

200-300 Oceangate

UP TO 187,950 SF
CLASS A OFFICE IN
LONG BEACH, CA

HQ OPPORTUNITY | IDEAL FOR GROWTH

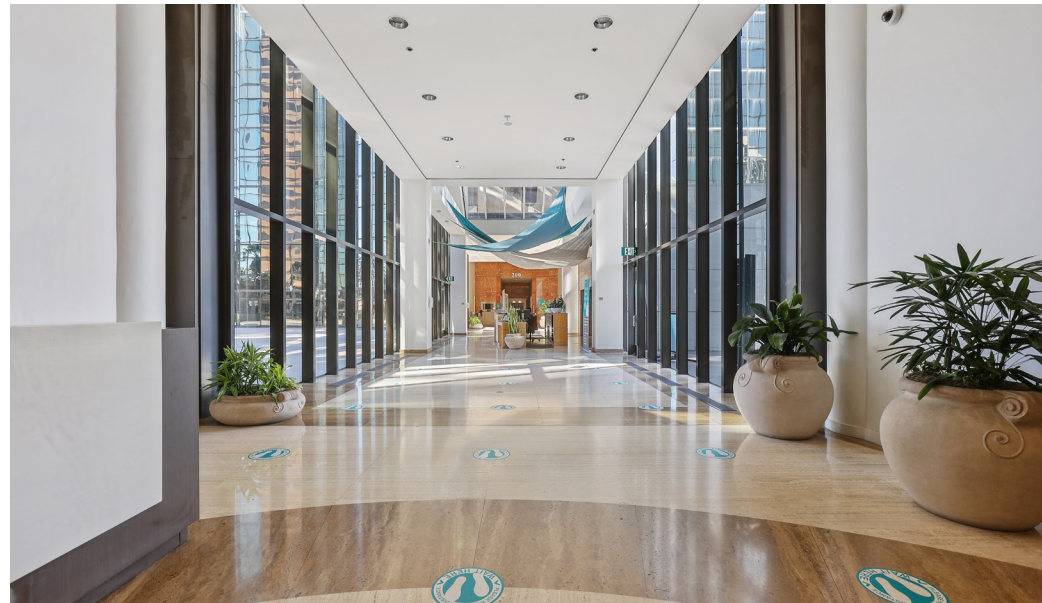
flexible availability | short & long-term options | variety of suite sizes

**AVISON
YOUNG**

All information contained herein was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice. License #01908328 | avisonyoung.com

Property Highlights

- Up to 187,950 sf available
- Furniture can be made available
- Year built: 1983
- Asking rate: negotiable
- Term: negotiable
- Property is in close proximity to numerous restaurants, hotels and other retail
- Adjacent to 710 Freeway on/off ramp with access to the 405, 91, 605 and 110 Freeways.
- Near executive housing in Palos Verdes, Naples, Belmont Shore and Orange County.



CHRIS COOPER

chris.cooper@avisonyoung.com
CA Lic. #01260886
cell: +1.213.706.6470
direct: +1.213.935.7435

JAMIE ENDRES-KELLER

jamie.keller@avisonyoung.com
CA Lic. #01249255
cell: +1.714.448.9164
direct: +1.858.519.3259

BRYN BURROWS

bryn.burrows@avisonyoung.com
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Site Amenities



Car charging station



Car wash & detailing services



Fitness center with lockers



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Location Overview



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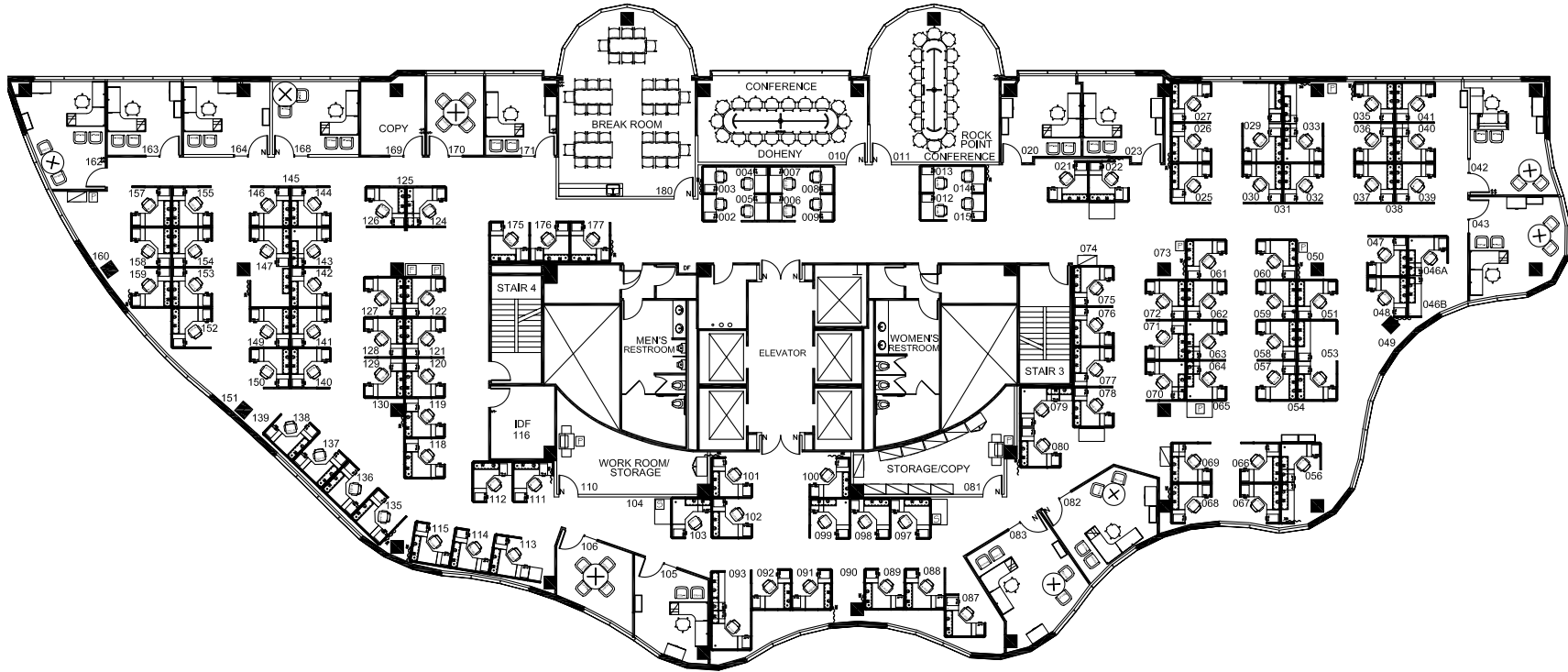
Stacking plan

| | | | |
|----|-----------|----------|-------------------|
| 15 | 16,604 SF | | |
| 14 | 16,575 SF | | |
| 12 | 16,575 SF | | |
| 11 | 16,575 SF | | |
| 10 | 16,575 SF | | |
| 09 | 1,811 SF | 6,635 SF | 2,605 SF 2,374 SF |
| 08 | 1,205 SF | 7,737 SF | LEASED |
| 07 | LEASED | | |
| 06 | 16,575 SF | | |
| 05 | 16,575 SF | | |
| 04 | 16,596 SF | | |
| 03 | 16,599 SF | | |
| 02 | 16,334 SF | | |
| 01 | LEASED | | |

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Typical floor plan



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Gallery



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