

# Office/Medical Condos For Sale

**Incredible ocean view units  
90% SBA financing available**

2200 PACIFIC COAST HIGHWAY,  
HERMOSA BEACH, CA 90254



## INVESTMENT CONTACTS

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**CBRE**



## Professional Offices With Work-From-Home Comfort and Convenience

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Own your slice of paradise with an individual office or medical condominium. From soaring third-floor lofts with sky-high ceilings to the practical elegance of the second floor, every space is designed to elevate your professional world. Step outside to the central courtyard, a tranquil oasis for collaboration or rejuvenation. For those seeking inspiration, the west-facing suites offer breathtaking ocean vistas that ignite the imagination.

### Unique Features at 2200 PCH Include:

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- ▶ Beautifully maintained common areas featuring a central open-air courtyard and secluded lawn
- ▶ Furnished, outdoor spaces for work, meetings, guest waiting areas, and fresh air breaks
- ▶ Inspiring creative office opportunities with ocean views, high ceilings, skylights, and mezzanines
- ▶ Suites with traditional drop ceilings for medical and professional users
- ▶ Operable windows, exterior entrances, 24/7 access, separate HVAC controls, and kitchenettes
- ▶ Plenty of covered and surface parking spaces.



2200 PACIFIC COAST HIGHWAY



UNIT 304



UNIT 300



UNIT 300



UNIT 301

## Unique Benefits of Owning a Commercial Condominium

- ▶ Commercial condominium units are legal parcels with individual assessor parcel numbers. Buyers own their units in fee simple and can finance them like other real estate.
- ▶ Units may be refinanced, rented out, or sold whenever the owner desires.
- ▶ Owners may customize their units to maximize their businesses' productivity and enjoy the benefits of their improvements for as long as they own the property.
- ▶ Businesses maintain the quality and value of their property and control their operating costs through an owners' associations and professional property managers.
- ▶ Other benefits enjoyed by unit owners that are not available to tenants include:
  - Protection from rent increases.
  - Favorable financing at fixed rates.
  - Equity growth by paying down mortgages.
  - Potential appreciation in strong coastal real estate market.
  - Valuable tax deductions.



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## 90% Financing Available

Financing is available to qualified borrowers for up to 90% of the cost of buying and customizing owner-occupied business condominiums at 2200 PCH with SBA 504 and 7a programs and up to 85% of a built-out unit's value from private banks.

Under the 504 program, a business owner makes a down payment of 10% of the value of their unit and the improvements or renovations they make and borrows up to 50% of the total value from a bank and 40% of the value from SBA. Interest rates through the SBA are historically lower than conventional loan rates, and monthly payments can be fixed for up to 25 years.

SBA 7(A) program loans fund up to 90% of the value of owner-occupied business real estate, customization, and equipment at adjustable rates with payments amortized over 25-year terms.

