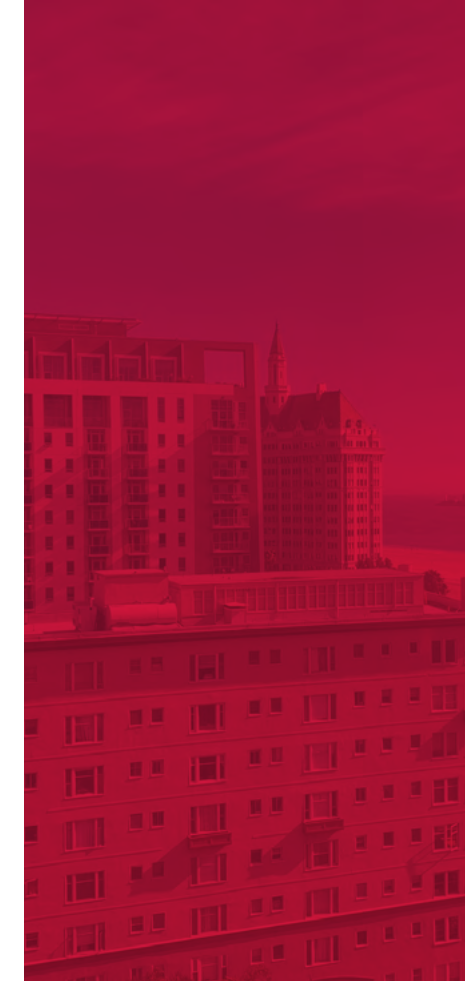


555

EAST OCEAN





PROPERTY FEATURES

RATE: \$1.85 / SF Full Service Gross

- » Prominent Ocean Boulevard Location with Ocean & City Views
- » Walking Distance to Pine Avenue's Restaurant Row, The Streets, The Promenade, and The Pike at Rainbow Harbor
- » Easy Access to 710 & 405 Freeways
- » On-Site Amenities Include: 555 Steakhouse, Naree Thai Restaurant, US Bank, FedEx & Subway
- » Full Top Floor Opportunity
- » Parking Costs: \$85.00/Month Covered Parking
\$150.00/Month Reserved Parking



SUITE	SQ. FT.	SPACE DESCRIPTION
105	1,709	Former Subway Space Rate: \$3/SF Modified Service Gross
106	4,953	Street entry, bullpen, bathroom, 11 private offices, reception
108	3,673	Bullpen, 2 Private Offices, 2nd Floor Atrium
109	2,264	Retail Space - Reception, Bathroom, 8 Rooms Rate: \$3/SF Modified Service Gross
*216	1,330	Reception, Bullpen, 1 Private Office, Storage
*217	1,198	Reception, Bullpen, 2 Private Offices, Server Room, Kitchen
*218	1,909	Bullpen, 2 Private Offices, Kitchen, Server Room
*225	3,285	6 private offices, large open area, kitchen
230	1,500	Large open area, 2 large windows
468	1,064	Reception, 3 Private Offices, Kitchen
510	947	1 private office, bathroom, kitchen, reception
*630	2,733	7 private offices, beautiful view, reception, conference room
655	696	Reception, 1 Private Office, Conference Room

SUITE	SQ. FT.	SPACE DESCRIPTION
700	10,641	Entire floor available, ± 11 offices & conference rooms, 2 kitchens, beautiful ocean view
900	10,614	Full Top Floor Opportunity with large Bullpen, Beautiful Ocean Views, Large Conference Room, 14 Private Offices

