

FOR LEASE

1100
1104 **HIGHLAND**
MANHATTAN BEACH





LEASING CONTACTS | NKF

GEOFF LUDWIG

Executive Managing Director

T 310.491.2077

geoff.ludwig@ngkf.com

CA RE License #01232244

ERIC LASTITION

Executive Managing Director

T 310.491.2047

eric.lastition@ngkf.com

CA RE License #01119647



Newmark Knight Frank | 2301 Rosecrans Avenue, Suite 4100 | El Segundo, CA 90245 | Corp RE License #01355491

MANHATTAN BEACH

Downtown Manhattan Beach is the heart of the city with its picturesque sunsets, clean sandy beaches, laid back style, and moderate year round temperatures. Its unique combination of small-town charm, urban amenities, and safe environment make it a great place to live, work, and play.

The pedestrian-friendly area where 1100-1104 Highland is located, provides immediate access to all of the perks the community has to offer. Grab a coffee, enjoy a new culinary experience, take a yoga class, sit on the beach, relax at the spa, bike the strand, catch a wave, play volleyball, enjoy local hangouts, or stroll through boutique shops.... the possibilities are endless!



1100 HIGHLAND AVE

SQUARE FEET	3,428 SF *
ASKING RATE	\$6.00 NNN
PARKING	6 Covered Spaces
AVAILABLE	January 2018

1104 HIGHLAND AVE

SQUARE FEET	9,480 SF *
ASKING RATE	\$6.00 NNN
PARKING	5 Covered Spaces
AVAILABLE	January 2018

** Buildings can be combined for a total of 12,908 SF*

PROPERTY OVERVIEW

1104 **HIGHLAND**
MANHATTAN BEACH



1104 HIGHLAND AVENUE

Building Size 9,480 SF / **Asking Rate** \$6.00 NNN / **Parking** 5 Covered Spaces

