

The STRAND

WHERE THE
WORKDAY MEETS
the Waterfront



120-180 5TH STREET
HUNTINGTON BEACH, CA 92648

 CUSHMAN &
WAKEFIELD



Ride the Wave

TO A BETTER WORKDAY

Imagine stepping out of a morning meeting and into a sea breeze. Lunch on the patio of a waterfront restaurant. An afternoon brainstorm with the sound of waves in the background. At The Strand, Huntington Beach's premier mixed-use destination, this isn't a retreat — it's just a Tuesday. Nestled steps from the Huntington Beach Pier and Main Street shops, this is a rare coastal workplace where the energy of the beach isn't a distraction — it's your greatest asset. For teams who believe where you work shapes how you work, there is simply nowhere else like this in Southern California.

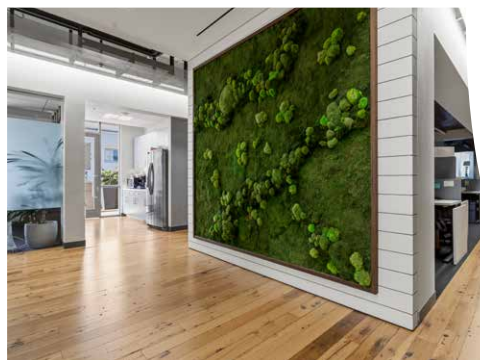
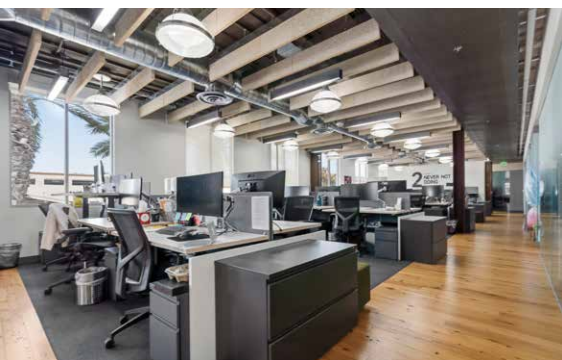
IDEAL LANDMARK HQ
OFFICE LOCATION
WITH BEACH VIEWS

