

Top Floor Office Condos

1300 Highland Ave
Manhattan Beach, CA 90266

Two Units Available - Each unit approx. 300 SF

Call Owner/Broker For Details



Unit 210

**SEDBERRY
& ASSOCIATES**



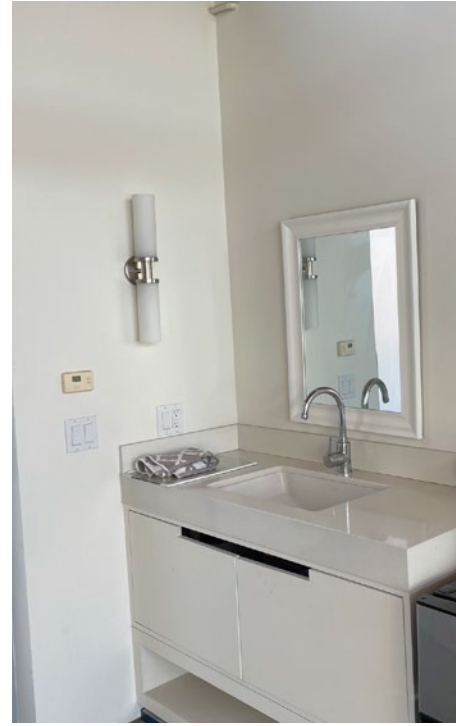
Mike Rossi, Principle
REALTOR, LIC #01089100
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Commercial Real Estate Services | 500 4th St NW Suite 275, Albuquerque, NM 87102

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Discover an entirely new way to work at the South Bay's most exclusive commercial address. This stunning, top-floor office condo is located at 1300 Highland Shops + Work Lofts—an **incredibly boutique office complex** that seamlessly blends work and pleasure for a lifestyle unlike any other.

Ideally situated in the **heart of exciting downtown Manhattan Beach**, just steps from the Pacific ocean and award-winning restaurants, this inspired development was designed by renowned architect Grant Kirkpatrick of KAA to maximize ocean breezes and natural light. Its exposed steel structure, bleached cedar cladding and unique layout echo the community's modern beach homes, while its 10,000 square foot basement with gated underground parking spaces, spa locker rooms, steam showers, and private storage helps you mix more play into your work day.

This sleek office condo is adjacent the new Manhattan Beach Library, City Hall and the Metlox, home of multiple restaurants, shops and the Shade Hotel. Enjoy the **outdoor patio areas** where you can conduct meetings outside.

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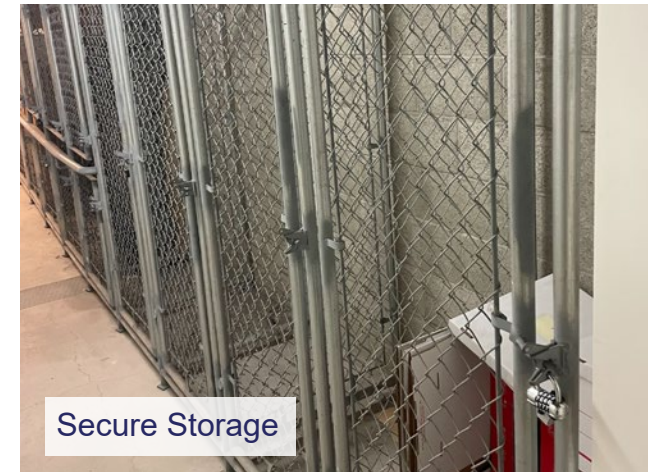
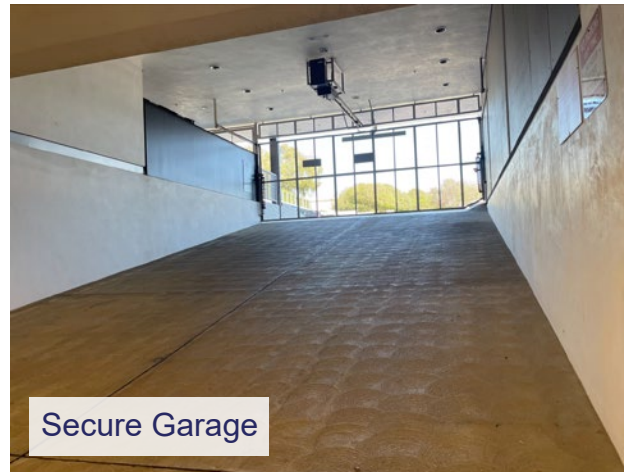
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Unit 200

