

# **FOR LEASE**

### LEASE RATE **NEGOTIABLE**

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1984; Renovations Completed by Summer of 2025
17,465 SF
Suite 100 - 1,976 RSF Suite 150 - 1,818 RSF Suite 200 - 7,720 RSF
3 stories
RBC-2A
53 parking stalls (majority subterranean)
Pacific Coast Highway & Beryl Street
Located adjacent to Whole Foods and other eateries shops at the Redondo Shores Shopping Plaza
7424-011-034







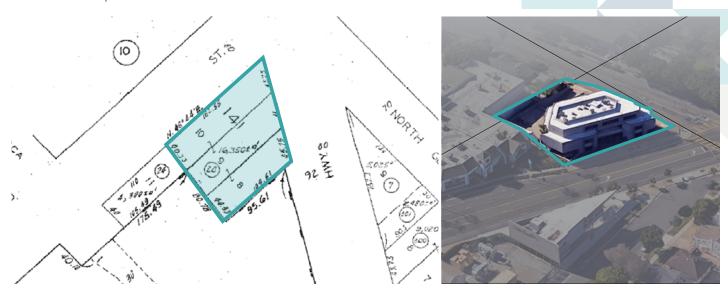




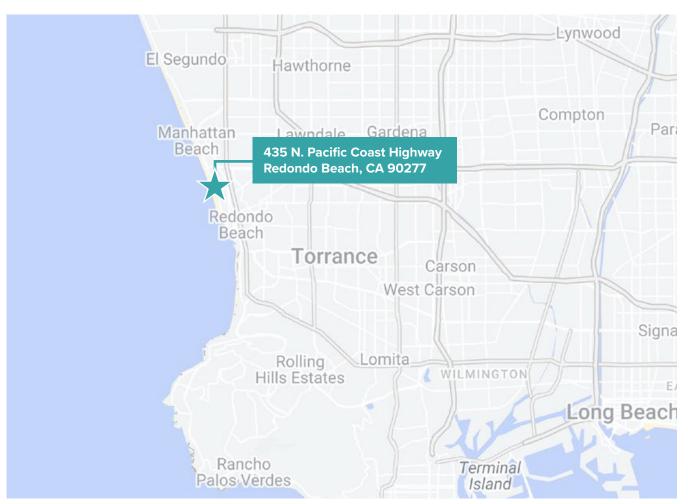


### **LOCATION**

#### Parcel Map



#### Aerial



### **LOCATION**

Highlights

This is a rare opportunity to lease a two-story office space opportunity on Beryl and Pacific Coast Hwy in beautiful Redondo Beach. The location benefits from immediate proximity to the 91 and 405 Freeways, while being only a stone's throw from the beach.



3,795 SF 1st FL / 7,720 SF 2nd FL



RBC-2A zoning



Clean, well-maintained modern office building with improvements



Numerous amenities within a 1-mile radius

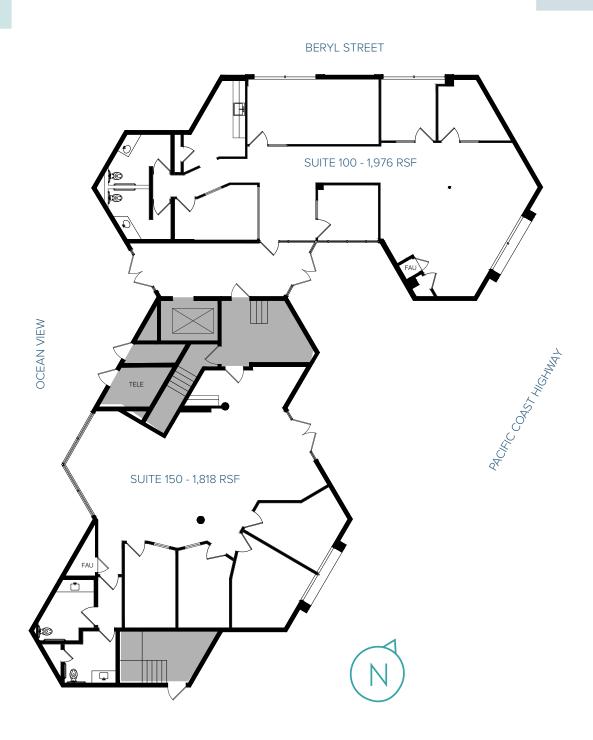


Convenient location within 10 min drive/ride to Redondo Beach Metro station



Ample covered parking

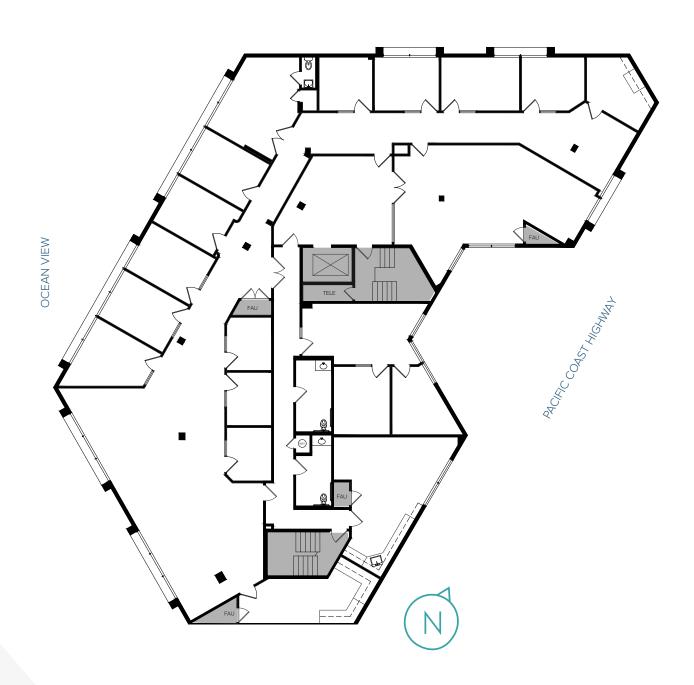
### AS BUILT SPACE PLAN | 1st floor



# AS BUILT SPACE PLAN | 2<sup>nd</sup> floor | single tenant

2ND FL - 7,720 RSF

#### BERYL STREET



# **RENDERING** | Additional Interior Renderings



# **RENDERING** | Additional images









**Rendering Source: Polanco Designs** 





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