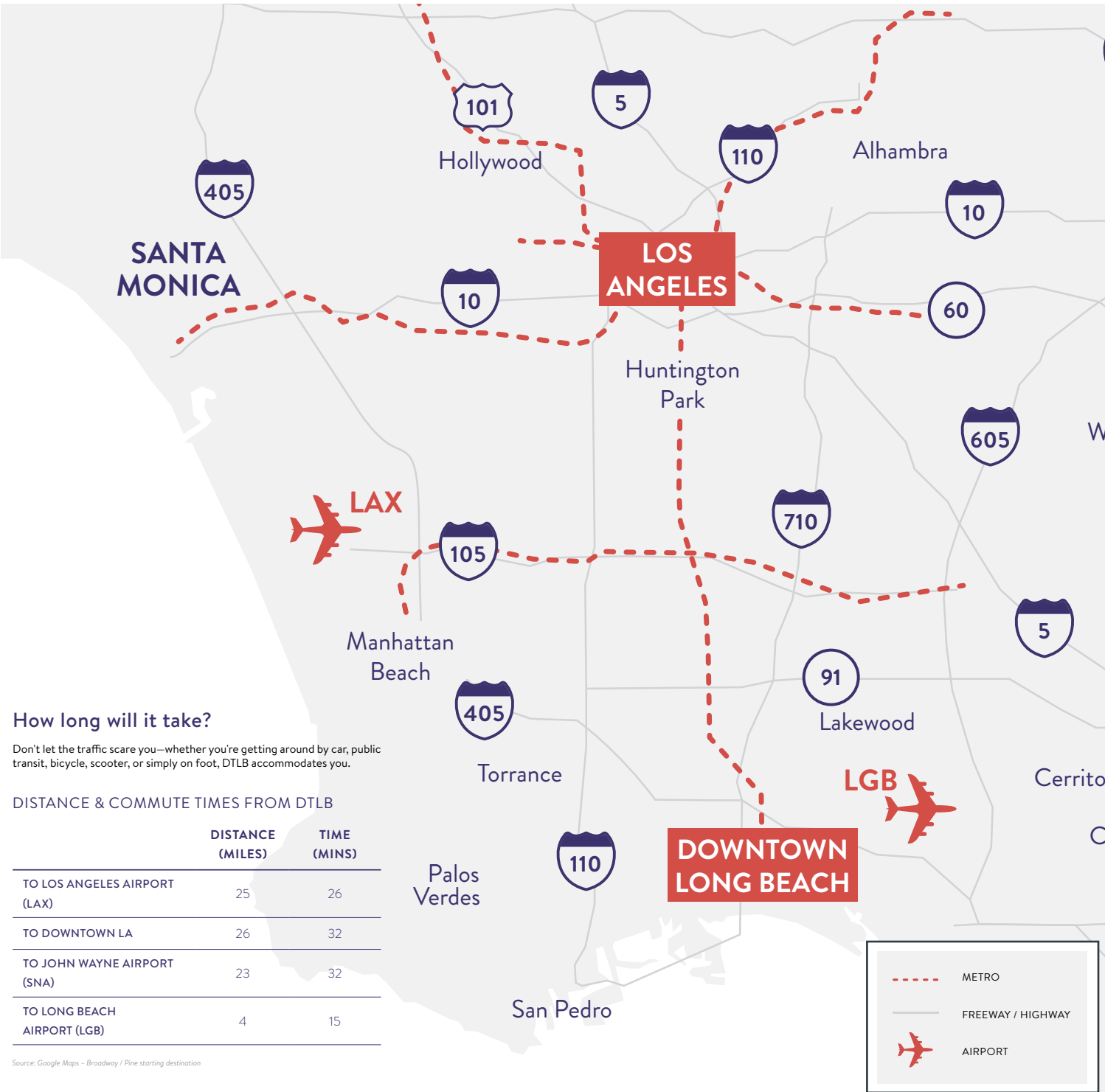
***CONTIGUOUS SUITES - Suites 216, 217, 218, & 225 : 7,722 SF**

NEARBY AMENITIES



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REGIONAL MAP & DRIVE TIMES



Metro

If you've encountered any of the heavy construction along Pacific Ave and Long Beach Blvd, you've already seen the early workings of the 8-month, \$350 million upheaval of the Metro Blue Line. As one of the most used light rails in the US with an average ridership of 70,000 per day, the Blue Line will continue to be a dependable straight shot between DTLB and DTLA, but it will boast some major improvements. When it reopens, expect a faster, safer, and more reliable ride. The overall commute time between terminuses is expected to decrease by 10 minutes.

Freeways

The freeway system in Southern California may seem chaotic, but the web of interchanges ties together the sprawling Greater LA and OC areas. The 710 freeway feeds straight into Downtown Long Beach through multiple points of entry, providing easy access directly to East Los Angeles, the Ports of Long Beach and Los Angeles, and the 405 connector to OC and West Los Angeles.

Airport

Long Beach Airport has served over 3.8 million passengers last year. The airport features nonstop service to 17 destinations on American, Delta, Hawaiian, JetBlue and Southwest Airlines. The airport is in the process of undergoing its \$65 million Phase II Terminal Area Improvement Project, expected to be completed by 2021.

Source: DLBA Economic Profile 2019

How long will it take?

Don't let the traffic scare you—whether you're getting around by car, public transit, bicycle, scooter, or simply on foot, DTLB accommodates you.