Size: 13.2' x 23.2' for 306.24 sf

Sale Price: \$670,000.00

'24 RE Taxes: \$9,031.79 per year

Unit 210

Size: 12.0' x 25.3' for 303.06 sf

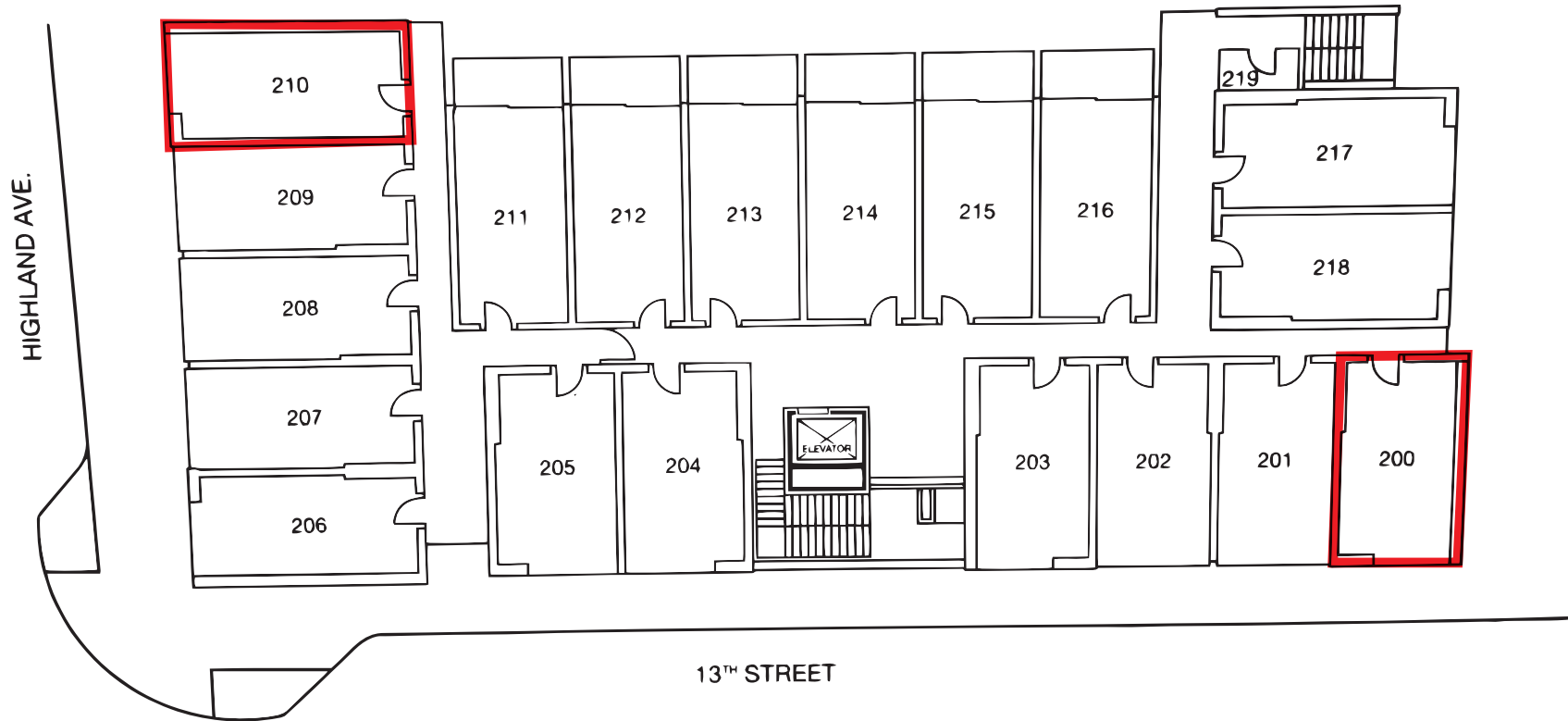
Sale Price: \$750,000.00

'24 RE Taxes: \$8,899.41 per year

HOA per unit: \$345 per month (includes water, sewer, refuse and common area maintenance)

Tenant pays own electricity, phone/ Wi-Fi.

