



Renovations Nearly Complete

Rendering Source: Polanco Designs

FOR LEASE

LEASE RATE
NEGOTIABLE

Available:

First Floor

Suite 150 - 1,818 RSF

Notes

High End Creative Spec Suite

Second Floor

Suite 200 - 7,720 RSF

7,720 sf of contentious shell space Divisible to 1,341 sf (ocean views)

Suite 250 - 2,827 RSF

Suite 275 - 1,341 RSF

Contact us:

Thacher Goodwin

Vice President

License No. 01758949

+1 310 321 1821

thacher.goodwin@colliers.com

Carter Rudnick

Senior Associate

License No. 01978170

+1 310 321 1835

carter.rudnick@colliers.com



Year Built

Fully Renovated 2026



RBA

17,465 RSF



Stories

3



52 Parking Spaces

Surface & Underground

3rd Floor Office Space Rendering



Elevator Lobby Rendering

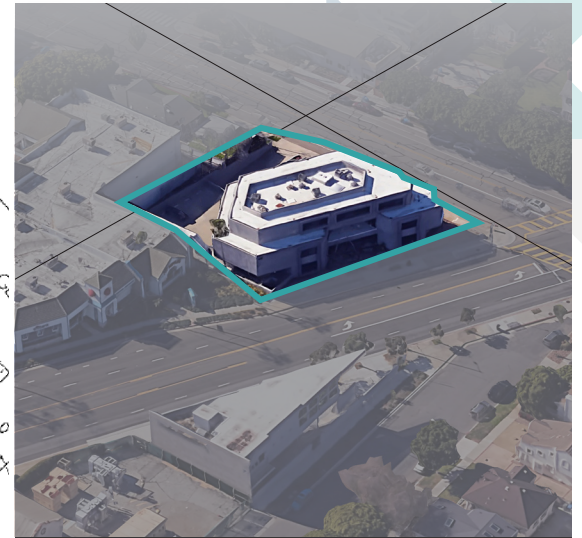


CLICK TO VIEW
RENDERINGS



CLICK TO VIEW
ON A MAP

RBC-2A RBC-2A

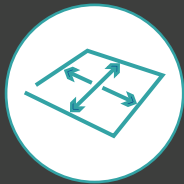


A map of the Torrance, California area. A green star is placed on the coast near the border of Manhattan Beach and Redondo Beach. A teal callout box points to this star with the text "435 N. Pacific Coast Highway Redondo Beach, CA 90277". The map shows major roads and surrounding cities including El Segundo, Hawthorne, Lynwood, Compton, Gardena, Lawndale, Manhattan Beach, Redondo Beach, Carson, West Carson, Rolling Hills Estates, Lomita, Wilmington, Long Beach, Rancho Palos Verdes, and Terminal Island.

LOCATION

Highlights - Newly Renovated

Newly renovated two-story office opportunity at Beryl and Pacific Coast Hwy in Redondo Beach, featuring high-end spec suites, upgraded finishes, covered parking, State-of-the-Art Face Recognition Security System for the building's entrances and parking structures, and walkable access to Redondo Shores amenities including Whole Foods and fast-casual dining.



11,515 SF Total
3,795 SF (1st Floor) |
7,720 SF (2nd Floor)



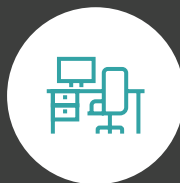
Zoning / Uses
RBC-2A | Office, medical*,
and limited retail uses



Renovation
Renovation completed
2026



Amenities
Walkable to Redondo
Shores (Whole Foods
+ dining)



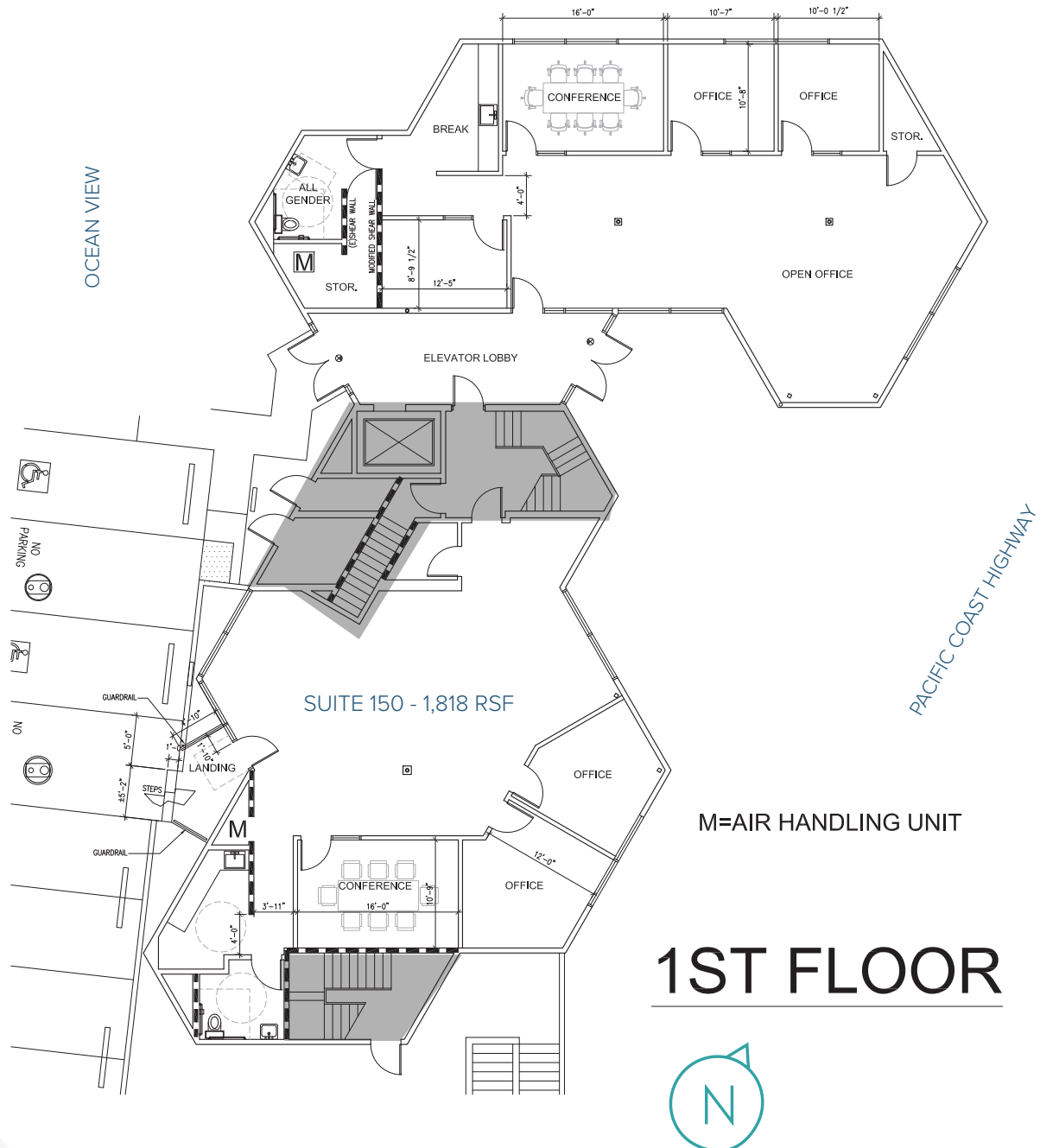
Spec Suites
High-end spec suites with
upgraded finishes