MULTIPLE
CONFIGURATIONS
AVAILABLE

DIRECT ACCESS TO
SUBTERRANEAN
GARAGE

A CURATED COLLECTION
OF DESIRABLE DINING
AND SHOPPING



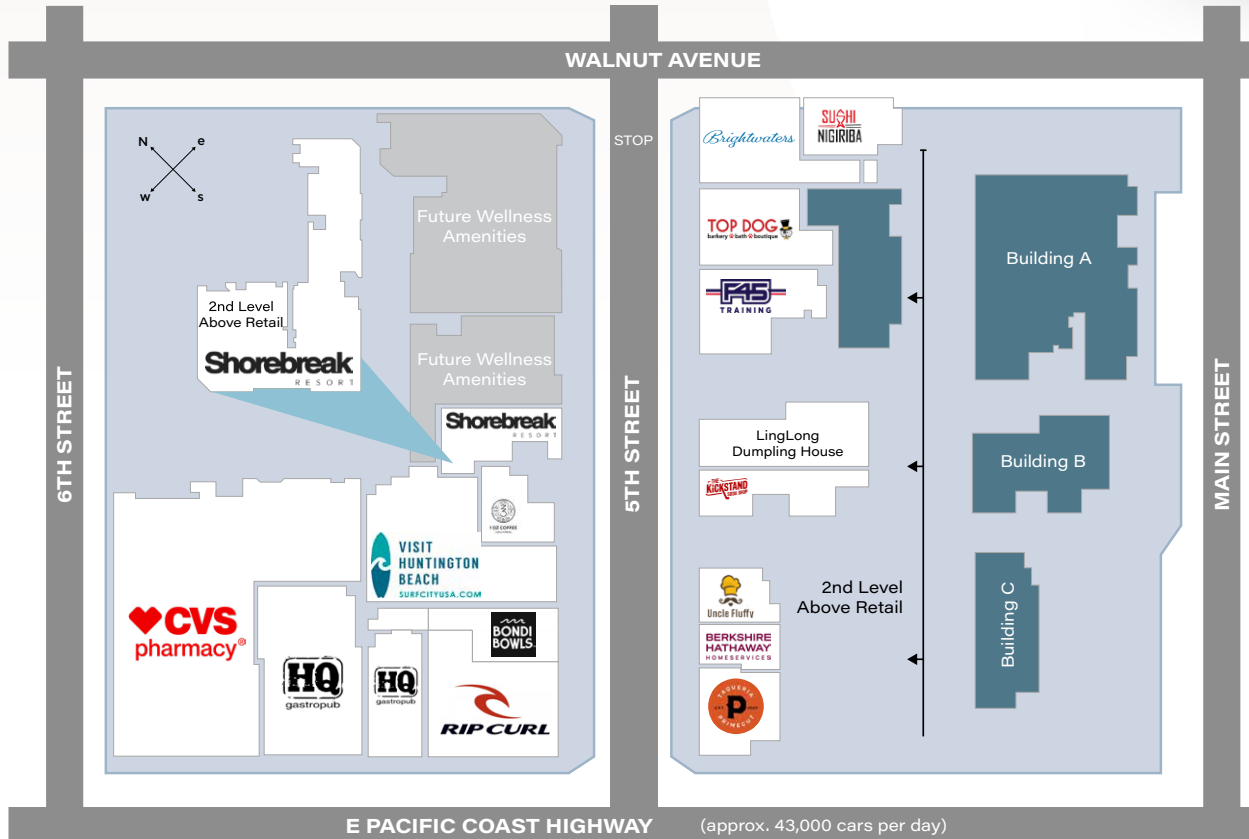


a Bold Vision
FOR YOUR NEW OFFICE



Your Best Work

STARTS HERE



BUILDING A

SUITE	TOTAL SF	DIVISIBLE TO
A-140	±2,619 SF	N/A
A-200	±12,159 SF	±2,000 SF
A-300	±10,753 SF	±2,000 SF

BUILDING B

SUITE	TOTAL SF	DIVISIBLE TO
B-200	±4,961 SF	N/A

BUILDING C

SUITE	TOTAL SF	DIVISIBLE TO
C-200	±3,836 SF	N/A

