

# 435 N PACIFIC COAST HWY

REDONDO BEACH, CA 90277



**FOR SALE**

OWNER USER OFFICE BUILDING



[CUSHMANWAKEFIELD.COM](https://www.cushmanwakefield.com)

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REDONDO BEACH, CA 90277

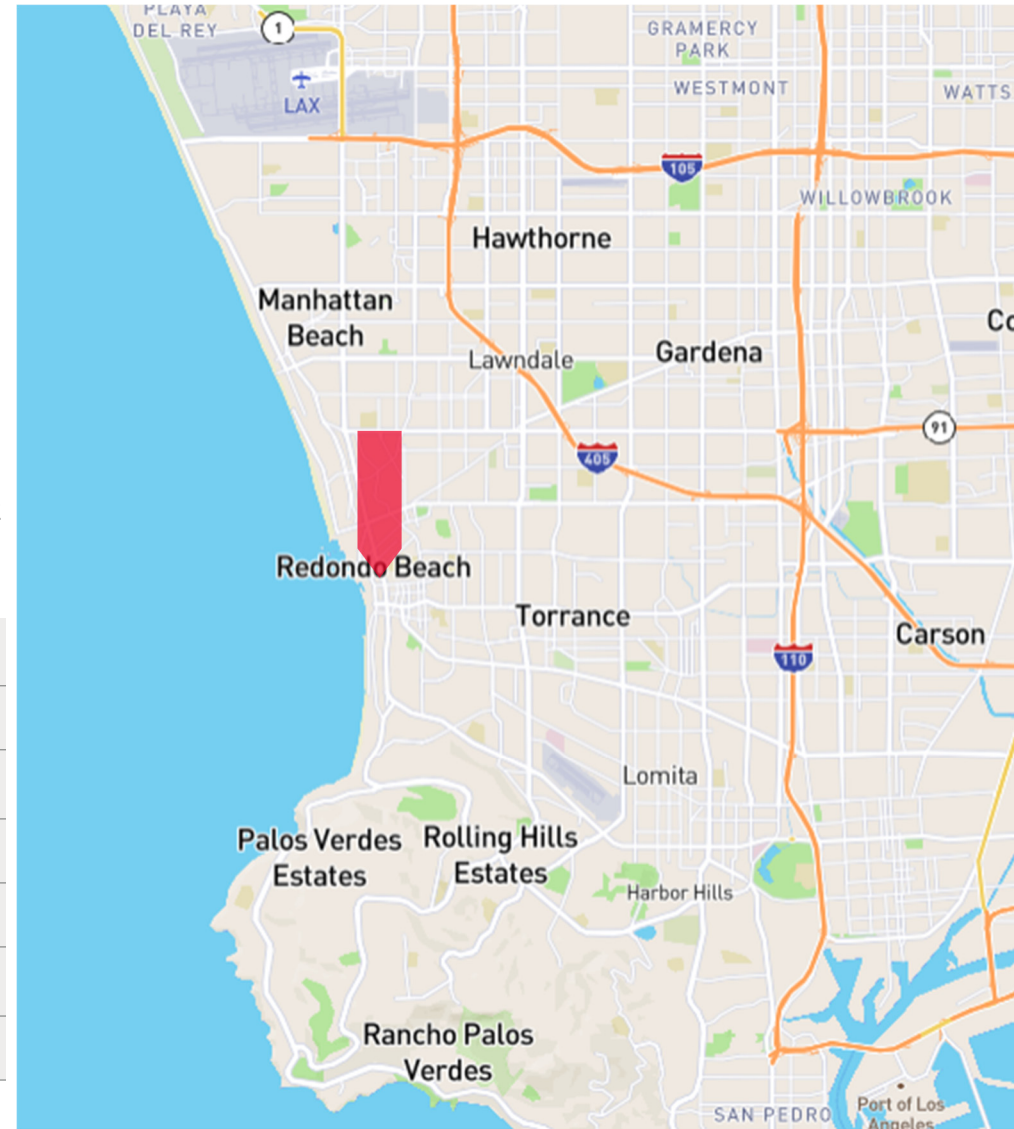
## COMMENTS

- Asking Price: \$10,150,000.00
- Highly Improved
- Excellent Free-Standing Office Building
- Opportunity for Owner-User or Multi-Tenant Office
- Excellent Access to Retail Amenities
- Redondo Beach and Pier Immediately Adjacent
- Major Branding Opportunity
- Current Tenant Occupies Entire Building; Lease Expires 12/31/22

## PROPERTY HIGHLIGHTS

Building Size:	Approximately 16,488 SF*
Lot Size:	Approximately 16,343 SF*
Floors:	Three (3) Story Building
Year Built:	1984
Parking:	Approximately 52 Spaces- 36 in Subterranean Garage
Elevator:	Yes
Zoning:	PDCY / Redondo Beach

\*Buyer to Verify



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