## SBA Contacts

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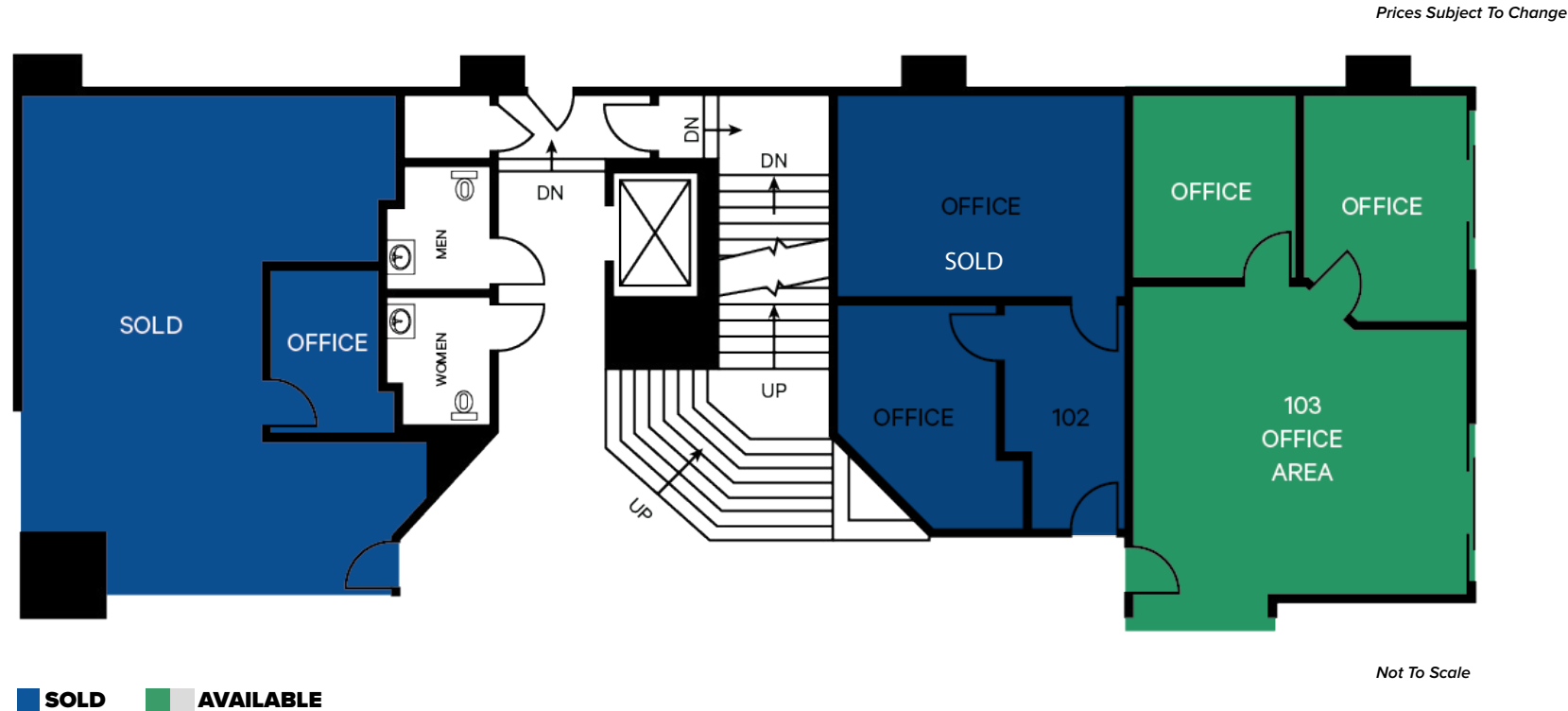


# Available Units

## FIRST FLOOR

UNIT	SQ.FT.	COMMENTS
103	793	Ground level, corner unit with large windows and sliding glass doors to deck. Direct access from guest and two owners' parking areas. Two private offices and large open work area in which a third private office could be built.

