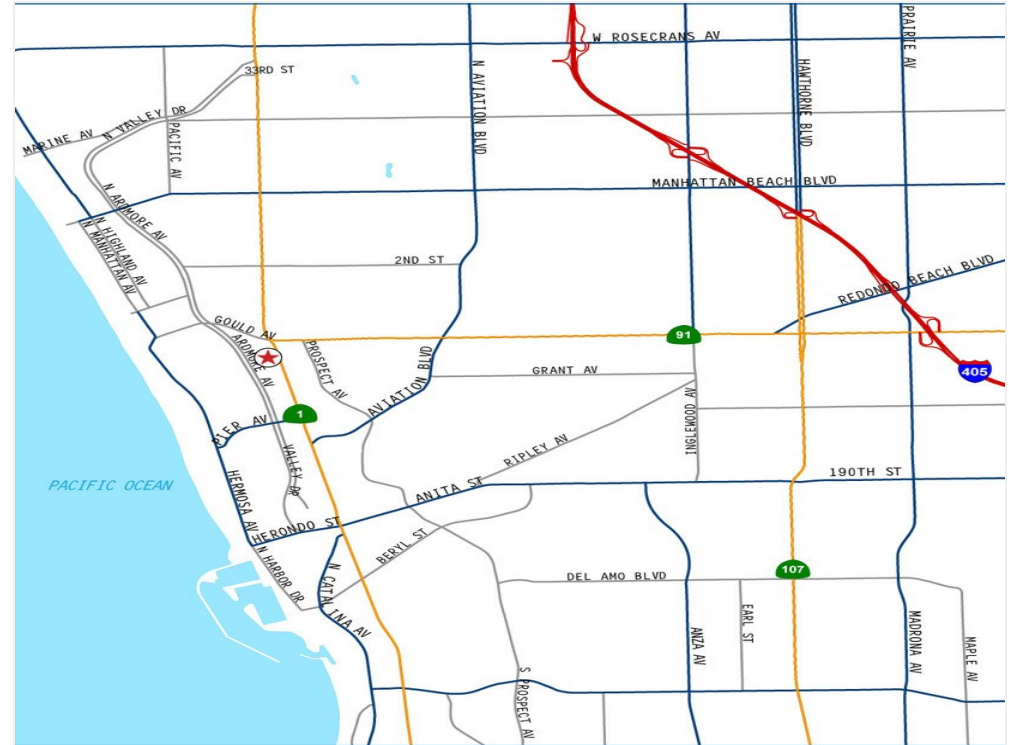
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## Property Photos



Exterior



Building Photo

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## Location

