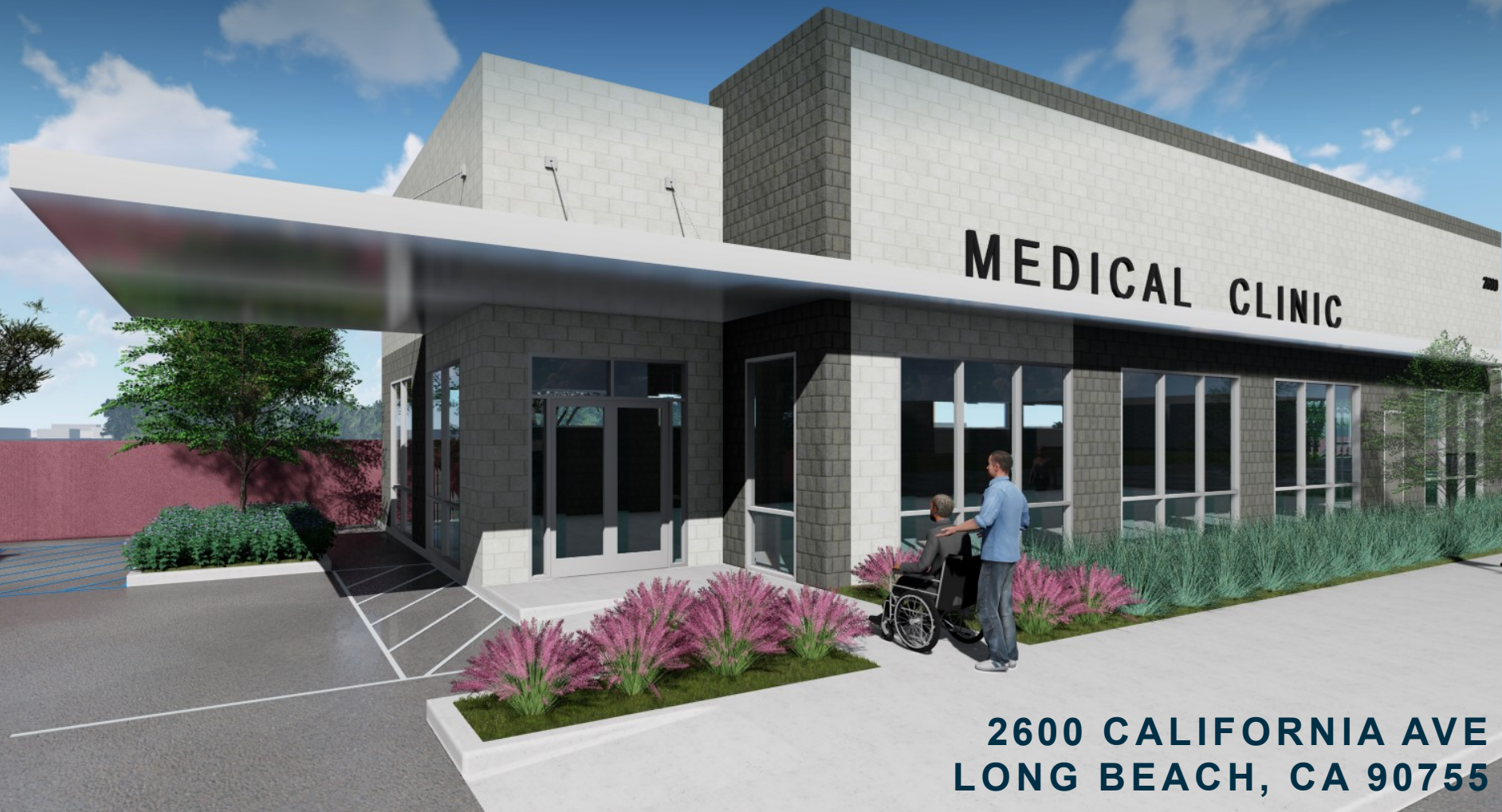


Medical Office FOR LEASE



**2600 CALIFORNIA AVE
LONG BEACH, CA 90755**

FOR MORE INFORMATION, PLEASE CONTACT:

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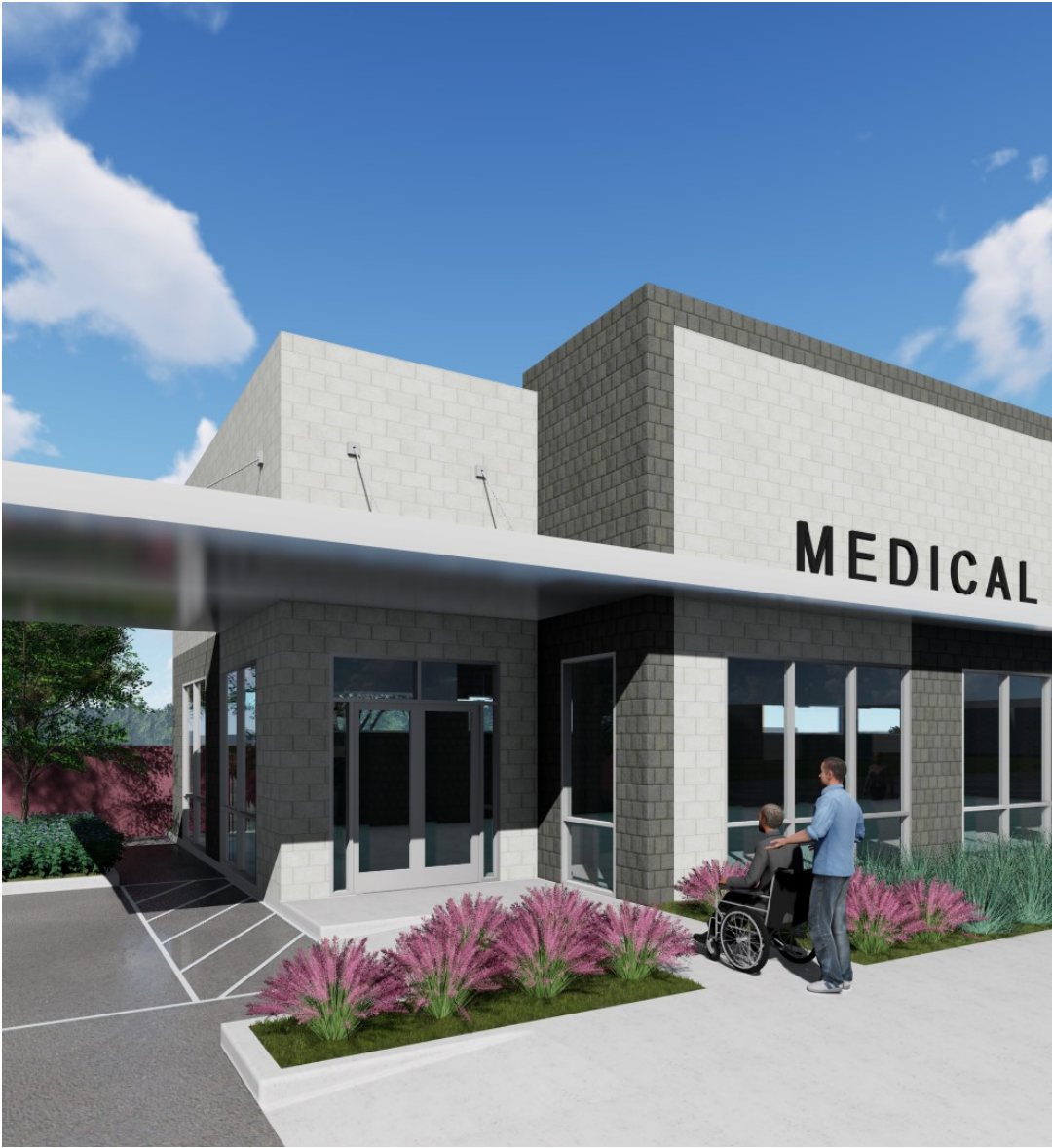
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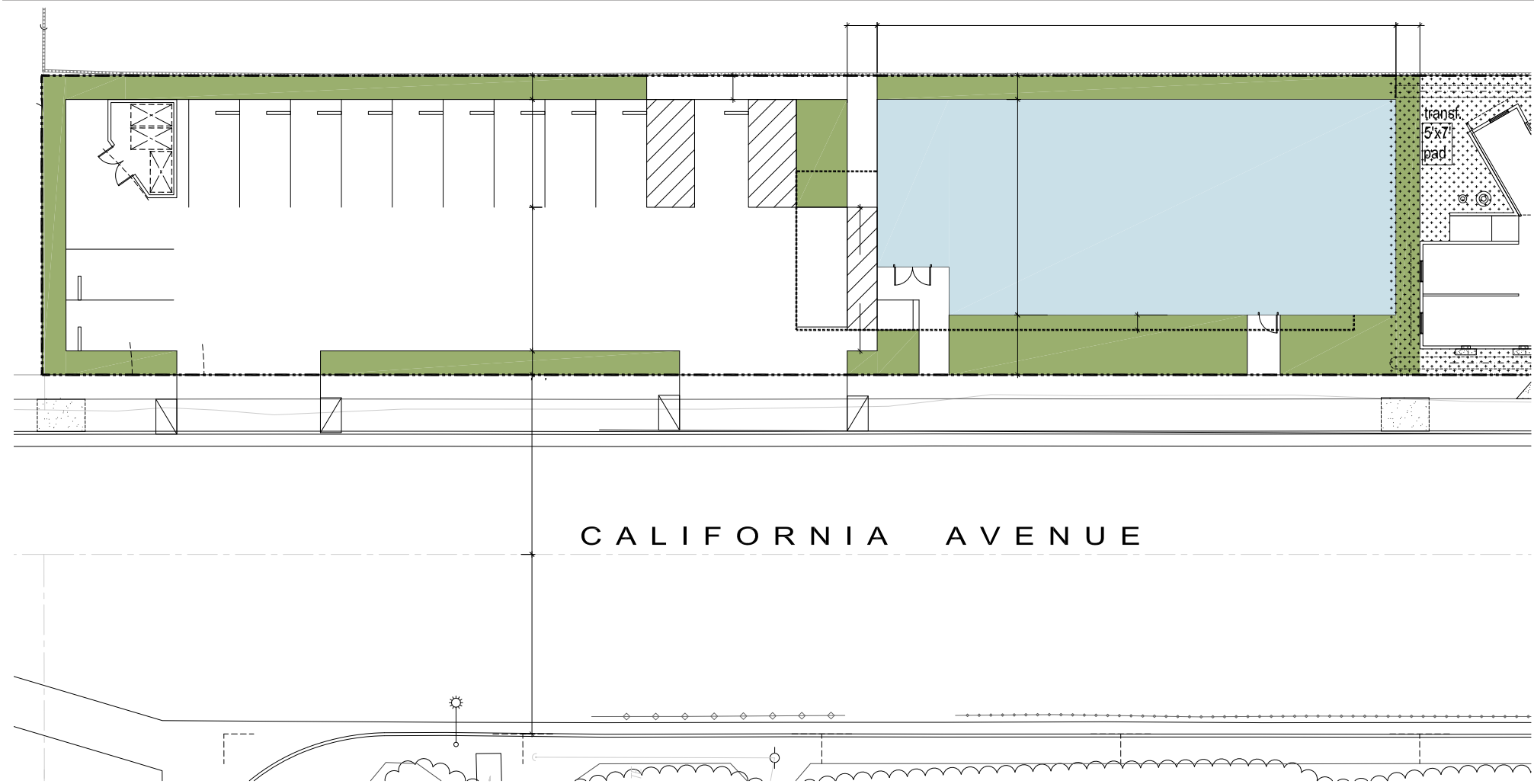
Lee & Associates
Los Angeles - Long Beach Inc.
5000 E Spring St. #600 | Long Beach, CA 90815
PH: 562.354.2500 | www.lee-associates.com

PROPERTY FEATURES:

- ±3,000 SF of New One -Story Medical Office Space
- **Rate:** \$3.95/SF NNN
- (2) Six ton AC Units on Roof
- Plumbing Stubbed
- 800 Amp 208 Volts
- Parking Ratio - 4.0 / 1,000 SF (12 Stalls)
- Close Proximity To Memorial Medical Center, Retail, and Restaurant Amenities
- Ceiling Height: 15' to Underside of Perlins
- Minutes Away From 405 & 710 Freeways



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Scheme 04
SITE PLAN

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