## FIRST FLOOR PLAN



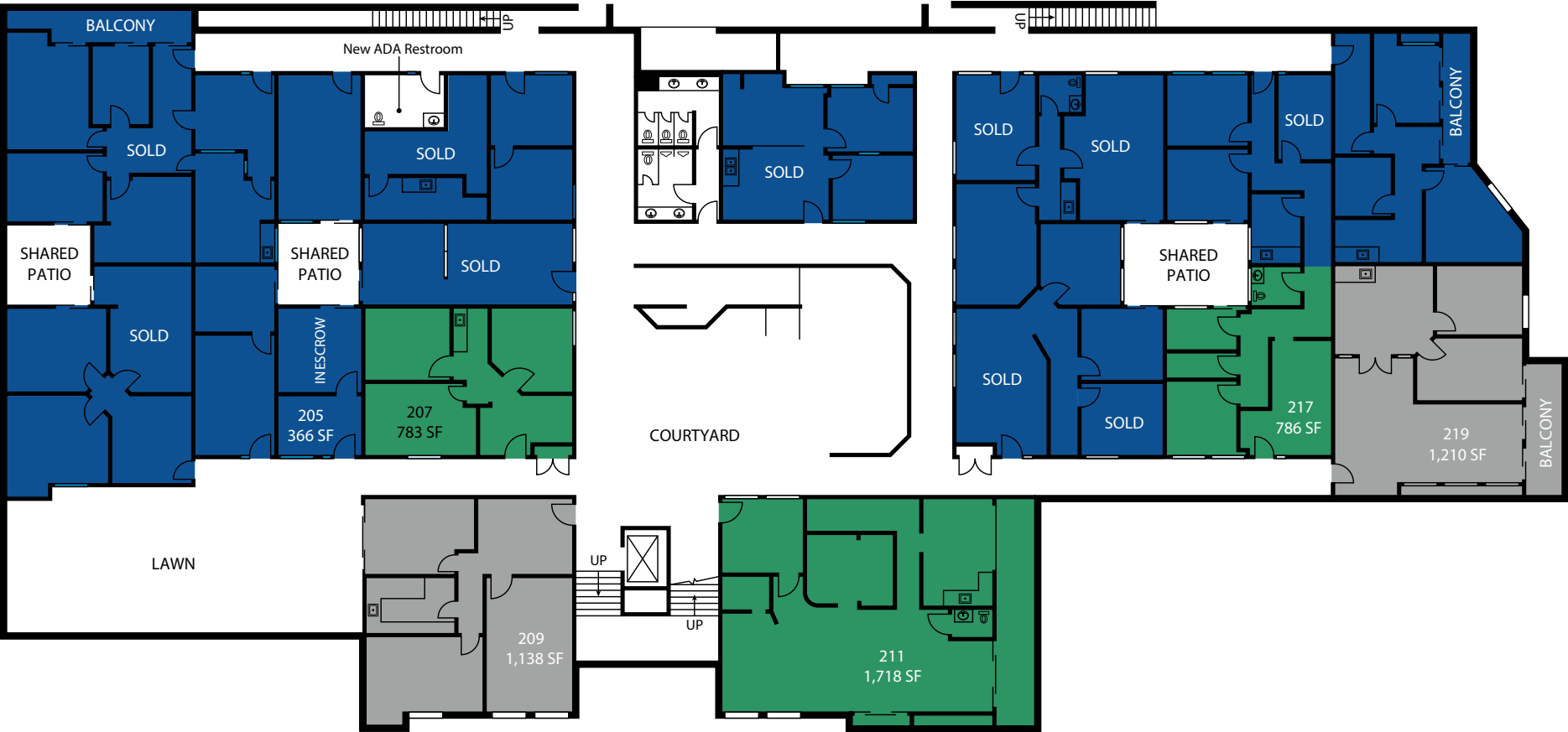
# Available Units

## SECOND FLOOR

UNIT	SQ.FT.	COMMENTS
207	783	Ground level, corner unit with large windows and sliding glass doors to deck. Direct access from guest and two owners' parking areas. Two private offices and large open work area in which a third private office could be built.
209	1,138	Ultimate office for any business or profession. Spectacular westerly views to the ocean and sunset, and a private balcony to enjoy them from. Immediate access from elevator, entrance stairs to the building, and lighted lounge/work courtyard. Plus, sliding glass doors that open onto a quiet lawn with shade trees and tables and chairs for relaxing or working. Three large private offices, kitchenette, and waiting area.
211	1,718	One of the most spectacular offices on the coast with wide ocean views, sliding glass doors to two private balconies with ocean and sunset views, windows on all four sides of the unit, operable windows let the sea breezes in, a private rest room, and a kitchenette. Adjacent to the elevator to guest and unit owners' parking and the outdoor staircase entrance to the building as well as the outdoor lounge/work courtyard.
217	786	Private offices and large open work area may be reconfigured and customized to create a perfect long-term home for a medical practice or professional firm with a private rest room to support medical use. Improvement costs may be included with SBA purchase financing.
219	1,210	Larger, professional office, with high ceiling lobby, private offices on both main level and mezzanine. Kitchenette. Located on quiet southwest corner of building with private balcony and operable windows.

Prices Subject To Change

SECOND FLOOR PLAN



■ SOLD    ■ AVAILABLE

Not To Scale

# Available Units

## THIRD FLOOR

UNIT	SQ.FT.	COMMENTS
300	783	Quiet end unit. Combination of high, open ceilings with skylights for creative office area and drop ceilings for private offices. Open ceilings may be changed to drop ceilings for private offices. Kitchenette. Glass doors open onto patio. Discrete access from Borden Ave. parking. Easily combined with Unit 301.
301	1,138	Quiet end unit. Westerly views to the ocean over peaceful, tree lined, line and meeting or work area. Operable windows let in the ocean breeze. Combination of high, open ceilings with skylights and drop ceiling area for private offices. Open ceilings may be changed to drop ceilings for private offices. Kitchenette. Glass doors open onto patio. Easily combined with Unit 300.
303	1,718	Bespoke design and finishes for discriminating professionals. High ceiling lobby with skylights and two stories of windows. Large CEO's office or conference room with high ceiling and room for a board meeting. Designer kitchen, three private offices, and comfortable, open work area with outside patio. Finished mezzanine with three additional private offices. Front door opens to relaxing courtyard, elevator, and main building staircase.
304	957	Bright corner unit with open ceiling and two-story window bank. Additional space for open work area or private office in mezzanine.
307	1,210	One of the most spectacular offices on the coast with wide ocean views, sliding glass doors to two private balconies with ocean and sunset views, windows on all four sides of the unit, operable windows let the sea breezes in, a private rest room, and a kitchenette. Adjacent to the elevator to guest and unit owners' parking and the outdoor staircase entrance to the building

