

LANDMARK SQUARE

# 111 west ocean



LONG BEACH, CA



Click to Explore  
**LANDMARK SQUARE**

**CBRE**

**Manulife**



# property details



24 Floors: 464,406 RSF



Panoramic, Coastal Views



Ability to Deliver 11 Full Floors



24/7 On-Site Security



Modern Spec Suites Available for Immediate Occupancy



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



On-Site Management



EV Dual Charging Stations On-Site



LEED Gold Certified



Energy Star of 100



WiredScore Certified



# design ready spaces



Click for Our  
**NEWEST SPEC SUITE**



Click to Explore  
**LANDMARK SQUARE**



# custom 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



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# the wow factor



0.3 miles from the **Long Beach Waterfront**



At the Epicenter of **Long Beach Downtown Amenities**



**Walker's Paradise** (Walk Score 96)



**Very Bikeable** (Bike Score 80)



**Adjacent to Metro station** and Public Transit



**Breathtaking** Ocean Views



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WALK SCORE

96

TRANSIT SCORE

75

Queen Mary

Port of Long Beach

Port of Los Angeles

Long Beach Arena

Long Beach Convention & Entertainment Center

Aquarium of the Pacific

Catalina Express Terminal

The Pike at Rainbow Harbor

Long Beach Performing Arts Center

Downtown Long Beach Metro Station **M**

PROMENADE/PINE AVE RESTAURANT ZONE

Pacific Ave Metro Station **M**

5th St Metro Station **M**

METRO A LINE (SOUTHBOUND)

HISTORIC PINE AVENUE

METRO A LINE (NORTHBOUND)





**UPPER PROMENADE**

**Dining**  
 Sushi Zen Maru  
 Wingstop  
 Mitaki Japanese  
 Milana's New York Pizzeria  
 Panda Express

**Recreation**  
 Crossfit Radius

**Bank**  
 Opus Bank  
 Bank of the West

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**EAST VILLAGE AREA**

**Dining**  
 Creme de la Crepe  
 Wa Wa Restaurant  
 Utopia  
 Modica's Deli  
 James Republic  
 Super Mex  
 555 East American  
 Steakhouse  
 Roscoe's Chicken & Waffles  
 Maru Maki Sushi  
 Clancy's Irish Pub  
 Starbucks

**Lodging**  
 Best Western Plus Greenleaf Hotel  
 Inn of Long Beach  
 Beach Inn Motel  
 Club Motel

**PINE AND PROMENADE AREA**

**Dining**  
 Solita Tacos and Margaritas  
 Subway  
 King's Fish House  
 Congregation Ales  
 L'Opera Ristorante  
 Alegria Cocina  
 George's Greek  
 Sevilla of Spain  
 Bo Beau's Bistro  
 Agave's Kitchen  
 Octopus Sushi  
 Taco Beach Cantina  
 Johnny Rocket's  
 The Stave Bar  
 Michael's Pizza  
 Beechwood BBQ  
 Dog Haus

**Recreation**  
 Gold's Gym

**Bank**  
 Chase Bank  
 F&M Bank

**THE PIKE AT RAINBOW HARBOR**

**Dining**  
 Island's Burgers  
 Auld Dubliner Irish Pub  
 Famous Dave's BBQ  
 Tokyo Wako  
 Gladstone's  
 PF Chang's  
 Bubba Gump Shrimp Co.  
 Hooter's  
 Cold Stone Creamery  
 Outback Steakhouse

**Shops & Entertainment**  
 Historic Carousel & Giant Wheel  
 Laugh Factory  
 Cinemark Theatres  
 Columbia Sportswear  
 Converse  
 H&M  
 Nike Factory Store  
 Sunglass Hut  
 Restoration Hardware  
 Outlet

**Lodging**  
 Dockside Boat & Bed

**SHORELINE VILLAGE**

**Dining**  
 The Yardhouse  
 Tequila Jack's  
 Rocky Mountain  
 Twister's & Coffee  
 Tugboat Pete's  
 Funnel House  
 Blue Carousel  
 Cafe Dia Bakery  
 Ice Cream on the Boardwalk  
 Parker's Lighthouse

**Shops & Entertainment**  
 Pelican Pier Pavilion  
 Exotic House of Jerky  
 Pirate's Cove  
 Raintance  
 Wheel Fun Rentals  
 Segway  
 The Beach House  
 Village Hat Shop  
 Marina Sailing  
 Spirit Cruises

Legend:

- Office (Blue square)
- Retail (Red square)
- Civic & Institutional (Brown square)
- Residential (Green square)
- Parking (Grey square)
- Hotel (Orange square)





# long beach

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.



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