

FOR LEASE

# 29160 Heathercliff Road

MALIBU, CA



**NEWMARK**

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# 29160 Heathercliff Road

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Architecturally significant creative office located in coveted Point Dume, Malibu and across the street from Point Dume Plaza shopping center

Private outdoor decks with each suite

Building designed by renowned architect Ed Niles

Easy access to Pacific Coast Highway

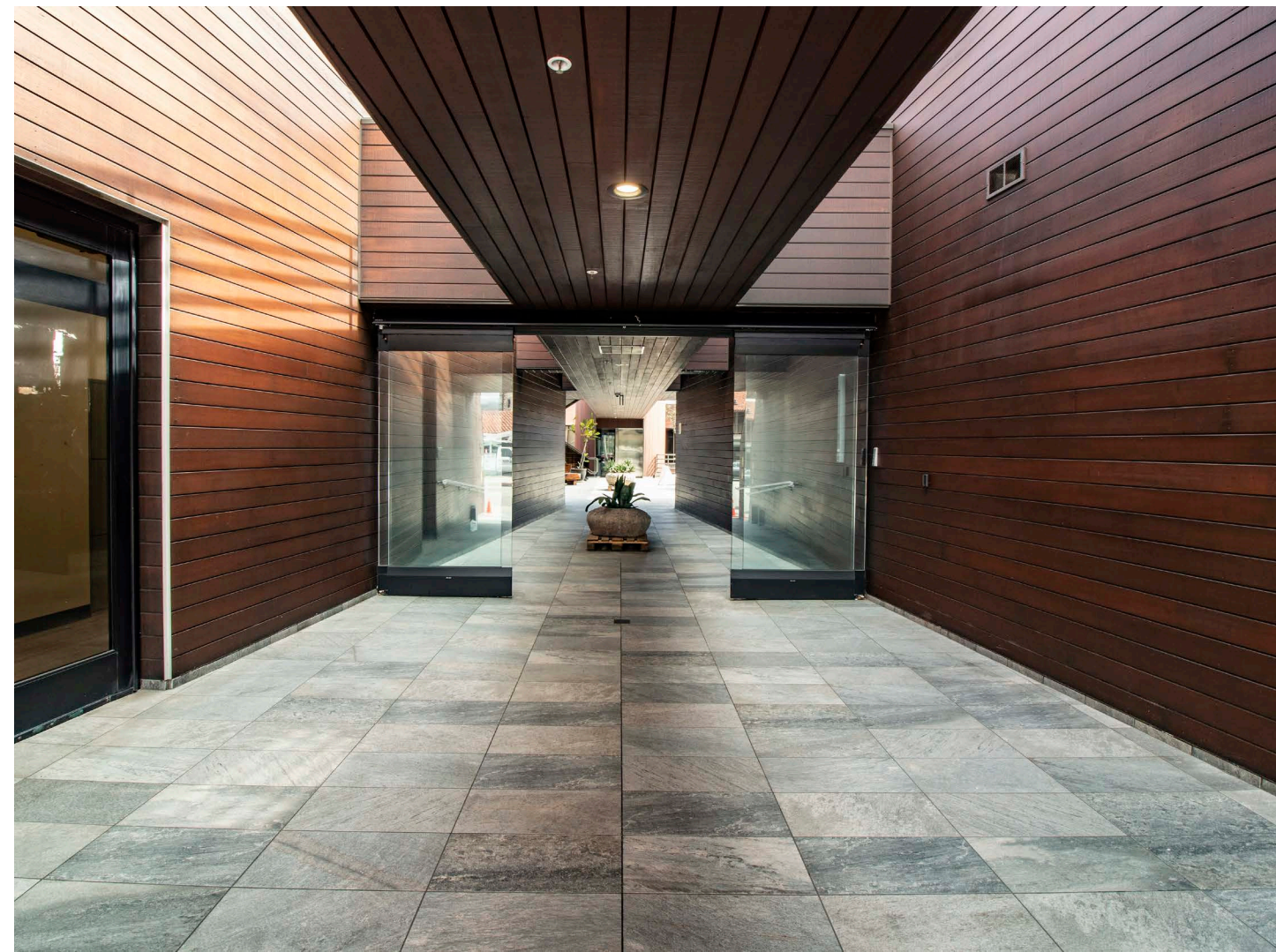
Abundant on-site parking

Unique circular layout with large patio area and landscaped central courtyard

Bright, open work areas, with floor-to-ceiling windows





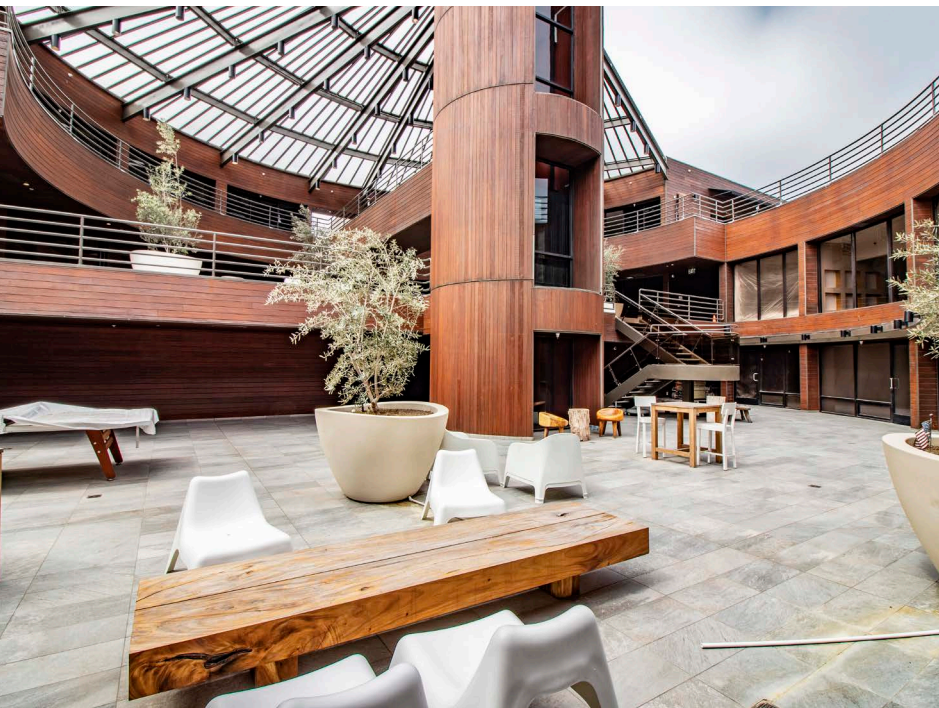
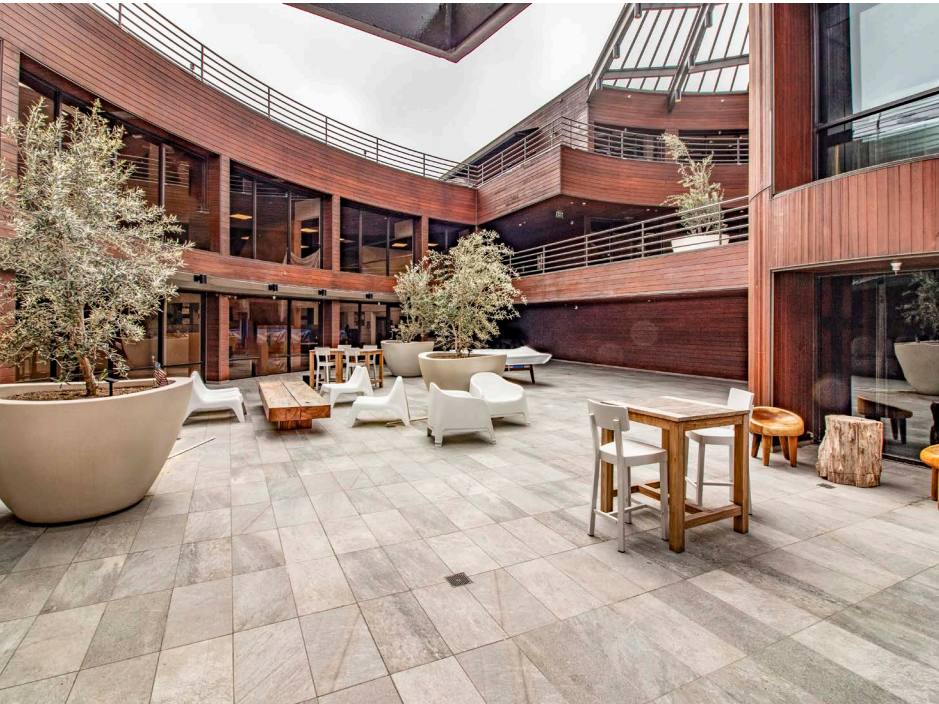