High-end creative build-out

Ocean view open air decks

Full commercial kitchen

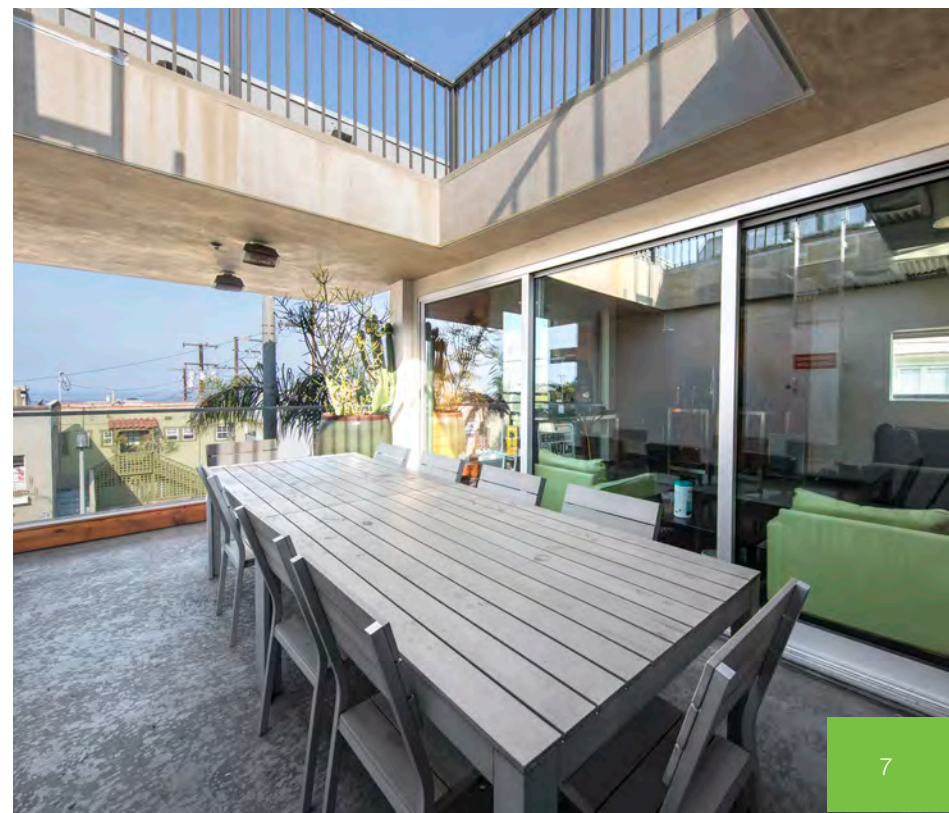
Outdoor dining area

Locker room with showers

Concrete floors and operable windows

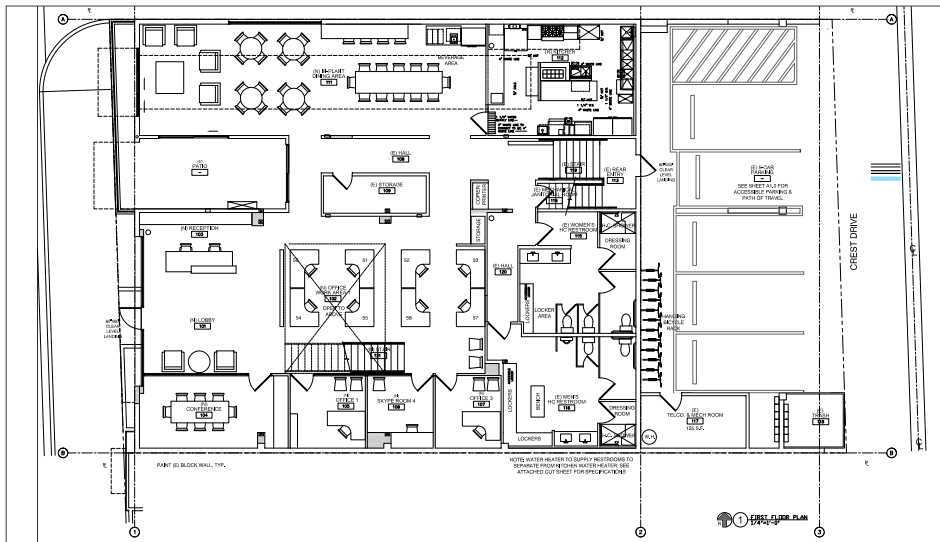
Furniture negotiable

Up to 12,908 contiguous SF with 1100 Highland

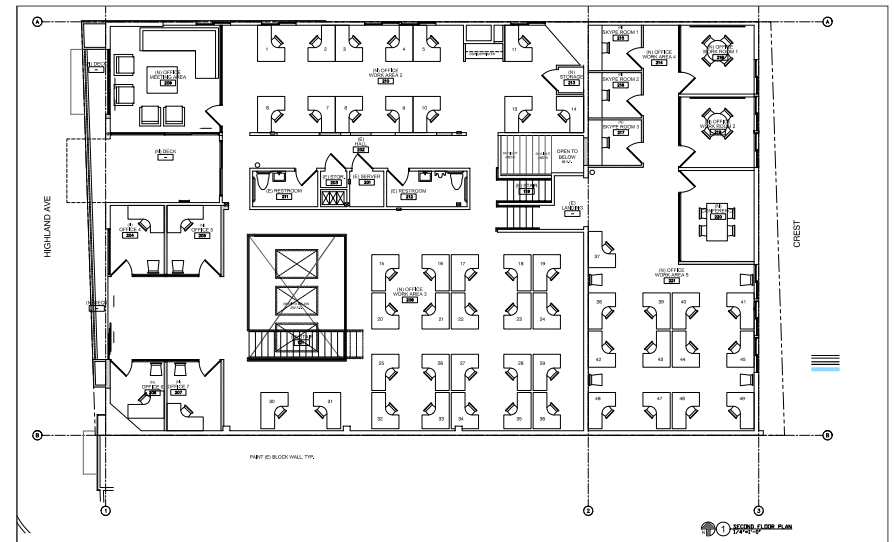


1104 HIGHLAND AVENUE FLOOR PLANS

9,460 SQUARE FEET



1ST FLOOR



2ND FLOOR

PROPERTY OVERVIEW

1100 **HIGHLAND**
MANHATTAN BEACH



1100 HIGHLAND AVENUE

Building Size 3,428 SF / **Asking Rate** \$6.00 NNN / **Parking** 6 Covered Spaces