Sizes per recorded condominium plan sheet 9



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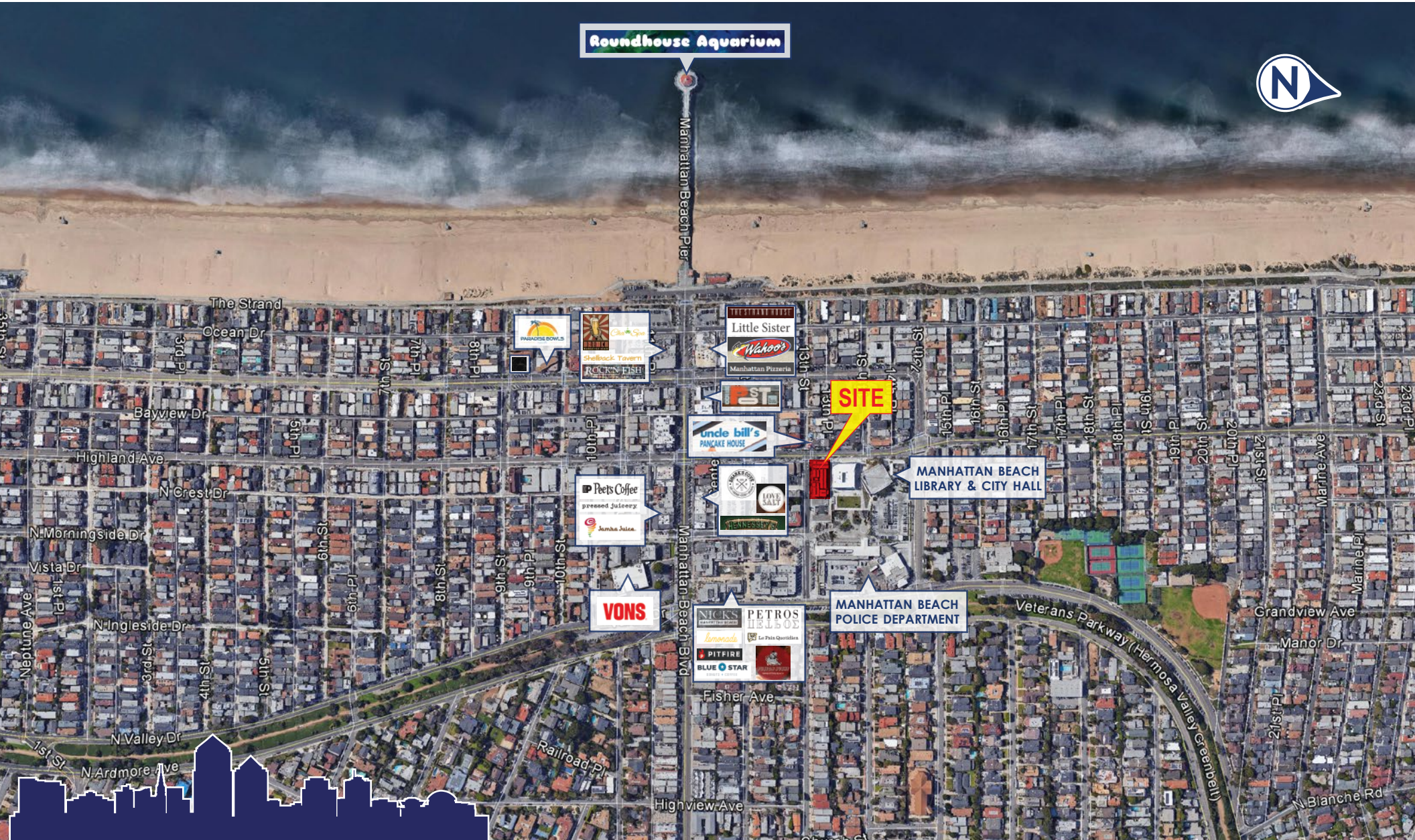
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5 MINUTE