DISTANCE & COMMUTE TIMES FROM DTLB

	DISTANCE (MILES)	TIME (MINS)
TO LOS ANGELES AIRPORT (LAX)	25	26
TO DOWNTOWN LA	26	32
TO JOHN WAYNE AIRPORT (SNA)	23	32
TO LONG BEACH AIRPORT (LGB)	4	15

Source: Google Maps - Broadway / Pine starting destination

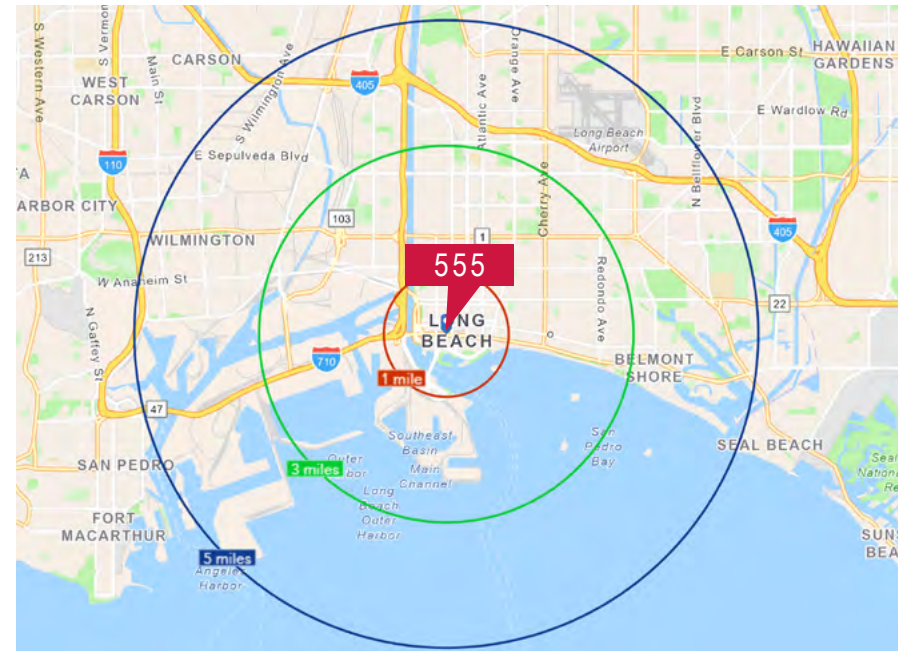
PSYCHOGRAPHICS AND STATISTICS

A community's demographic provide us valuable information for spotting not only who our neighbors are, but also the reality of their lifestyles and needs. The demographics of DTLB enable investors to recognize trends and common backgrounds which they can refer to as they plan future developments with a confidence in who they're providing for. DTLB has experienced dramatic growth in the Downtown core over recent years, and the table below highlights the demographic trends of the population within Downtown and Downtown core.

	DOWNTOWN	DOWNTOWN CORE
POPULATION	33,129	10,164
AVG HOUSEHOLD INCOME	\$59,299	\$80,225
HOUSEHOLD BY INCOME	\$35k-\$49,999	9%
	\$50k-\$74,999	16%
	\$75k-\$99,999	14%
	\$100k-\$149,999	17%
	\$150k or more	14%
POPULATION BY AGE	Under 19	13%
	20-24	5%
	25-34	25%
	35-44	19%
	45-54	16%
	55-64	12%
	65+	10%
EDUCATIONAL ATTAINMENT (AGE 25+)	High School Diploma or Less	19%
	Some College or Associate's Degree	27%
	Bachelor's Degree or Higher	52%

- 30% of Millennials Have Household Income of \$80,000
- 52% of Population With Bachelor's Degree or Higher
- Downtown workers on average earn 31.1% more than workers citywide with an average of \$67,800
- Downtown's largest industries clusters are Transport/Warehouse, Professional Services, and Other Services, on average Downtown workers in these industries earn \$100,013, \$87,550, and \$55,414, respectively

Source: 2019 American Community Survey, MotionLoft Pedestrian Sensors Maintained by the DLBA



33% of Households Within 1-Mile of 249 Ocean Earn \$75,000 or More

	1 MILE	3 MILES	5 MILES
2019 SUMMARY			
POPULATION	40,475	222,783	395,423
GROWTH 2010-2019	15.82%	4.71%	3.42%
GROWTH 2019-2024	3.14%	1.44%	1.21%
HOUSEHOLDS	18,410	79,311	138,647
AVG HH SIZE	2.14	2.76	2.79
MEDIAN AGE	35.3	32.6	33.7
AVG HH INCOME	\$71,773	\$70,114	\$84,377
EMPLOYMENT (WHITE COLLAR)	62%	57%	60%
EMPLOYMENT (BLUE COLLAR)	18%	22%	21%
EMPLOYMENT (SERVICES)	20%	22%	19%

