

FOR SALE OR LEASE

Ocean View Office/Retail Space in Walker's Paradise

205 PIER AVENUE, HERMOSA BEACH, CA



NEWMARK

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205 PIER AVENUE, HERMOSA BEACH, CA



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Located in the heart of beautiful Downtown Hermosa Beach



Prestigious Pier Avenue address two blocks from the Pacific Ocean



Exclusive 3.0/1,000 covered parking in dedicated structure



Walker's paradise with immediate access to abundant amenities



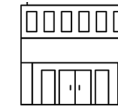
Walking distance to the sand, The Strand, and beach activities



Access to local events such as Fiesta Hermosa, AVP, and St. Patrick's Parade



Abundant natural light, outdoor decks, and inspiring sunset views



Rare office space with a variety of small suite layouts and flexible terms



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205 PIER AVENUE, HERMOSA BEACH, CA

Building Details

SQUARE FEET

5,658 RSF

PRODUCT

Office / Retail

TENANCY

Multiple

YEAR BUILT

2012

STORIES

Two office stories + street level retail

PARKING INCLUDED

Two covered parking spaces per suite,
free of charge

EXISTING FURNITURE

Existing furniture available for Tenant's
use, free of charge

ZONING

HBC2YY

SALE PRICE

\$7,950,000 (\$1,405.09 PSF)

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Parcel Map

4183-013-001



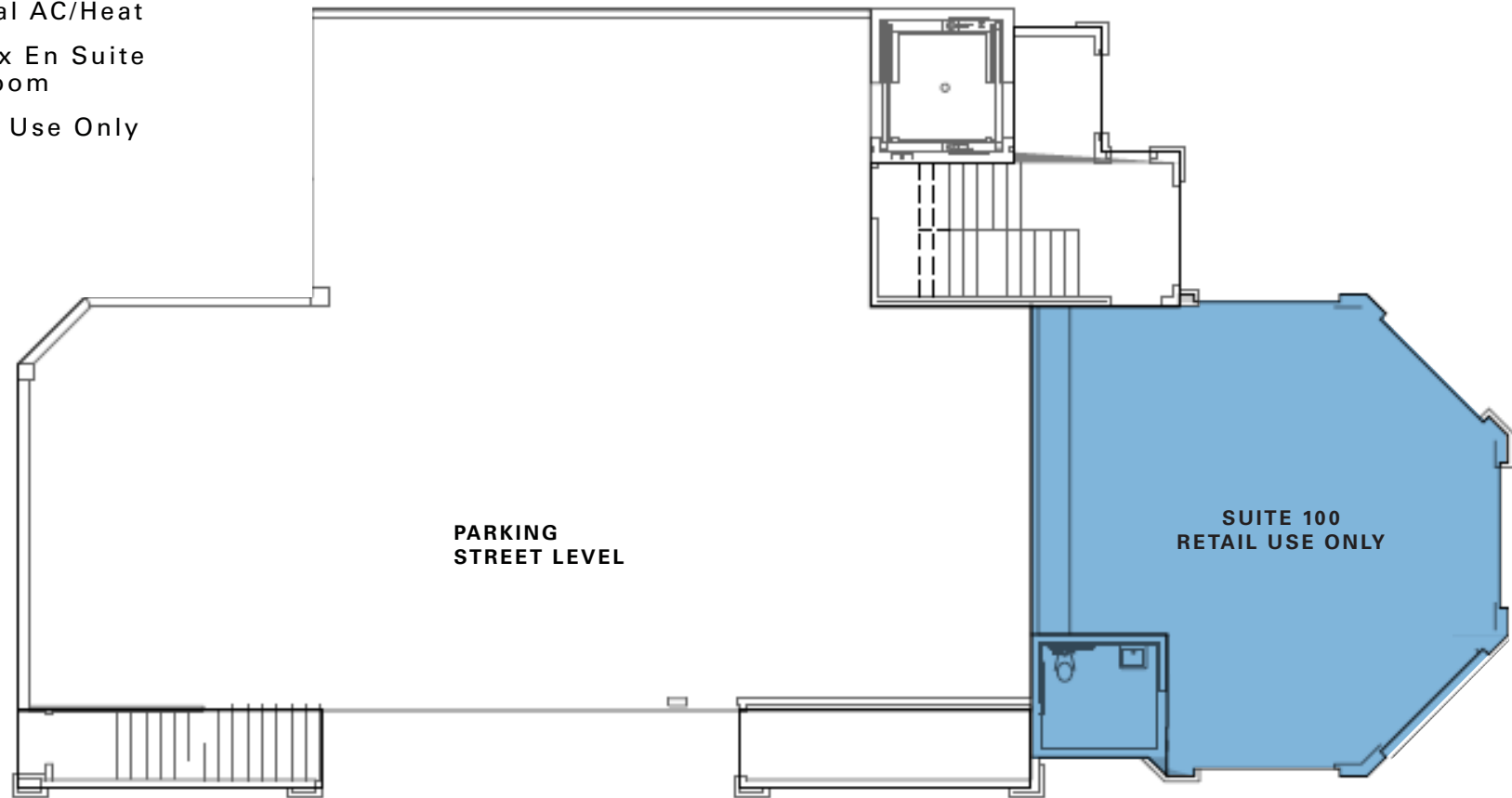
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Floor Plan - Street Level