TOTAL AVAILABLE: ±34,328 SF

Building Connectivity

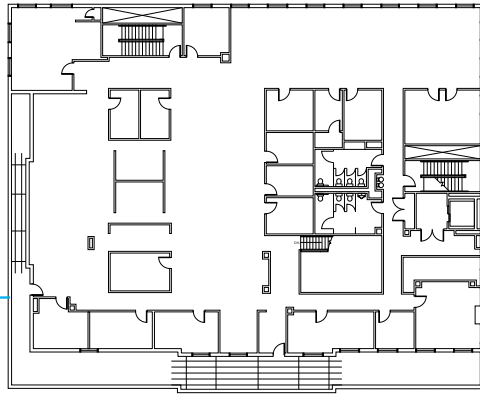


BUILDING A

BUILDING B

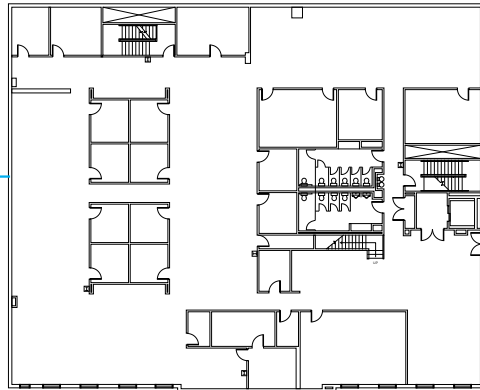
BUILDING C

THIRD
FLOOR

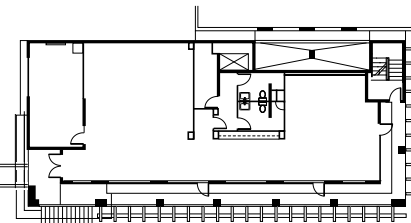
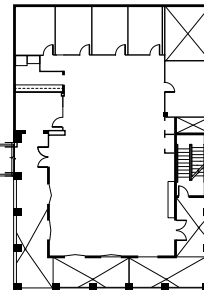
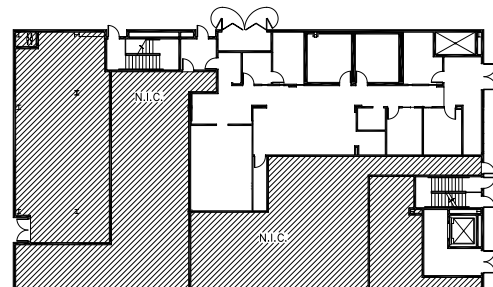


Private elevator & internal
stairwell connection

SECOND
FLOOR



FIRST
FLOOR



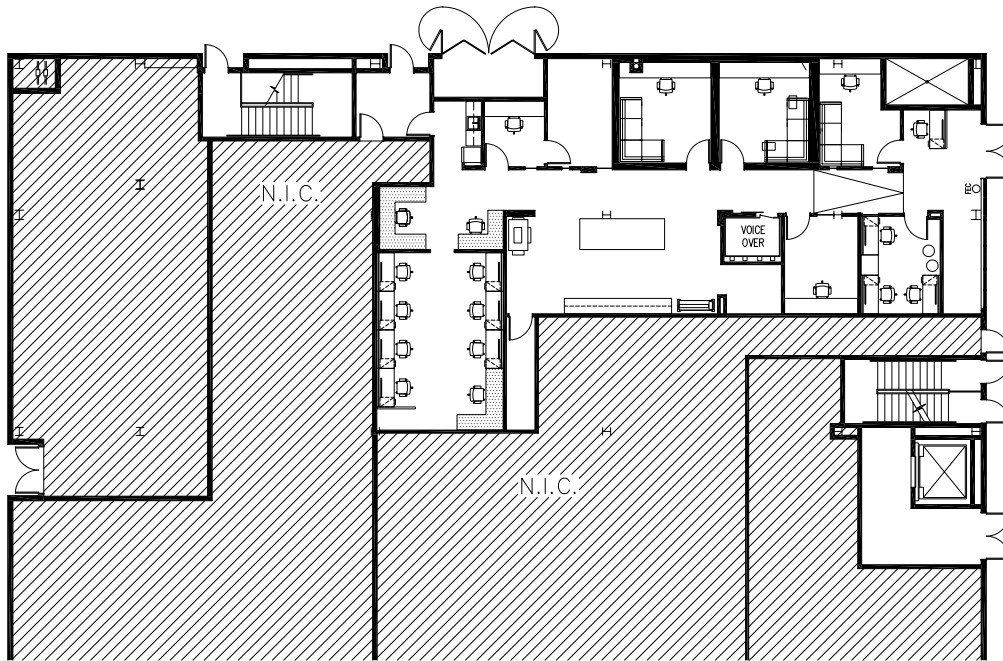
PACIFIC OCEAN



Floor Plans

Building A - First Floor (Suite 140)