One of Southern California's most beautiful communities

Rare office space in Downtown Manhattan Beach

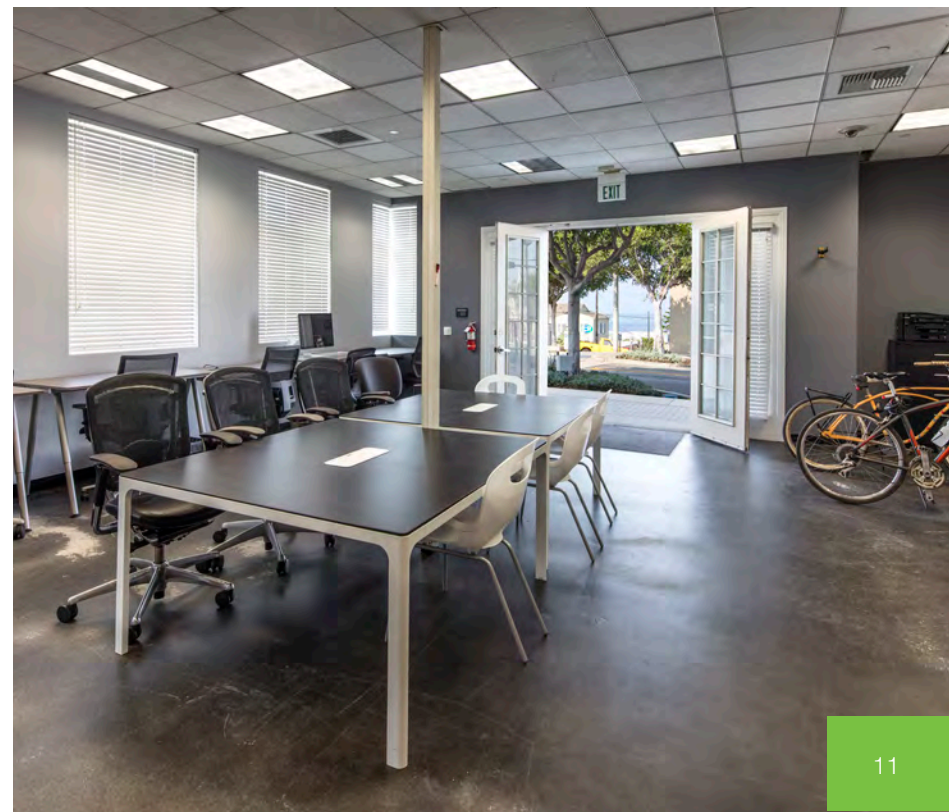
Freestanding building amongst an epicenter of amenities