LEASE AVAILABILITY

SUITE 100: Approximately 1,211 RSF - \$5,900.00 per Month, Modified Gross

- Private Patio
- Separate Entrance
- Central AC/Heat
- Unisex En Suite Restroom
- Retail Use Only



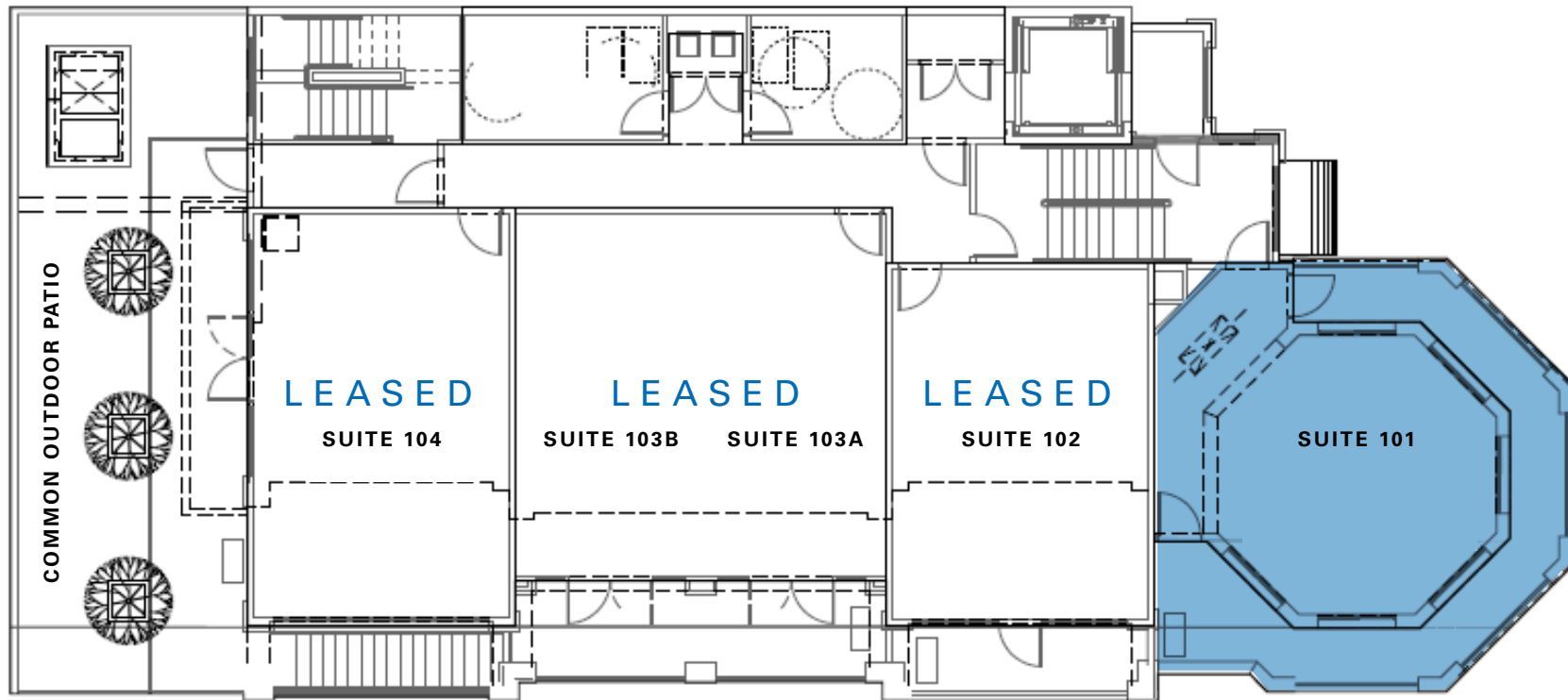
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Floor Plan - 1st Floor Office