Prices Subject To Change

# Available Units

## THIRD FLOOR

UNIT	SQ.FT.	COMMENTS
308/310	1,983	Designed and constructed for therapy practice. Light, comfortable waiting area with buttons. Private offices on main floor and mezzanine, kitchen/breakroom, interior patio, overlooks lighted comfortable courtyard. Discreet access from Borden Ave.
309	1,718	Wide ocean views through operable windows from large meeting room or work area. High ceiling lobby or open work area with skylights and two stories of windows looking over quite courtyard kitchen/breakroom with glass doors opening to quite patio, private offices with glass walls in mezzanine.
311	2,175	Larger, professional office, with high ceiling lobby, private offices on both main level and mezzanine. Kitchenette.
312/314	1,274	Quiet, bright corner unit with wall of glass doors onto private balcony for ocean views. High ceiling throughout, no mezzanine. Shell condition is an open canvas for creative design to suit owner's unique style.

Prices Subject To Change

THIRD FLOOR PLAN



**SOLD** **AVAILABLE**

Not To Scale

# Sales Comps

ADDRESS	CITY	BUILDING SF	SALE DATE	YEAR BUILT
2699 Pacific Coast Hwy	Hermosa Beach	5,597	8/6/2024	2004
240 S Sepulveda Blvd	Manhattan Beach	4,104	7/25/2024	1991
1075 Aviation Blvd	Hermosa Beach	1,228	2/16/2024	1963
517-519 Pier Ave	Hermosa Beach	2,360	12/15/2023	1957
1600 Pacific Coast	Hermosa Beach	720	11/27/2023	1962
1026 Manhattan Beach Blvd	Manhattan Beach	2,149	10/4/2023	1964
338 Pier Ave	Hermosa Beach	12,366	7/26/2023	2010
400 Pier Ave	Hermosa Beach	2,776	7/26/2023	2010
1300 Highland Ave (Condo)	Manhattan Beach	300	5/19/2023	2010
627 Aviation Way (Condo)	Manhattan Beach	450	5/15/2023	2012

