

OFFICE FOR LEASE

608 Silver Spur Road

Rolling Hills Estates, California 90274

INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION – CONSULTING

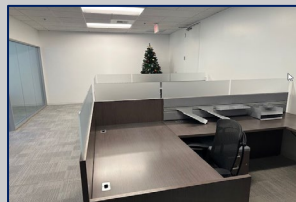


AVAILABLE SUITES:

Suite 310 1,200 Square Feet

- Third floor space, 4 large private offices, high ceilings, elevator, 3:1 car parking, newly refurbished

Rate: \$3.25 PSF Full Service Gross



608 Silver Spur Road is a 3-story Class A office building. The building is a landmark in the Peninsula Center area with distinctive elements of concrete with exposed steel beams, steel panels, and exterior architectural shades designed by XTEN Architecture as part of a major renovation of the property. There are interior hallways for access to the 2nd and 3rd floor suites and walk-up access to the 1st floor suites with open air terrazzo walkways. The building is elevator served along with 2 interior stairways. Common area men's and women's restrooms are located on each floor. Nearby amenities include complete shopping, entertainment, and dining. Rolling Hills Estates boasts mile-long Peninsula shopping area which includes impressive open-air shopping plazas featuring a state-of-the-art movie theater, ice rink, and a blend of specialty restaurants, popular national retailers, and local merchants. Rolling Hills Estates is considered a main shopping destination for consumers from the Palos Verdes Peninsula. Peninsula Center is also the central business district for the Peninsula with a mix of banking, finance, real estate, insurance, and law firms serving the community.

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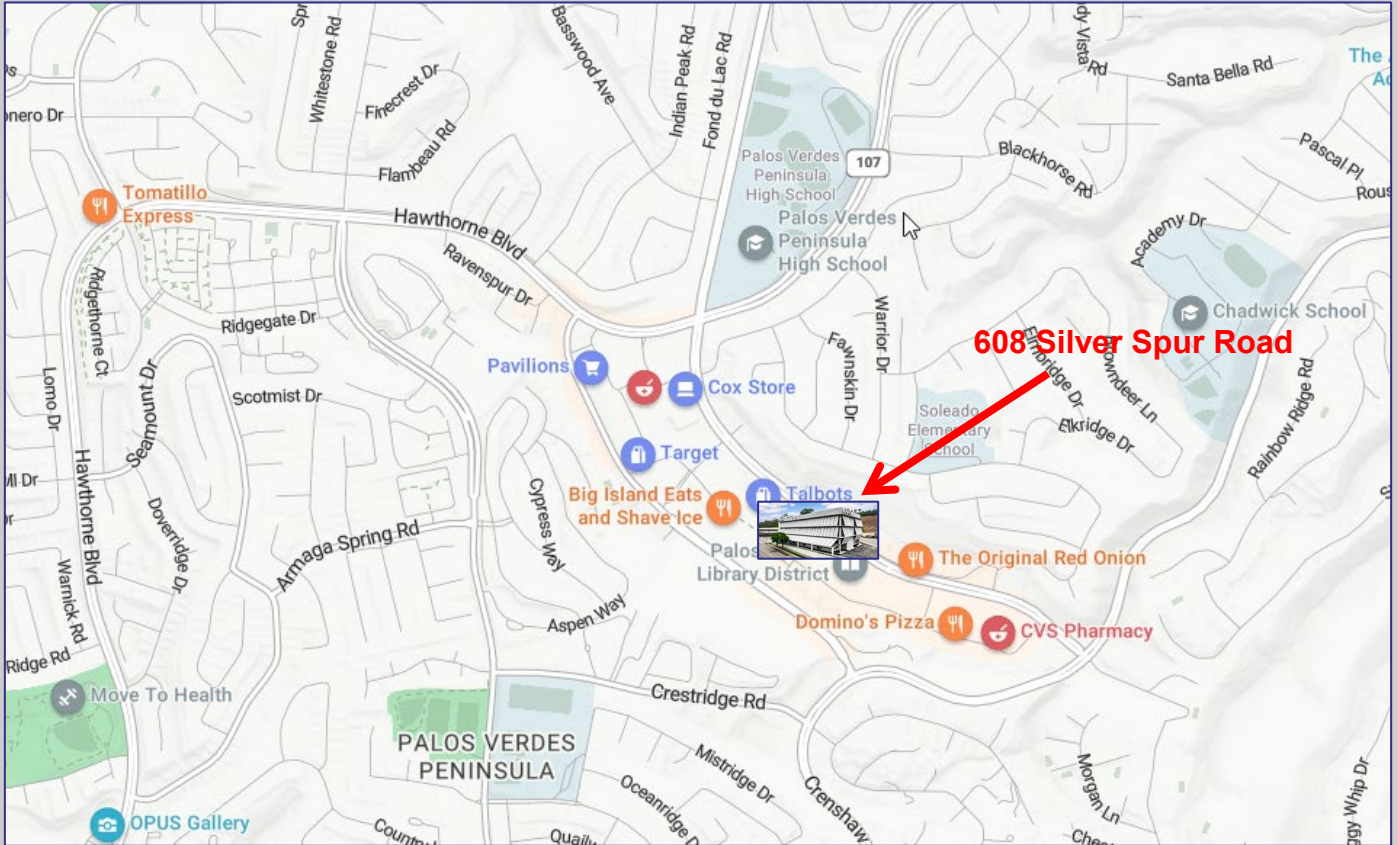
RE/MAX
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