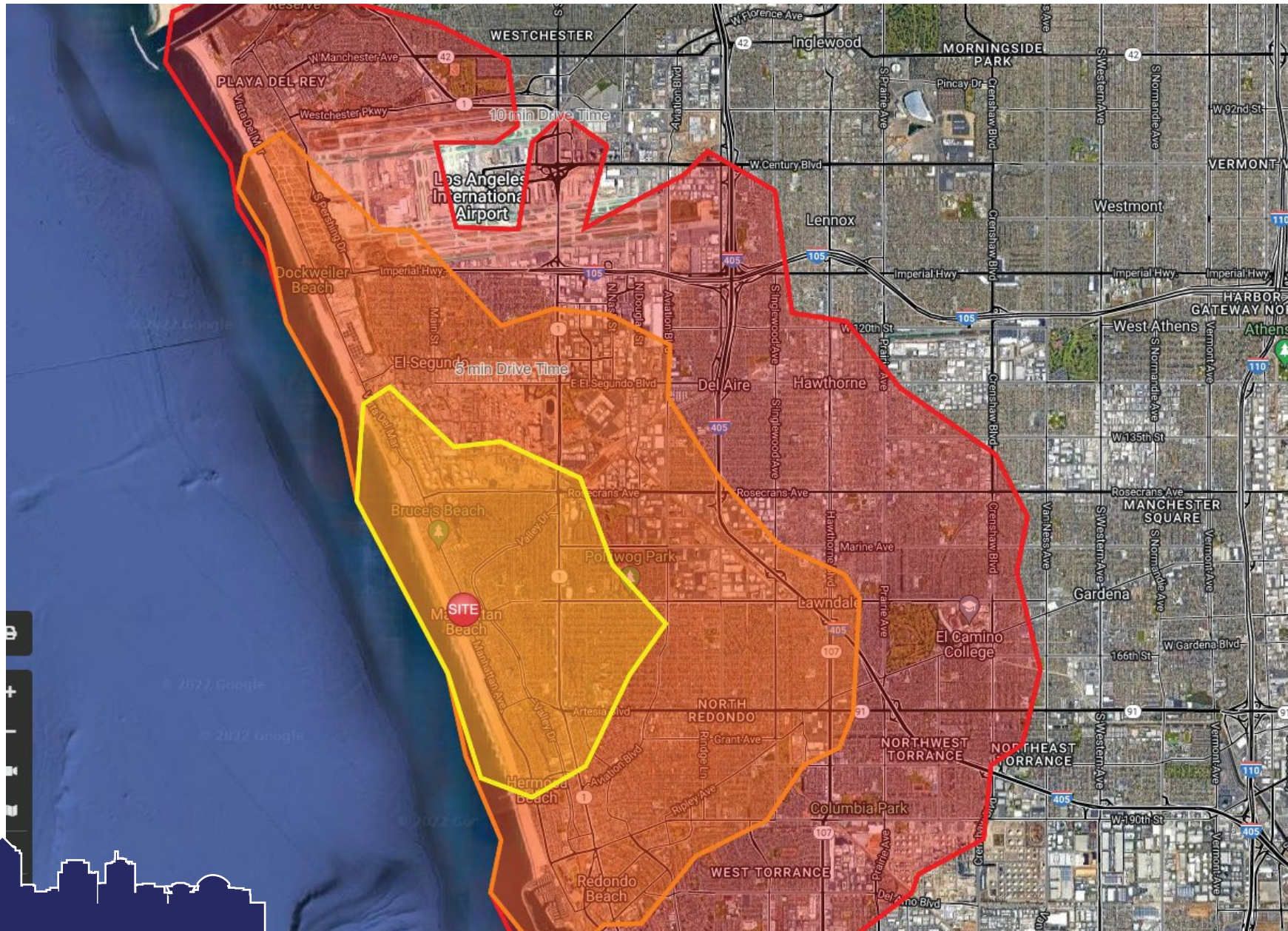
Population
29,482
Avg HH
Income
\$316,190

10 MINUTE

Population
80,532
Avg HH
Income
\$262,109

15 MINUTE

Population
177,676
Avg HH
Income
\$211,910



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