LEASE AVAILABILITY

SUITE 101: Approximately 636 RSF
\$3,600.00 per Month, Modified Gross

- 1,000 SF Common Outdoor Patio
- Central AC/Heat
- Four Stop Elevator
- Men/Women Restrooms
- Private Balconies with Ocean Views



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Virtual Tour

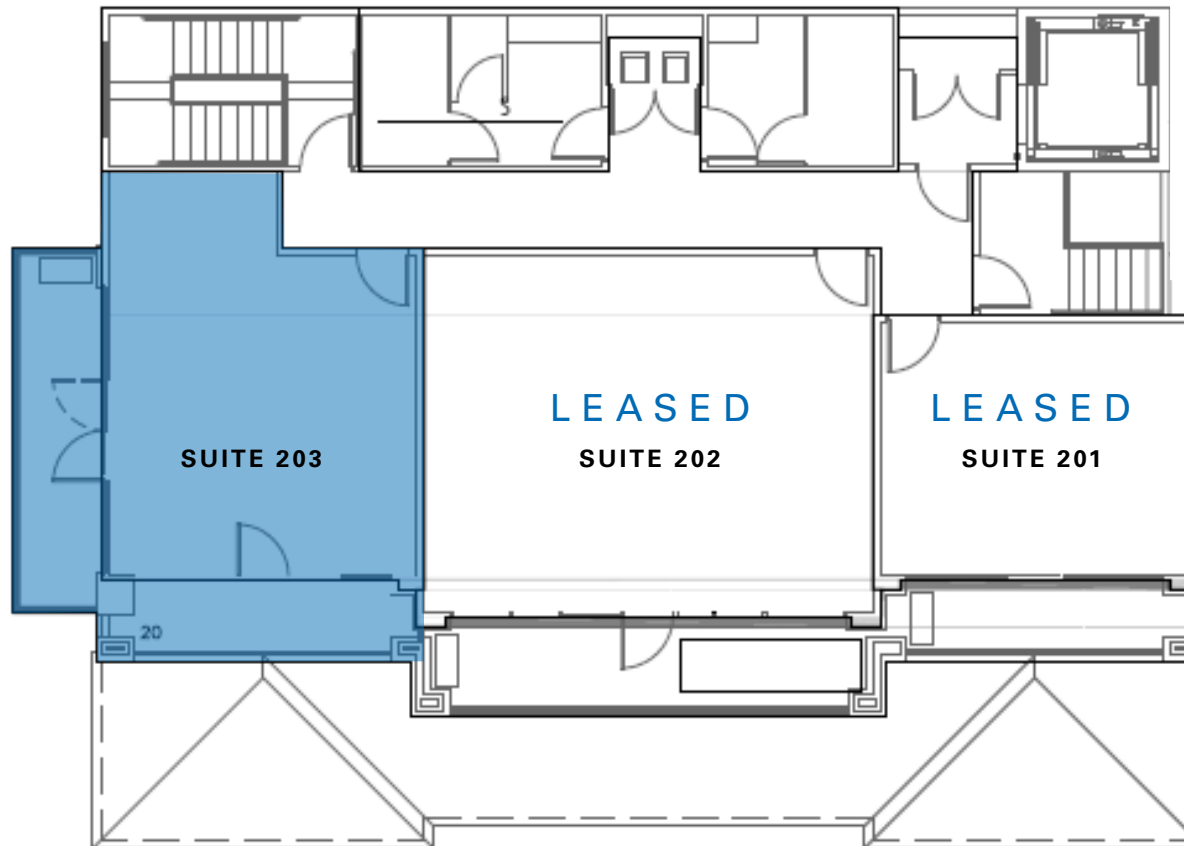
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Floor Plan - 2nd Floor Office