Parking
Covered subterranean
parking + surface
visitor parking

AS BUILT SPACE PLAN | 1st floor

BERYL STREET



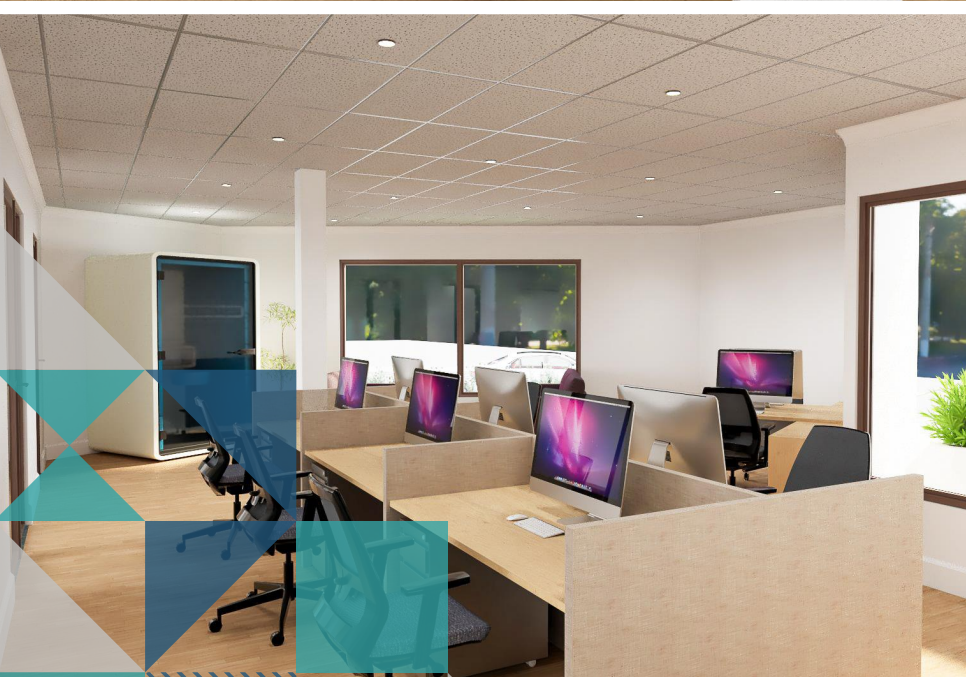
AS BUILT SPACE PLAN | 2nd floor | multi tenants

2ND FL - 7,720 RSF



RENDERING | Additional Interior Renderings

1st Floor, Suite A



Rendering Source: Polanco Designs

RENDERING | Additional images

Exterior and 1st Floor, Suite B



Rendering Source: Polanco Designs

RENDERING | Additional images

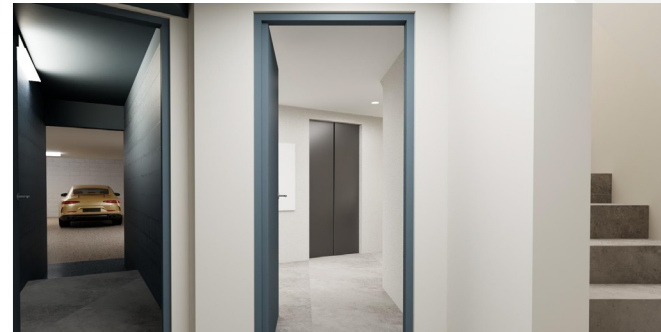
2nd Floor, Suite C, D & E



Rendering Source: Polanco Designs

RENDERING | Additional images

Underground Parking



Rendering Source: Polanco Designs



Thacher Goodwin

Vice President
License No. 01758949
+1 310 321 1821
thacher.goodwin@colliers.com

Carter Rudnick

Senior Associate
License No. 01978170
+1 310 321 1835
carter.rudnick@colliers.com