# Availability

Suite 100	±1,838 RSF	
Suite 101	±1,838 RSF	
Suite 200	±891 RSF	
Suite 211	±930 RSF	
Suite 215	±454 RSF	
Suite 250	±1,146 RSF	
Suite 310	±1,784 RSF	
Suite 400	±1,455 RSF	
Suite 415	±1,280 RSF	
Suire 433	±2,634 RSF	———— Divisible to ±1,317 RSF

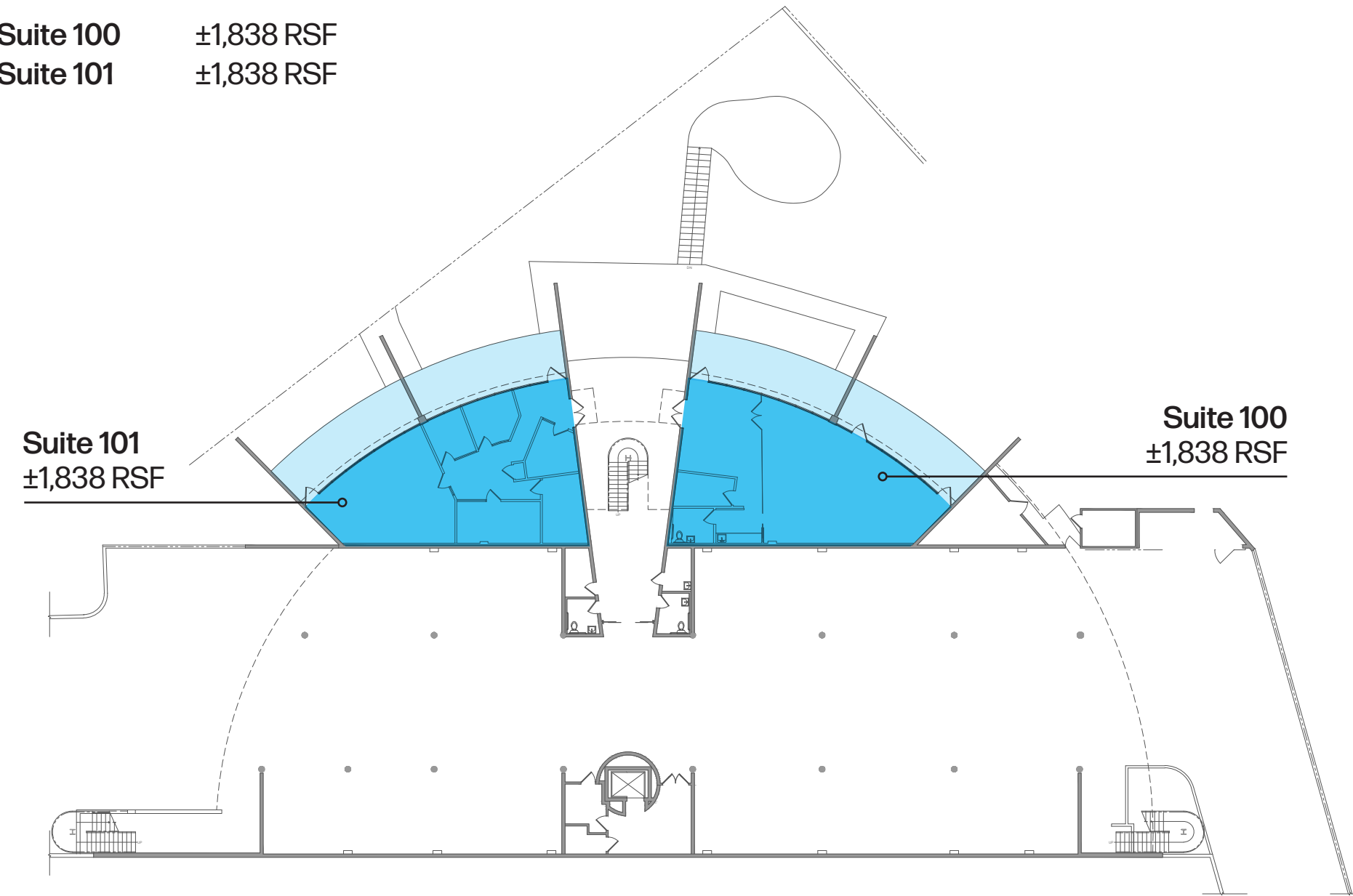
Rate	\$4.95-\$5.15 / RSF per Mo. / MG
Term	3-10 years
Occupancy	Immediate
Parking	2.5 Spaces per 1,000 RSF \$175 Unreserved space / mo. \$250 Reserved space/mo.