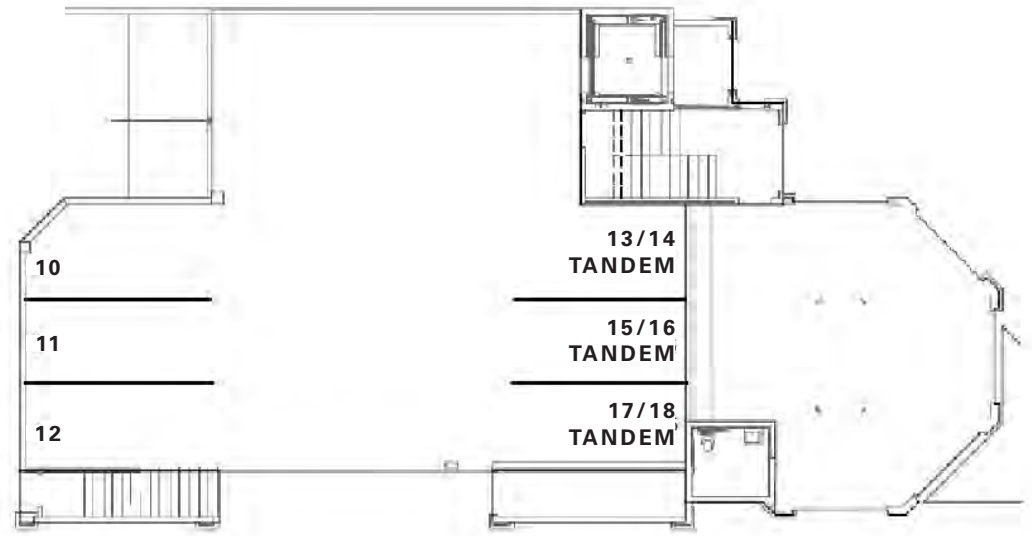
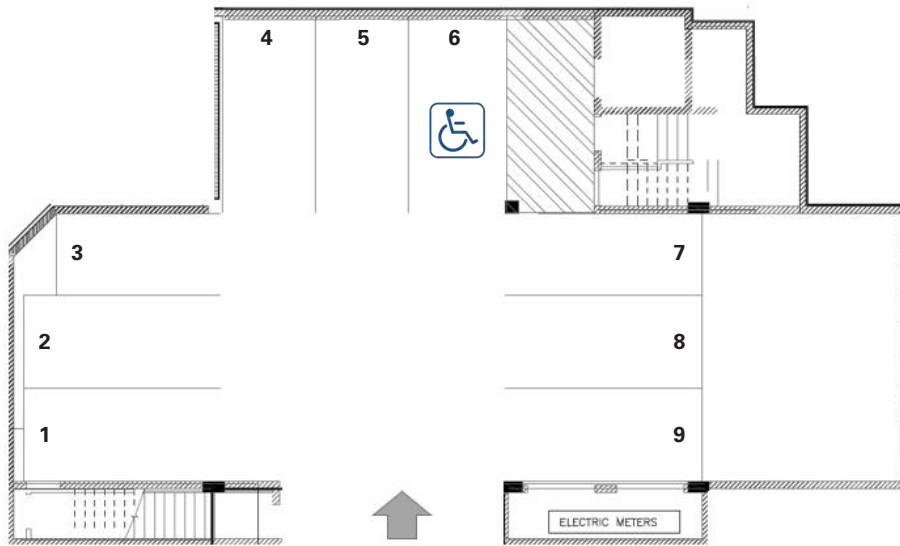
LEASE AVAILABILITY