PEDESTRIAN COUNTS & TRAFFIC COUNTS



Pedestrian Data / Walk Score:



In 2018, there were a total of 4.3M pedestrians counted in Downtown Long Beach



On average, there were 11,669 pedestrians counted per day

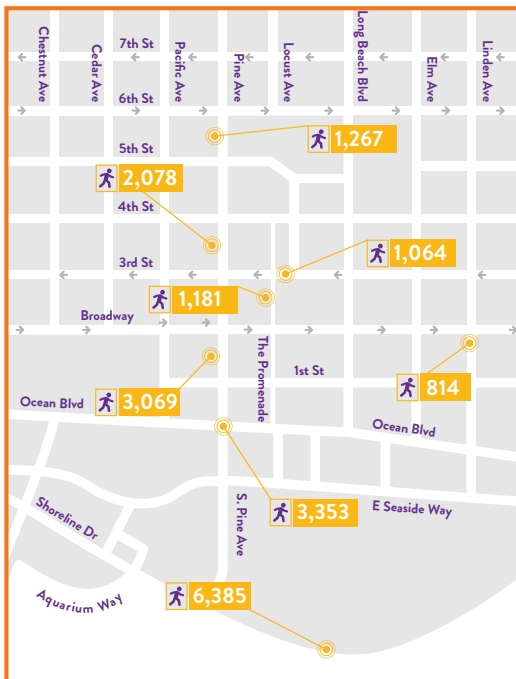


140 Pine holds a Walk Score of **96/100** ("very walkable") and a Transit Score of **74/100** ("excellent")

AN AVERAGE OF 11,722 DAILY PEDESTRIANS WERE RECORDED WALKING THROUGHOUT DOWNTOWN LONG BEACH IN Q3 OF 2019. PEAK FOOT TRAFFIC OCCURRED ON SATURDAYS BETWEEN 8PM AND 11 PM. DURING THIS TIME, THERE WAS AN AVERAGE 1,400 PEDESTRIANS PER HOUR ENJOYING DOWNTOWN'S THRIVING NIGHTLIFE SCENE.

AVERAGE DAILY PEDESTRIAN COUNT

(Source: DTLBA Pedestrian counts)