Large corporate boardroom with ocean views

Three blocks to the ocean, strand & pier

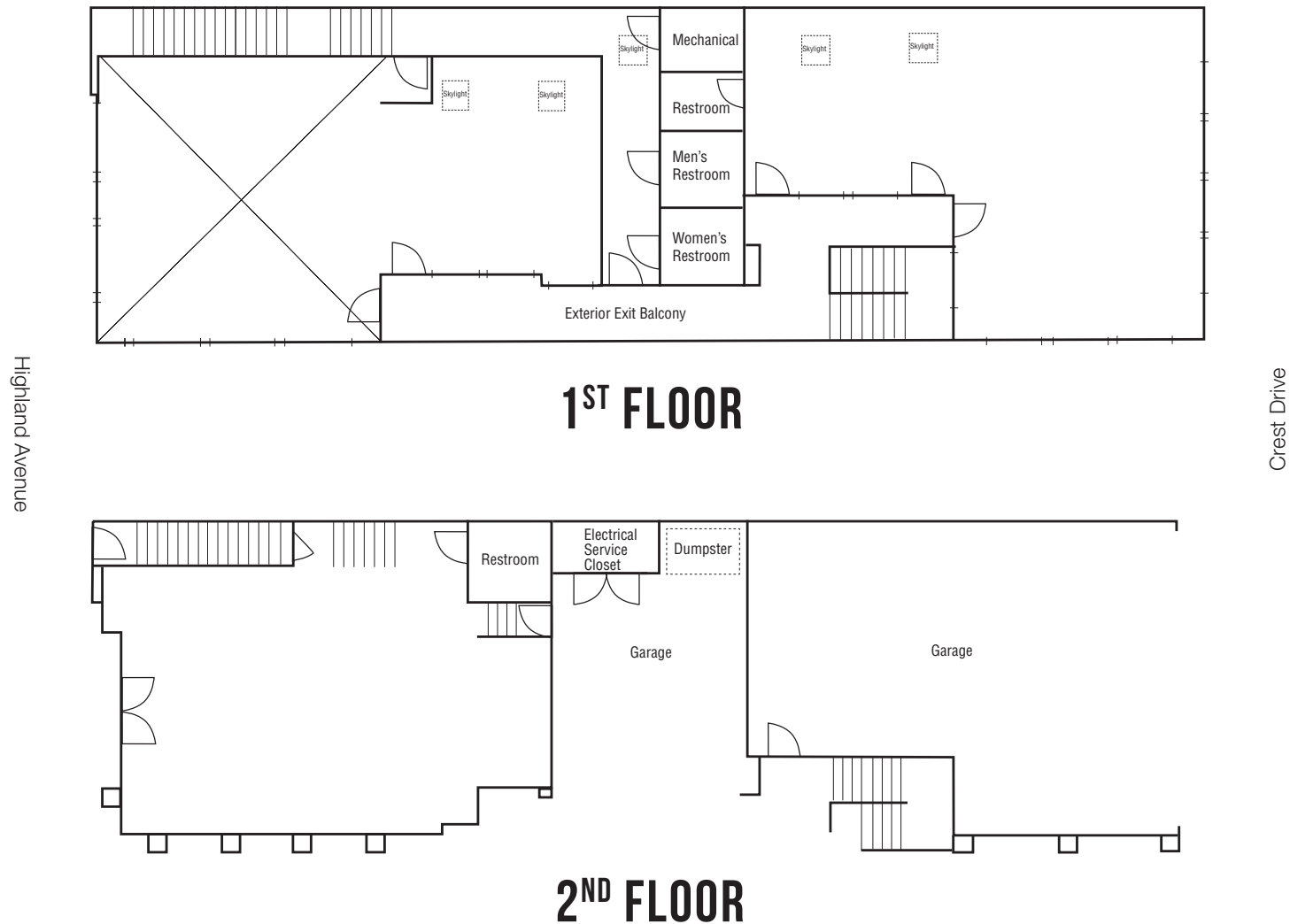
Access to outdoor activities including biking, surfing & volleyball