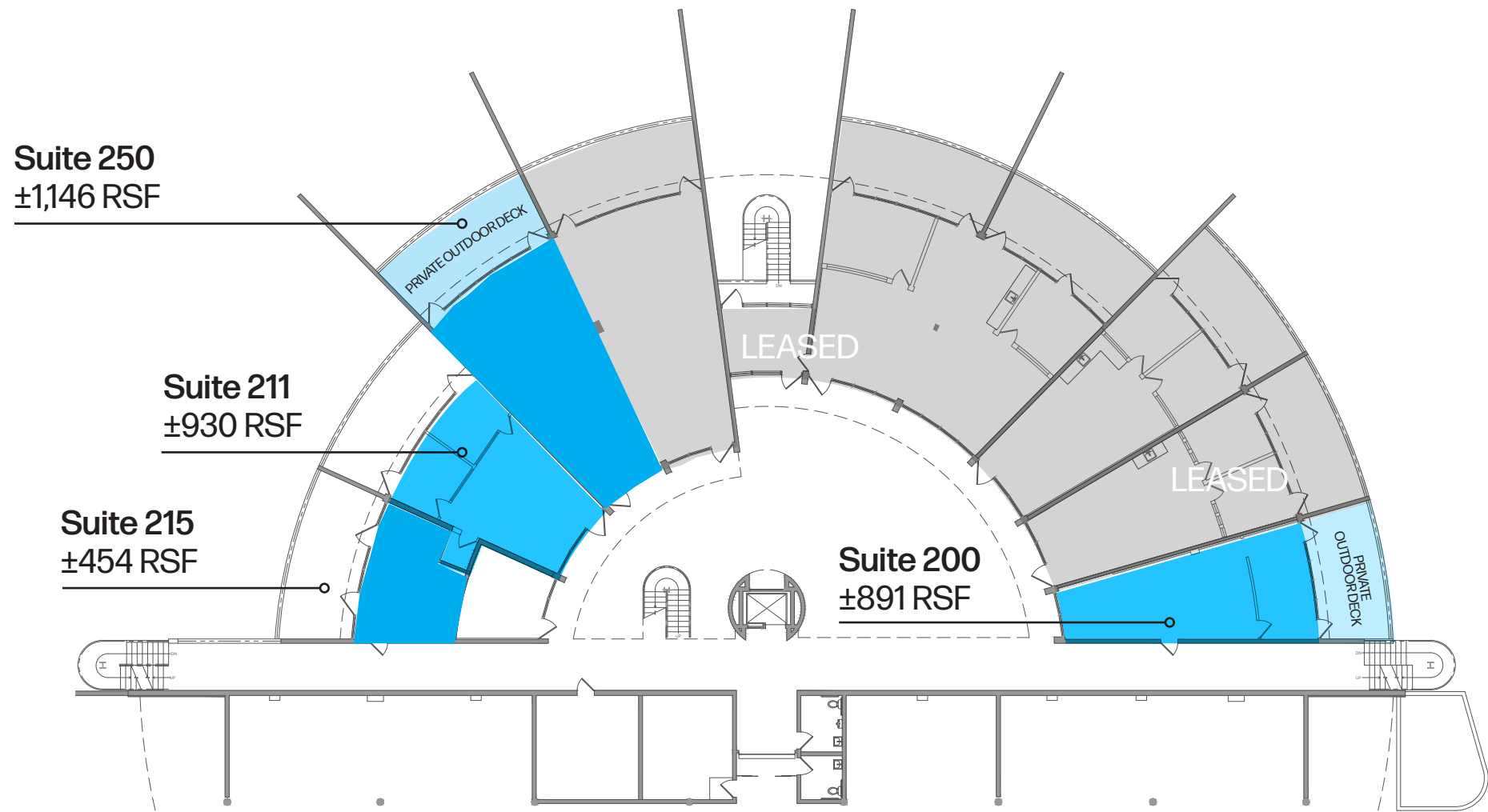
# 1st Floor

Suite 100     ±1,838 RSF  
Suite 101     ±1,838 RSF



# 2nd Floor