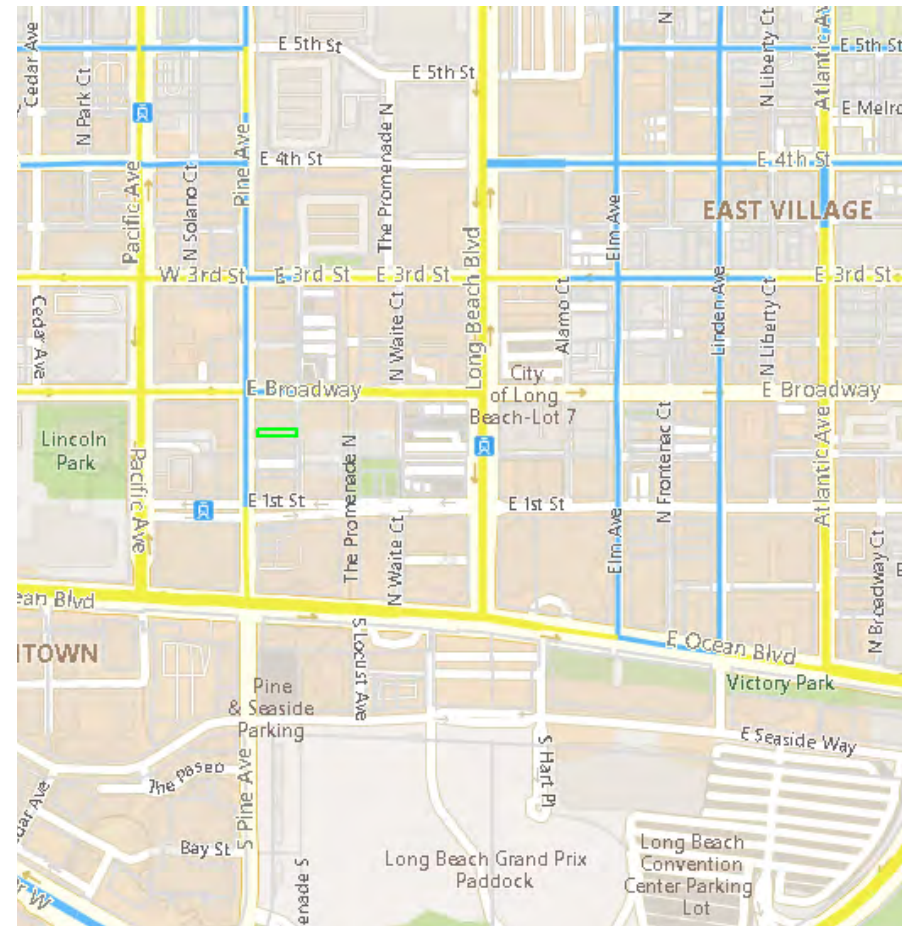


PEDESTRIAN TRAFFIC COUNT

Since 2016, the DLBA has operated a system of automated pedestrian sensors throughout Downtown. The data gathered from these sensors helps to provide analytical support to existing businesses, as well as prospective tenants conducting a site selection analysis. In Q3 Downtown Long Beach had a recorded total of 926,084 pedestrians. This metric was 6% higher when compared to Q2, due in part to the large influx of summer tourist, festival-goers, and convention attendees.

PEDESTRIAN COUNT Source: DTLBA Pedestrian counts)

Q3 Avg Daily Pedestrians	11,722
Peak Traffic Day	SATURDAY
Peak Traffic Time	8:00 - 11:00 PM
Peak Traffic Number	1,400 Pedestrians/HR
Q3 Total Pedestrians	978,902
Q3 Total Pedestrian % change to Q2	6%
% Change Q3 2018 vs Q3 2019	-5%
Peak Month	July (423,920 peds)



PEDESTRIAN COUNTS ARE REPRESENTATIVE OF AVERAGE DAILY DATA COLLECTED FOR Q3 JULY 1, 2019, THROUGH SEPTEMBER 30, 2019

DOWNTOWN DEVELOPMENT BOOM

The Downtown Plan

Since 2012, the Downtown Plan has served as a comprehensive document that collects major projects in one place to showcase current progress and encourage further development of residences, office and retail spaces, restaurants, hotels, and jobs. The Downtown Plan Year-in-Review for 2019 was released in early 2019 and featured the most significant projects both completed and currently under construction. By incentivizing investors and developers, the Plan helps foster a more connected, more cultured, and more diverse DTLB.

- 1. Jefferson Ocean (580 units)
- 2. 507 Pacific Ave (134 Units)
- 3. Broadway/Magnolia (141 Units)
- 4. OceanAire (216 Units)
- 5. AMLI Park Broadway (222 Units)
- 6. Ocean Center Building (74 Units)
- 7. Shoreline Gateway (315 Units)
- 8. 320 Alamitos (77 Units)
- 9. Serenade Modern Flats (95 Units)
- 10. The Crest (112 Units)
- 11. The Linden (49 Units)
- 12. The Alamitos (136 Units)
- 13. Westside Gateway (756 Units)
- 14. Long Beach Blvd Boutique Hotel
- 15. The Pacific (163 Units)
- 16. 825 E 7th Street (19 Units)
- 17. Residences at Linden (82 Units)
- 18. Security Pacific National Bank Building (118 Rooms)
- 19. The Place at The Streets (20 Units)
- 20. 437 E 5th St (18 Units)
- 21. Ocean View Tower (106 Units)
- 22. Pacific-Pine Project (271 Units)
- 23. 810 Pine Ave (78 Units)
- 24. 923 / 927 Long Beach Blvd (100 Units)
- 25. Pacific Lofts (36 Units)
- 26. 3rd & Pacific (345 units)
- 27. Inkwell (189 Units)
- 28. Aster (218 Units)
- 29. Broadway Block (375 Units)
- 30. Pine & Ocean Hotel (427 Rooms)
- 31. The Breakers Hotel (185 Rooms)



DEVELOPMENT PROGRESS UNDER DOWNTOWN PLAN	RESIDENTIAL (UNITS)	OFFICE (SQ FT)	RETAIL / COMMERCIAL (SQ FT)	HOTEL (ROOMS)
	Expected Growth 2012-2035	5,000	1,500,000	480,000
Under Construction / Approved	1,787	578,927	52,852	34
Pending	1,276	0	31,680	0
Percent Under Construction	61%	39%	18%	4%

Source: City of Long Beach, "Downtown Plan Update 2018"

Source: DLBA Economic Profile 2019