±2,619 SF



JOHN HARTY

Executive Managing Director

949.372.4910

john.harty@cushwake.com

Lic.: 01121203

JASON WARD

Executive Managing Director

949.955.7640

jason.ward@cushwake.com

Lic.: 01802243

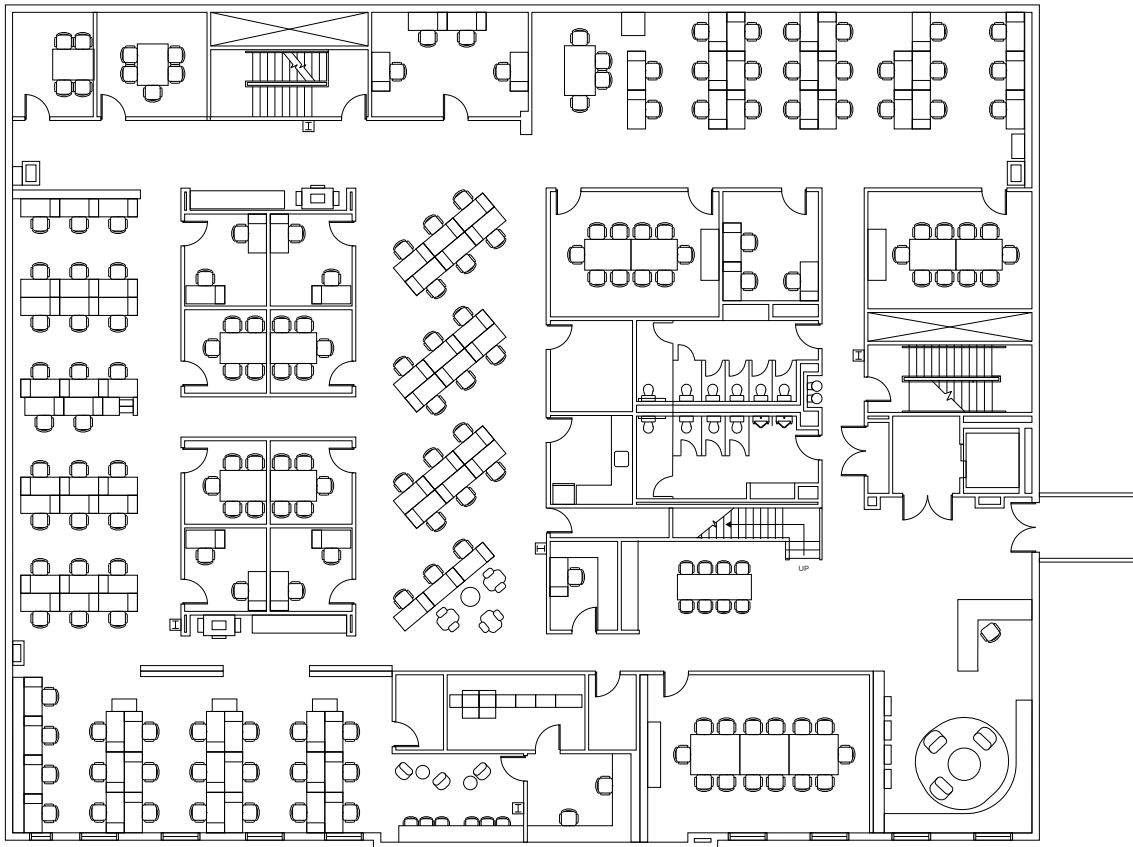

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Floor Plans

Building A - Second Floor

±2,000 - ±12,159 SF



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jason.ward@cushwake.com

Lic.: 01802243

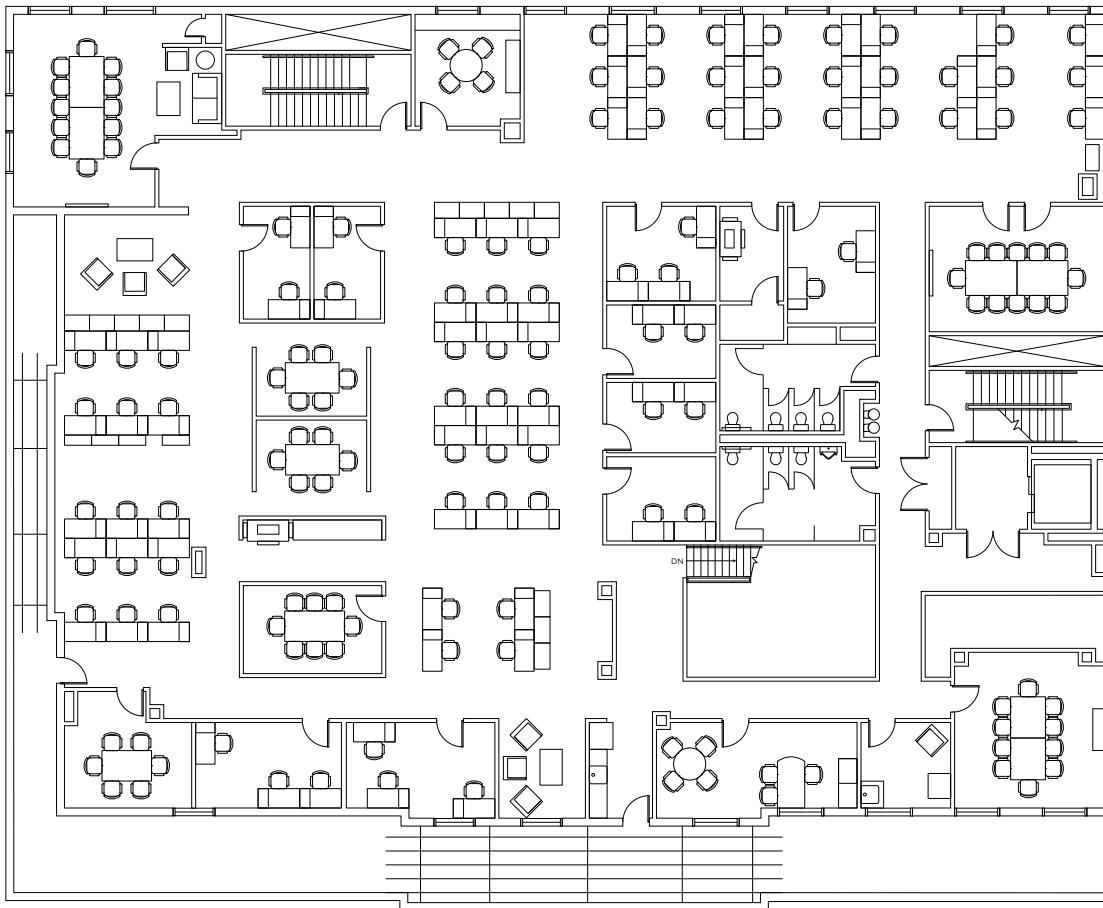

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Floor Plans

Building A - Third Floor

±2,000 - ±10,753 SF



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jason.ward@cushwake.com

Lic.: 01802243

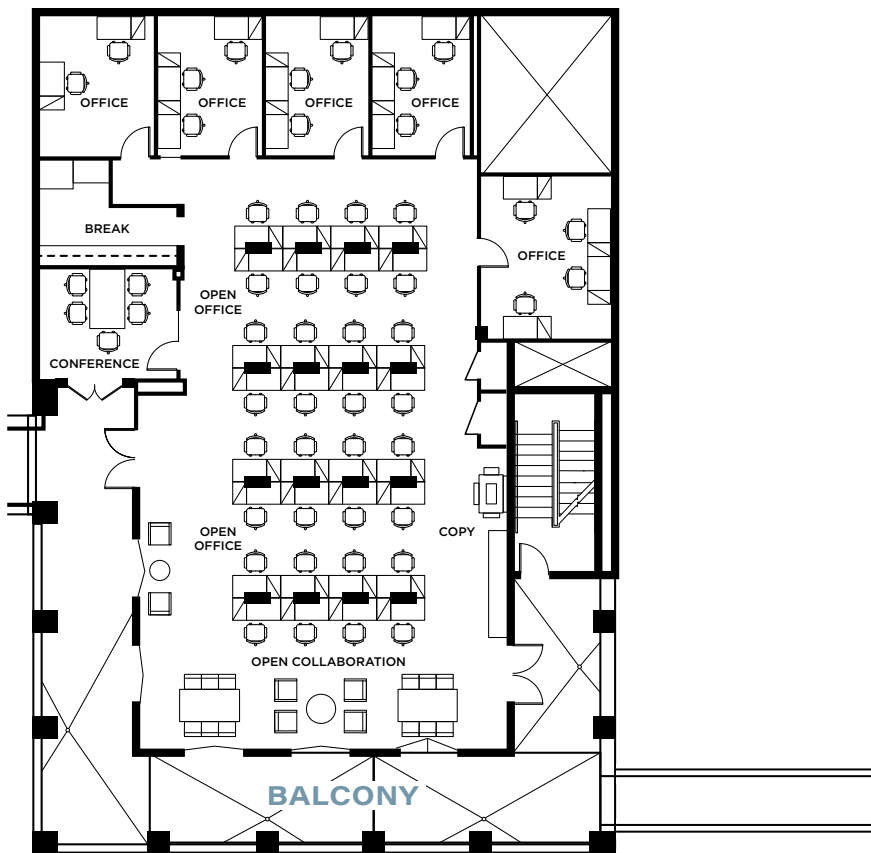

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Floor Plans