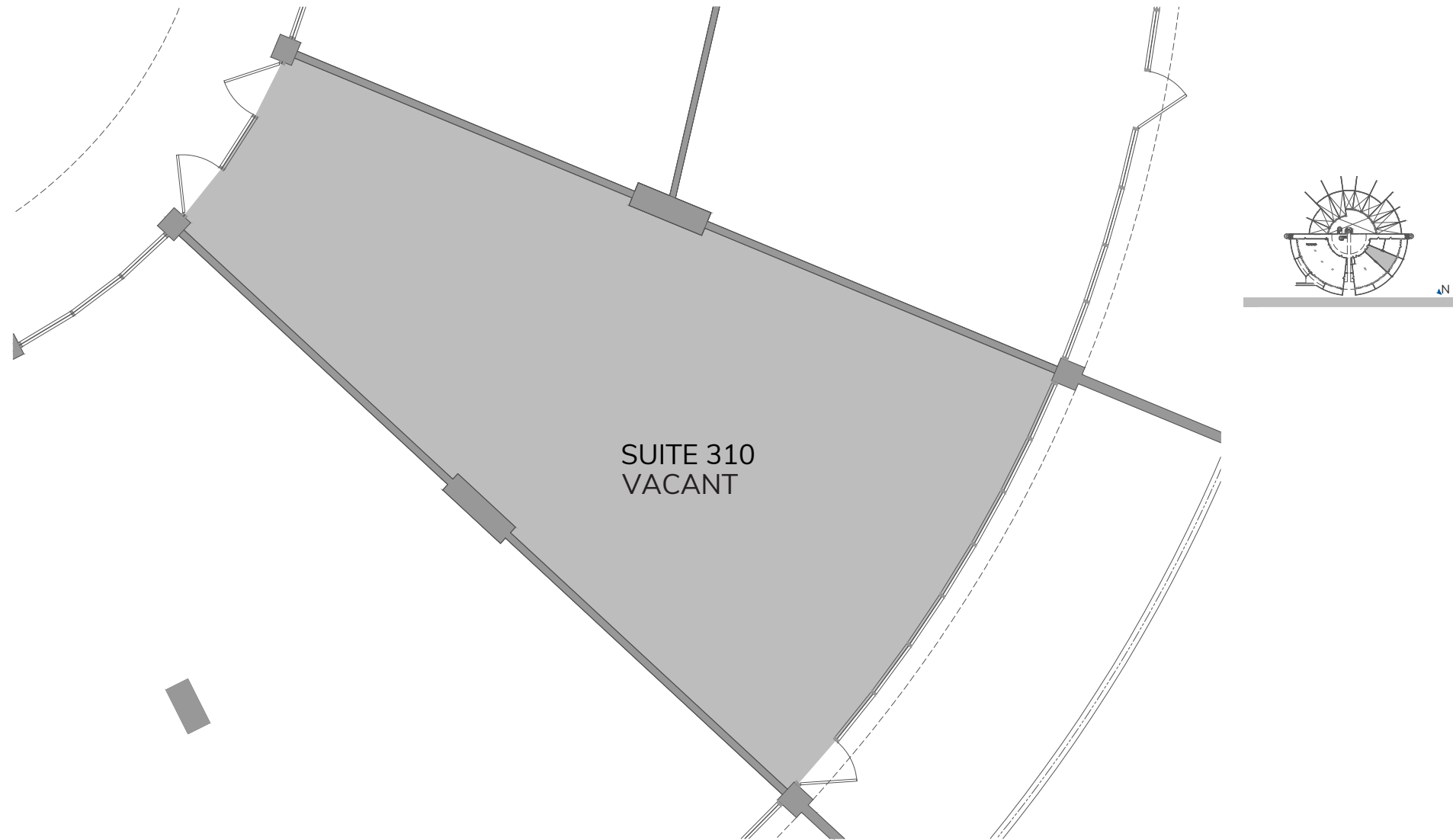
Suite 200     ±891 RSF     Suite 250     ±1,146 RSF  
Suite 215     ±454 RSF  
Suite 211     ±930 RSF