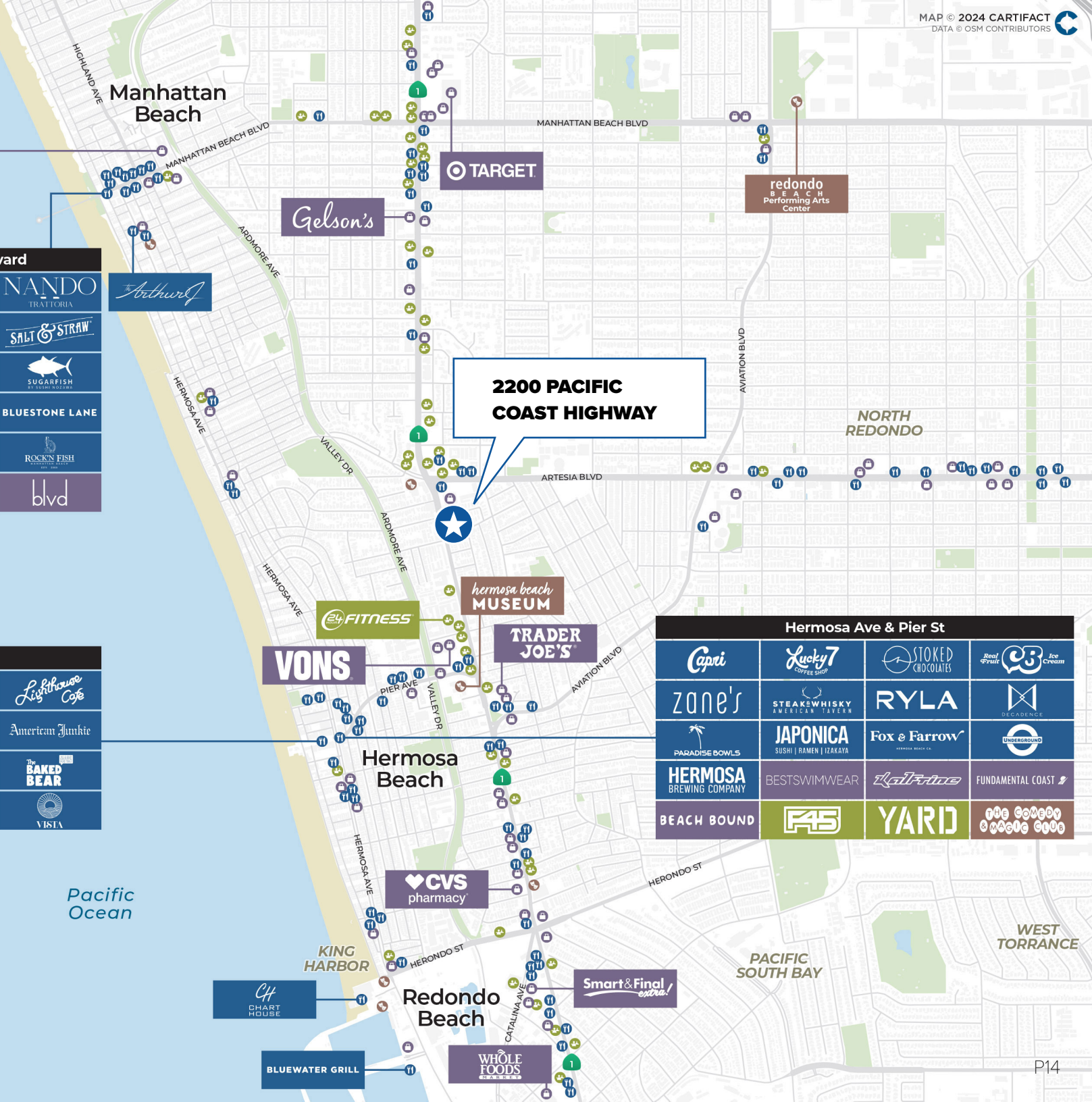


Metlox Shopping Mall		
NICK'S MANHATTAN BEACH	PETROS ΠΕΛΛΟΣ	VERVE COFFEE ROASTERS
LAIRD	Lu Lu's Nouvelle	NORDSTROM
PAIGE	WRIGHTS	The Beehive

Manhattan Beach Pier and Boulevard			
THE STRAND HOUSE	DASH DASHI	tacolicious	NANDO TRATORIA
SLAY steak + fish house	FWD Fishing with Dynamite	ME RST	SALT & STRAW
Simmyz's	勝 KATSUYA	Up Cults ALTAMURA	SUGAR FISH
The Kettle	ESPERANZA	LOVE SALT	BLUESTONE LANE
NOAH'S NY BAGELS	MANHATTAN BEACH CREAMERY	ILL	ROCKIN FISH
SKECHERS	Marine Layer	FREE PEOPLE	blvd

Hermosa Beach Pier Plaza			
Hennessey's Tavern	Scotty's on the strand	WATERMANS RESTAURANT BAR	Lighthouse Cafe
BONAPARTE BISTRO	PATRICK MOLLOYS	baja sharkeez	American Junkie
Playa Hermosa FISH & OYSTER CO.	OAKBERRY AÇAÍ BOWLS	PALMILLA	The BAKED BEAR
TOWER12	THE BREW'S HALL	GOOD STUFF	VISTA

- Dining
- Retail
- Entertainment
- Services



Hermosa Ave & Pier St			
Capri	Lucky 7 COFFEE SHOP	STOKED CHOCOLATES	Real Fruit CB Ice Cream
zone's	STEAK & WHISKY AMERICAN TALEN	RYLA	DECADE
PARADISE BOWLS	JAPONICA SUSHI   RAMEN   IZAKAYA	Fox & Farrow	UNDERGROUND
HERMOSA BREWING COMPANY	BESTSWIMWEAR	Kali Fine	FUNDAMENTAL COAST
BEACH BOUND	F45	YARD	THE COMEDY & MAGIC CLUB

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