Building B - Second Floor

±4,961 SF



BUILDING C

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john.harty@cushwake.com

Lic.: 01121203

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Executive Managing Director

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Lic.: 01802243

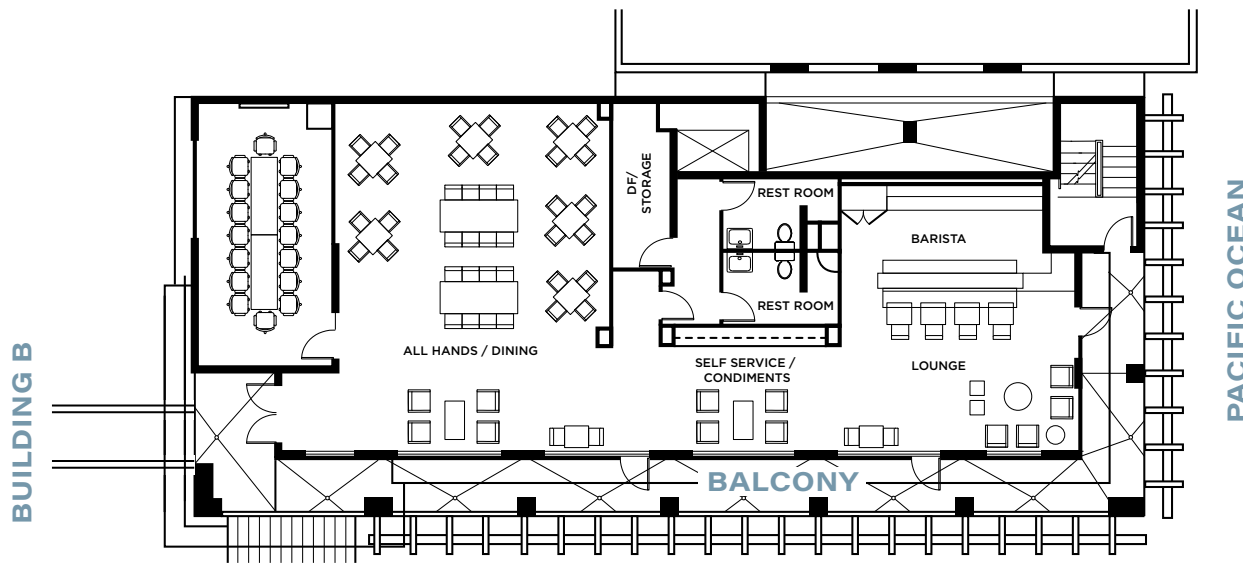

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Floor Plans

Building C - Second Floor

±3,836 SF



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SIP, SHOP, STAY, *Surf*



The best part of your day doesn't have to wait til after hours. Whether you're picking up craft coffee before the all-hands, entertaining visiting clients over a waterfront lunch, or simply stepping away to feel the ocean breeze, all you need is your shades and a short walk to enjoy all the amenities at The Strand.

ON-SITE AMENITIES:



EVERYTHING YOU NEED

Right Here



HUNTINGTON PIER

PCH 43,000 VPD



a Coastal Address

WITH REGIONAL REACH

Perfectly positioned in the heart of Surf City, USA, The Strand offers a coastal workplace with genuine lifestyle appeal and regional connectivity. Just one hour from Los Angeles and under two hours from San Diego, this beach-adjacent office keeps your team seamlessly connected to Southern California's major business centers and airports, without sacrificing the energy and character of one of the region's most sought-after coastal communities.

The Strand delivers a flagship address that turns heads, sparks conversation, and gives your team a reason to show up — and stay. The Strand is more than a location. It's a statement.

