



COLDWELL BANKER  
COMMERCIAL  
BLAIR

FOR LEASE



**800 E WARDLOW ROAD**  
**LONG BEACH, CA 90807**

800 E. Wardlow Road  
Long Beach, CA 90807

WARDLOW ROAD

OLIVE AVE.

MYRTLE AVE.

# 800 E. WARDLOW ROAD

L O N G B E A C H , C A L I F O R N I A 9 0 8 0 7

<b>Suite A:</b>	943 SF
<b>Suite B:</b>	948 SF
<b>Lease Rate:</b>	\$1.75/SF - Mod. Gross
<b>Year Built:</b>	1980
<b>Zoning:</b>	CCA

## HIGHLIGHTS

- Spacious Offices
- New paint throughout
- Ample Parking
- Close to Freeways
- Within walking distance to Bixby Knolls Shops + Restaurants

## PROPERTY DESCRIPTION:

Coldwell Banker Commercial BLAIR is pleased to list 800 E Wardlow Road for Lease. This multi-tenant two-story office building has two office spaces available on the second floor. The spaces feature lots of natural light and new paint throughout. The building has a secure gated entrance. There is ample parking available in the private parking lot on the ground floor of the building. The property is zoned CCA - the Community Automobile Oriented District which permits retail and service uses for an entire community including convenience and comparison shopping for goods and associated services. These office spaces would be best for professional service use, including financial services, chiropractor, tax preparation or government office.

# 800 E. WARDLOW ROAD, LONG BEACH, CA

## INTERIOR PHOTOS



# 800 E. WARDLOW ROAD, LONG BEACH, CA

## ADDITIONAL PHOTOS





LBX - LONG BEACH EXCHANGE & THE VILLAGE AT DOUGLAS PARK (PARTIAL LIST)



CARSON & PARAMOUNT RETAIL CENTERS (PARTIAL LIST)



# 800 EAST WARDLOW ROAD

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## C O N T A C T

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