

# property details



24 Floors: 464,406 RSF



Ability to Deliver 11 Full Floors



Modern Spec Suites Available for Immediate Occupancy



On-Site Management



Panoramic, Coastal Views



24/7 On-Site Security



On-Site Structured, Safe and Secured Parking: 3.5/1,000



EV Dual Charging Stations On-Site





111 west ocean



design ready spaces







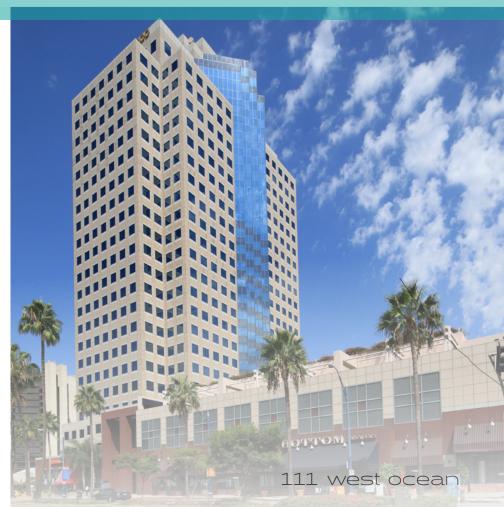




## landmark infrastructure

### **Constant Security Presence On-Site**

- 4 guards during working weekday hours
  - 4 guards total during weekday evenings
  - 6 guards total overnight, weekend, and holidays
- 88 Surveillance Cameras Monitored 24/7
- Advanced Fire Monitoring System
  24/7 Fully Sprinklered Building
  Annual and Quarterly Testing
- **△** Badge Access Controls for Elevators
- 24/7 Lighting in Garage & Stairs for Peace of Mind
- Back-up Generator in the Event of a Power Outage
- Choice of Reliable Pre-Installed Internet Providers
  Verizon, Frontier, AT&T, 5x5, Spectrum,
  DirecTV, Dish





the wow factor



- At the Epicenter of Long Beach Downtown Amenities
- $(Q_0)$  Walker's Paradise (Walk Score 96)
- **Very Bikeable** (Bike Score 80)
- (a) Adjacent to Metro station and Public Transit
- Breathtaking Ocean Views









### one of the most walkable cities in the US

**Prime location.** Located within 25 miles of 4 major airports and 2 major seaports, making it a prime location for business and travel.

**Growing population and talent pool.** Over 4,186 residential units are currently under construction or in planning phases in Long Beach.

**Highly Educated.** Over 30% of residents hold a bachelor's degree or higher. The city has seen a 6.1% increase in its college educated population in the past 10 years (Data USA)

Over 100 parks and beaches hosting more than 6 million visitors each year.

Over 1,000 restaurants serving a wide variety of options.

**Business friendly environment.** The city offers tax credits and incentives for companies that create new jobs and are located within certain zones of the city.



### LANDMARK SQUARE

## 111 west ocean



LONG BEACH, CA

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