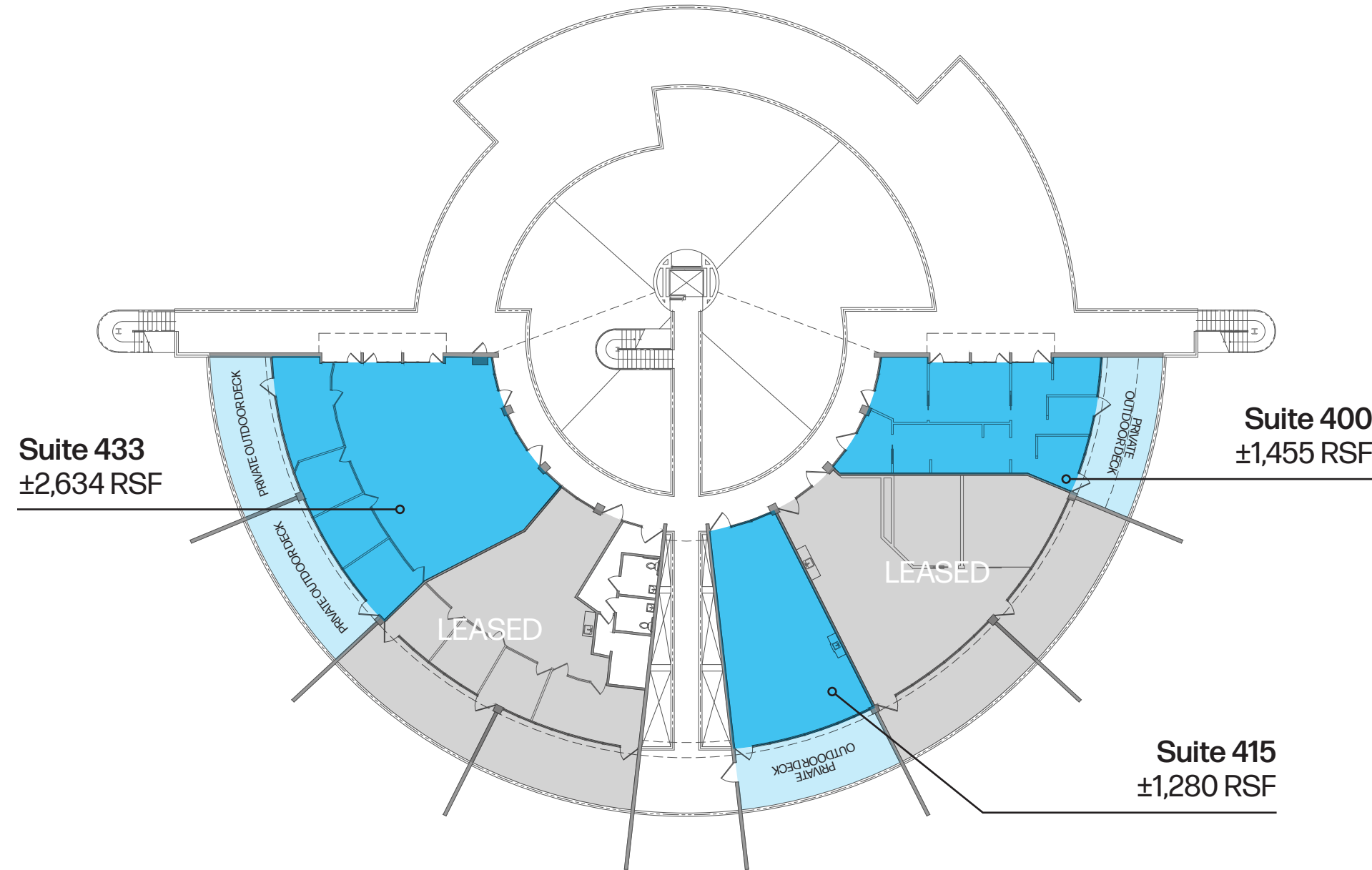
# 3rd Floor

Suite 310 ±1,784 RSF



# 4th Floor

Suite 415 ±1,455 RSF  
Suite 400 ±2,263 RSF  
Suire 433 ±2,634 RSF (divisible to 1,317 RSF)