Up to 12,908 contiguous SF with 1104 Highland



1100 HIGHLAND AVENUE FLOOR PLANS

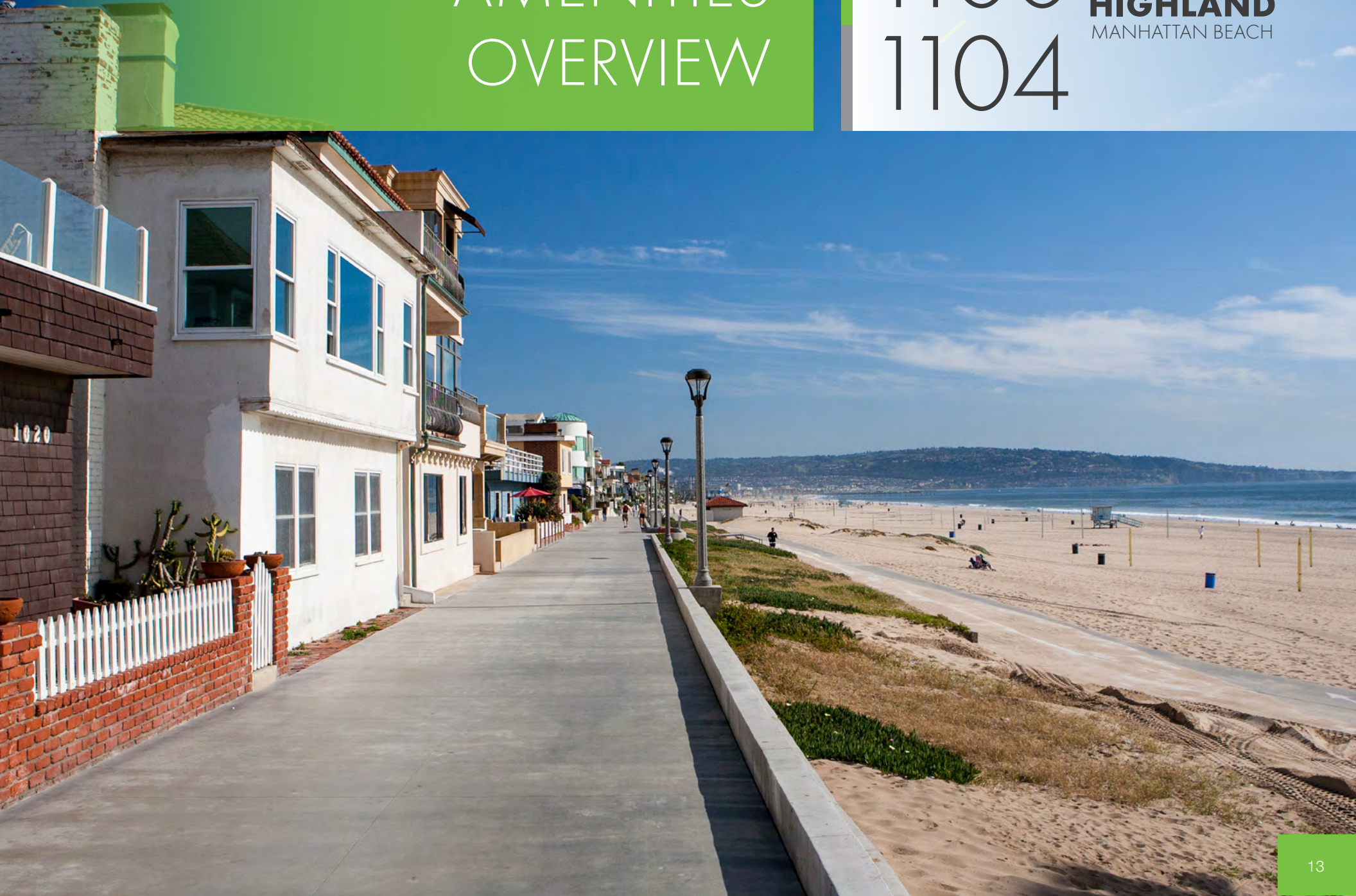
3,426 SQUARE FEET



AMENITIES OVERVIEW

1100
1104

HIGHLAND
MANHATTAN BEACH



DOWNTOWN MANHATTAN BEACH

FINE DINING

1. Arthur J's
2. Darren's
3. Fishing with Dynamite
4. Fonz's Steak & Seafood
5. Izaka-Ya by Katsu-Ya
6. Little Sister
7. Love & Salt
8. Mangiamo
9. MB Post
10. Nick's Manhattan Beach
11. Petros
12. Rock 'N Fish
13. The Strand House

RETAIL

27. Bellabeach
28. Cami
29. Diane's Beachwear
30. Free People
31. Lorna Jane
32. Nikau Kai Waterman Shop
33. Skechers USA
34. Splendid
35. The Beehive
36. Trina Turk
37. Wright's
38. Tabula Rasa
39. Trilogy Spa

CASUAL DINING

14. Brewco
15. Fusion Sushi
16. Le Pain Quotidien
17. Lemonade
18. Mama D's
19. Old Venice
20. Pitfire Artisan Pizza
21. RICE
22. Rockefeller MB
23. Shark's Cove
24. Simmzy's
25. The Kettle
26. Uncle Bill's Pancake House

COFFEE/TEA/BAKERY/JUICE

40. Becker's Bakery
41. Blue Star Donuts
42. Jamba Juice
43. Kreation Juicery
44. Peet's Coffee & Tea
45. Pressed Juicery
46. Starbucks Coffee
47. SunLife Organics
48. The Coffee Bean & Tea Leaf
49. Paradise Bowls
50. Noah's Bagels



Walk Score®
91