



Manhattan Pointe Plaza

220 N Aviation Blvd, Manhattan Beach, CA 90266



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Manhattan Pointe Plaza

\$45.00 /SF/Yr

Manhattan Pointe Plaza is a busy neighborhood shopping center located in Manhattan Beach on Aviation Blvd. The Plaza has over 400' of frontage along Aviation Blvd and is within close proximity to the Sand Diego (405) Freeway and neighboring communities of Hermosa Beach, Redondo Beach, El Segundo, and Torrance. Manhattan Beach has a median home price of \$1,800,000 and ranked as one of the best suburbs in Los Angeles County for its high earning and well educated residents....

- Fully built out for office use, open beam ceiling with exposed ducting, low voltage lighting, and open floor plan
- Conference area with privacy walls, Built-in receptionist desk, Break room with built-in cabinets, 1 private office with built in cabinets and desk
- Fully built out handicap compliant restroom in suite
- Great Manhattan Beach location. On site parking, Easy access.



Rental Rate:	\$45.00 /SF/Yr
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	8
Center Properties:	1
Frontage:	400' on North Aviation Blvd
Gross Leasable Area:	11,449 SF
Walk Score @:	69 (Somewhat Walkable)
Transit Score @:	31 (Some Transit)
Taxes:	\$0.30 USD/SF/Mo
Operating Expenses:	\$0.55 USD/SF/Mo
Rental Rate Mo:	\$3.75 USD/SF/Mo

1st Floor Ste 220 B

Space Available	1,221 SF
Rental Rate	\$45.00 /SF/Yr
Date Available	Now
Service Type	Triple Net
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

This 1,221 SF space is fully built out with stone and carpet floors, open floor plan, exposed truss ceiling with custom lighting, 4 built in cubical, partitioned conference room, office with built in custom desk and cabinets, built in receptionist desk and cabinets, 1 handicap compliant bathroom, break-room with custom cabinets and built in sink. The space is approved for uses as general office space, perfect for a real estate, professional, or create office. Other uses permitted based on City of Manhattan Beach Parking Requirements of 1 spacer per 300 SF or greater.



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