#### 29160 Heathercliff Rd. Tenants

Cliffside Malibu  
USPS  
Tobias Architecture  
CRE Aquisitions LLC  
Scicomm  
Ocean Point Development  
LMH Realty

Point Dume Village

Marinello Architecture

MM Design

# Point Dume

Point Dume, situated in Malibu, California, boasts a unique charm that makes it an ideal location for businesses. With its stunning coastal views, rugged cliffs, and pristine beaches, it offers an inspiring work environment that can boost employee morale. The exclusivity of this residential neighborhood adds prestige to businesses located here, while its secluded and peaceful atmosphere provides an excellent setting for focused work. Easy access to beautiful beaches encourages a healthy work-life balance, and its proximity to the entertainment industry in Los Angeles is advantageous for businesses in media and creative fields.

Moreover, Point Dume's upscale clientele and natural amenities, like hiking and surfing opportunities, further enhance its appeal. For businesses targeting luxury markets or seeking to improve their brand image, Point Dume offers a unique location with potential networking opportunities and reduced commute stress for employees living in the western parts of Los Angeles.

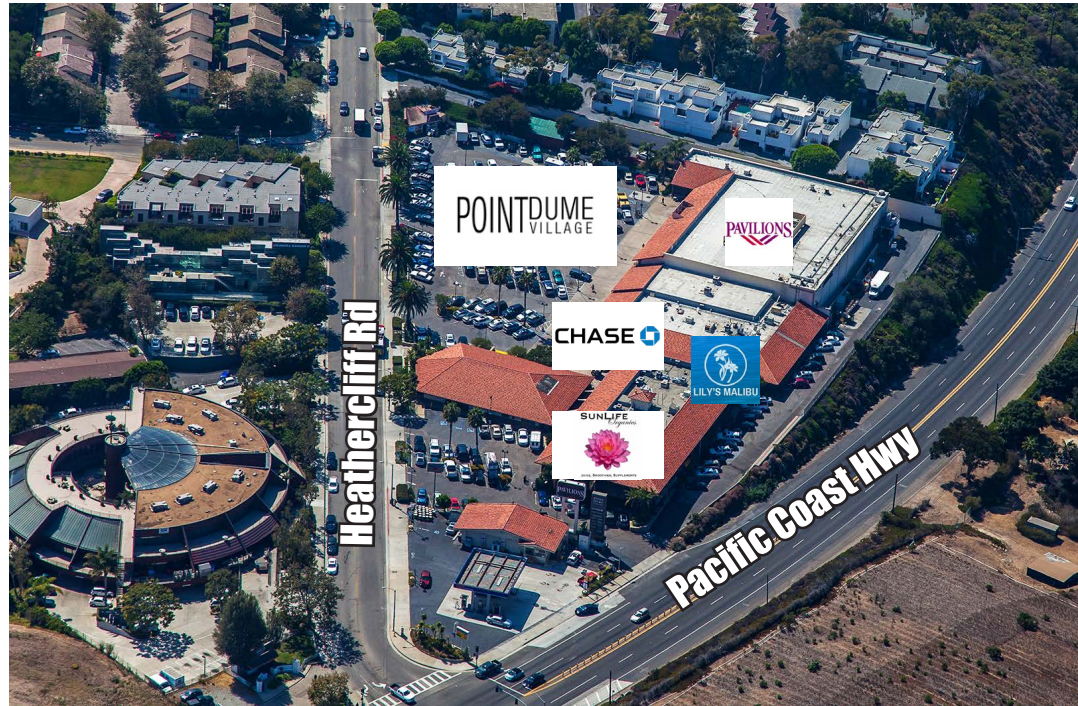


# About the Neighborhood

Driving up the Pacific Coast Highway, Malibu, located in Los Angeles County, California, is 27 miles of pure bliss. The coastal neighborhood maintains a small town sensibility without compromising on luxury and charisma.

With the Santa Monica Mountains in the north and the Pacific Ocean in the south, it's a West Coast haven filled with pristine beaches and endless hiking trails. Locals and surfers alike enjoy the outdoors and appreciate an open-air quality of life.

Malibu is also home to some of the best restaurants, boutique shops and vineyards in California.







**NEWMARK**

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