POINTS OF INTEREST

19 min
JOHN WAYNE
AIRPORT

44 min
LAX

45 min
DOWNTOWN LA

90 min
SAN DIEGO

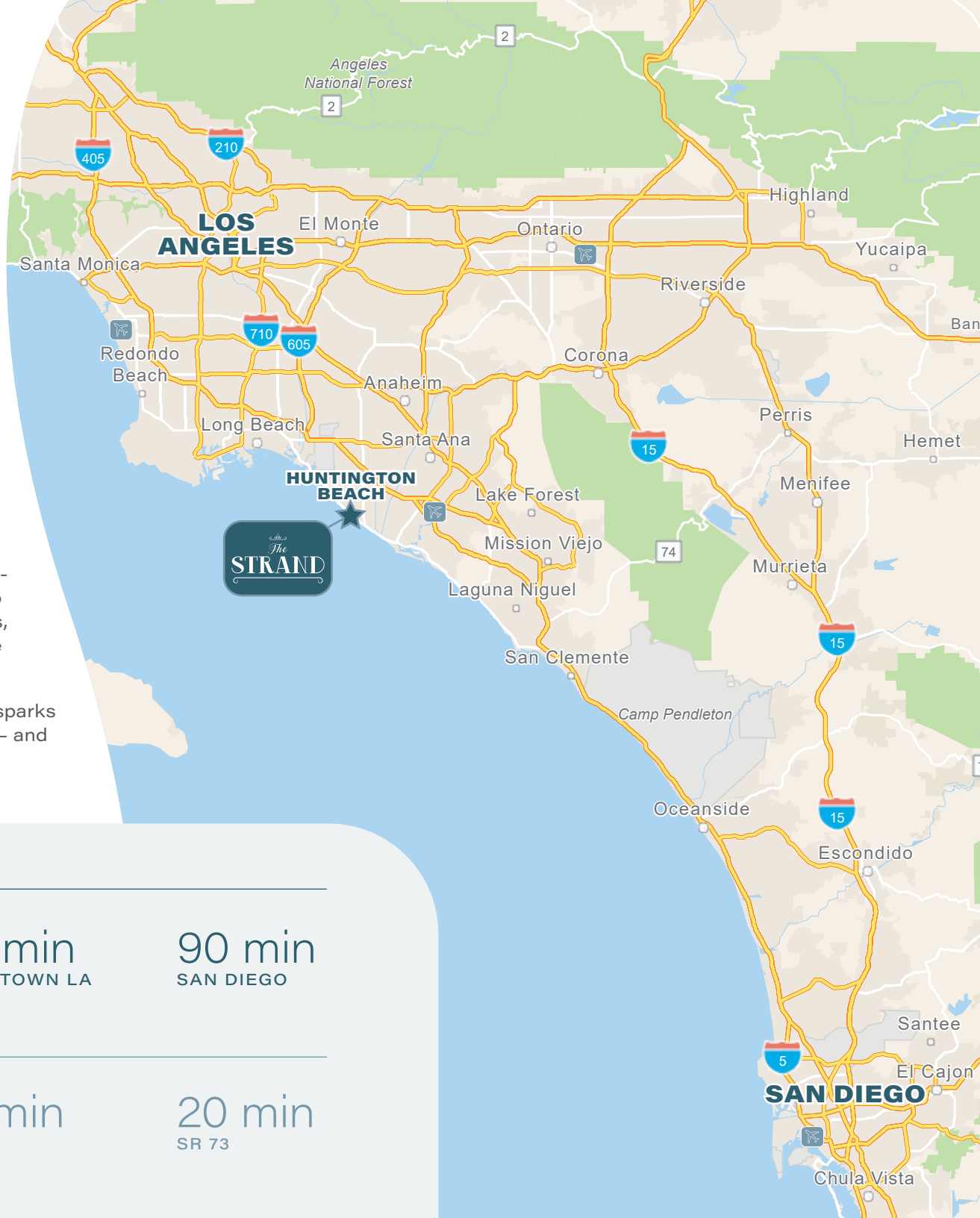
CONNECTIVITY

1 min
HIGHWAY 1

3 min
SR 39/BEACH BLVD

14 min
I-405

20 min
SR 73



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