SUITE 203: Approximately 524 RSF - \$3,000.00 per Month, Modified Gross

- Central AC/Heat
- Four Stop Elevator
- Men/Women Restrooms
- Private Balconies with Ocean Views



Parking Levels



205 PIER AVENUE, HERMOSA BEACH, CA



PIER PLAZA
HERMOSA BEACH

205 PIER AVE.

PIER AVE.

HERMOSA AVE.

MANHATTAN AVE.

MONTEREY BLVD.

LOMA DR.

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Hermosa Beach Amenities

DINING + DRINKS



FITNESS + HEALTH



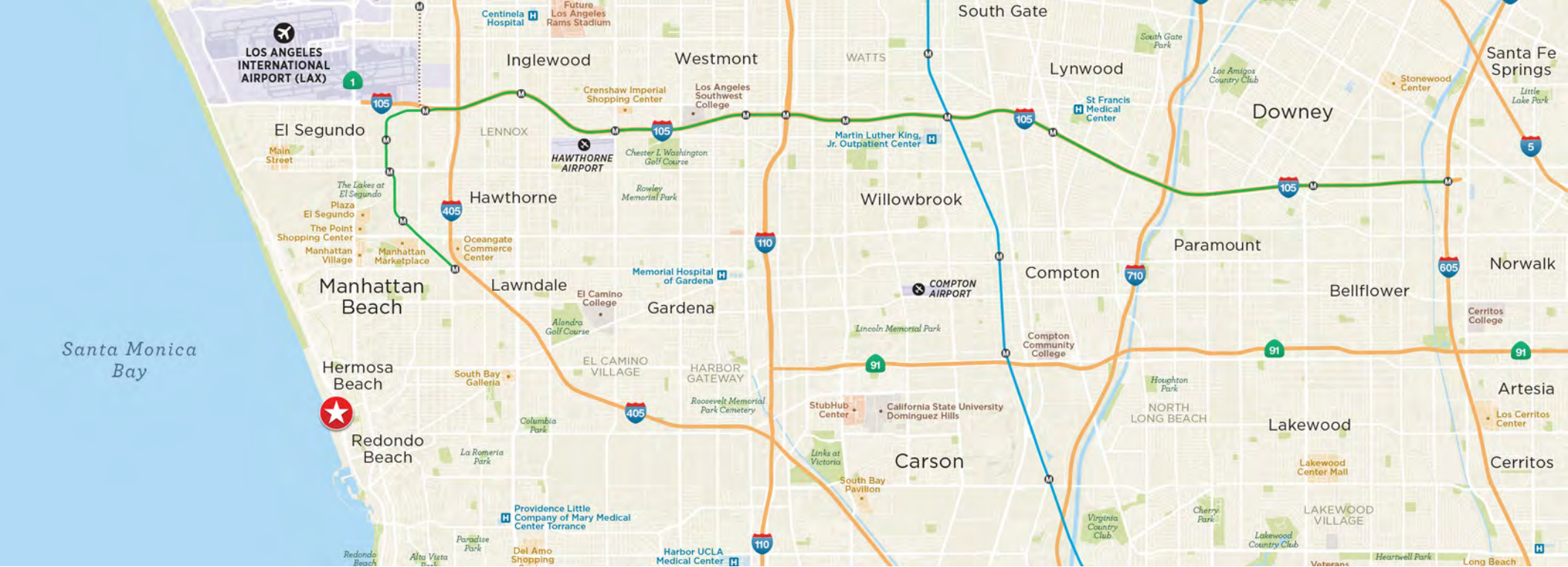
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RETAIL + BANKING + SALON



COFFEE + JUICE + BAKERIES





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