

FOR LEASE

OFFICE / RETAIL
BUILDING

5500

EAST ATHERTON STREET

LONG BEACH, CA



SHEVA HOSSEINZADEH

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COLDWELL BANKER COMMERCIAL

CBC Blair

333 West Broadway, Ste. 312

Long Beach, CA 90802

Company BRE #01330395



BUILDING DESCRIPTION

Address:	5500 East Atherton Street Long Beach, CA 90815
Office Available:	1,411 SF - 1,520 SF
Asking Rate	\$2.15 PSF - Full Service Gross
Retail Available:	1,152 SF
Asking Rate:	\$2.50 PSF - Modified Gross
Zoning:	LBCCA
Building Size:	29,297 SF
Year Built:	1980
Parking Available	75 Spaces

PROPERTY DESCRIPTION

Coldwell Banker Commercial Blair is pleased to list 5500 East Atherton Street in Long Beach For Lease. This multi-tenant mixed use property is situated on the high traffic, signalized intersection of Atherton St and Bellflower Blvd and neighboring Cal State University of Long Beach. It is minutes from the 405 Freeway and the Long Beach Airport. The building currently has two office vacancies ranging from approximately 1,411 SF to 1,520 SF and one ground floor retail space totaling approximately 1,152 SF. There are three levels of onsite parking with both street level and subterranean parking consisting of 75 total parking spaces; 14 of which are for customers and 4 of which are handicap spaces.

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AVAILABLE SUITES

FLOOR	SUITE	SF	RATE	TYPE
1	100	1,152	\$2.50 PSF	Retail - Open Area, (4) Offices, Restroom
3	310	1,411	\$2.15 PSF	Office - Reception, (6) Offices, Conference Room
	322	1,518	\$2.15 PSF	Office - Reception, Waiting Room, (3) Offices, Conference Room

All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.



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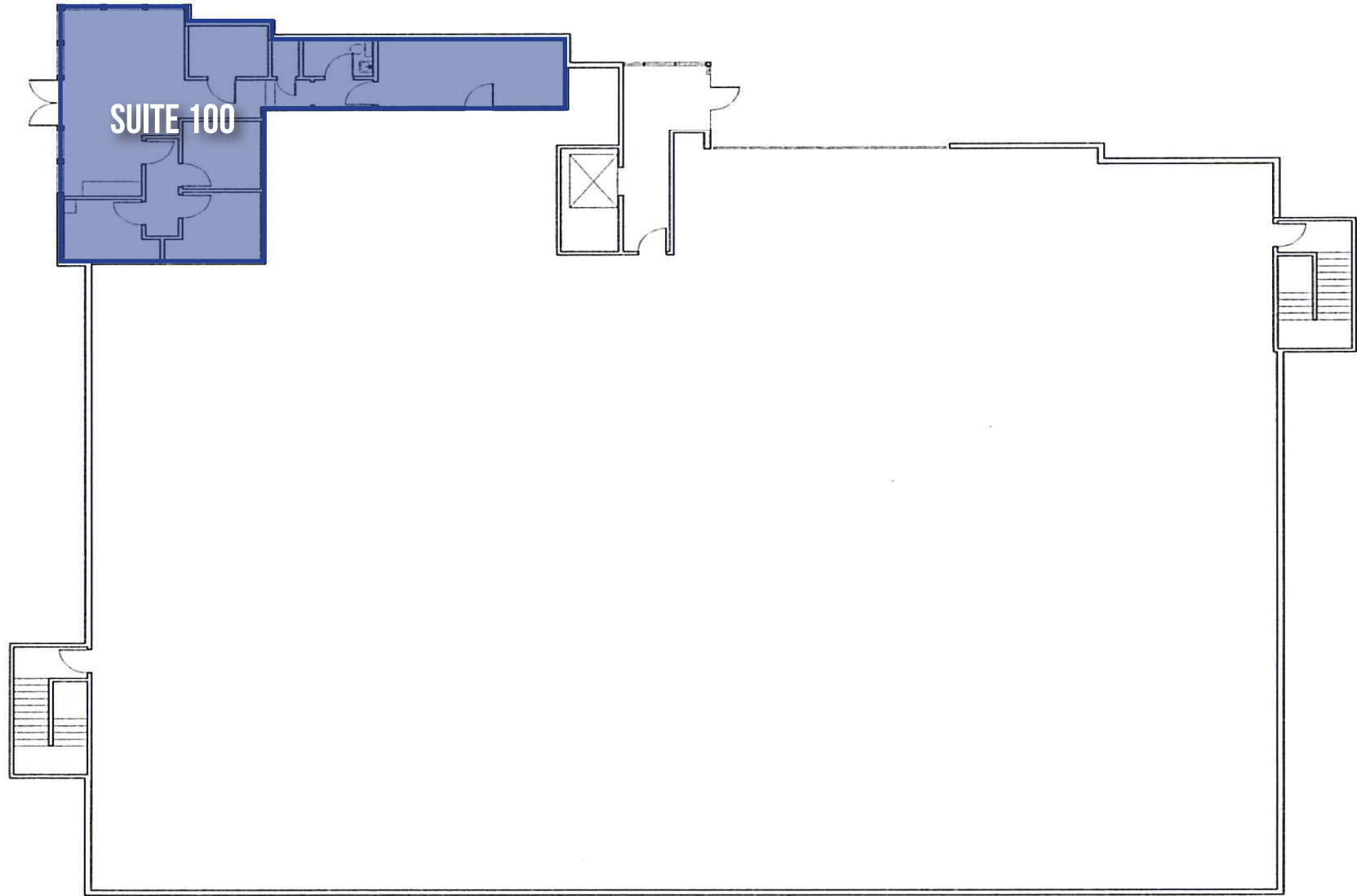
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FIRST FLOOR PLAN



* NOT TO SCALE *

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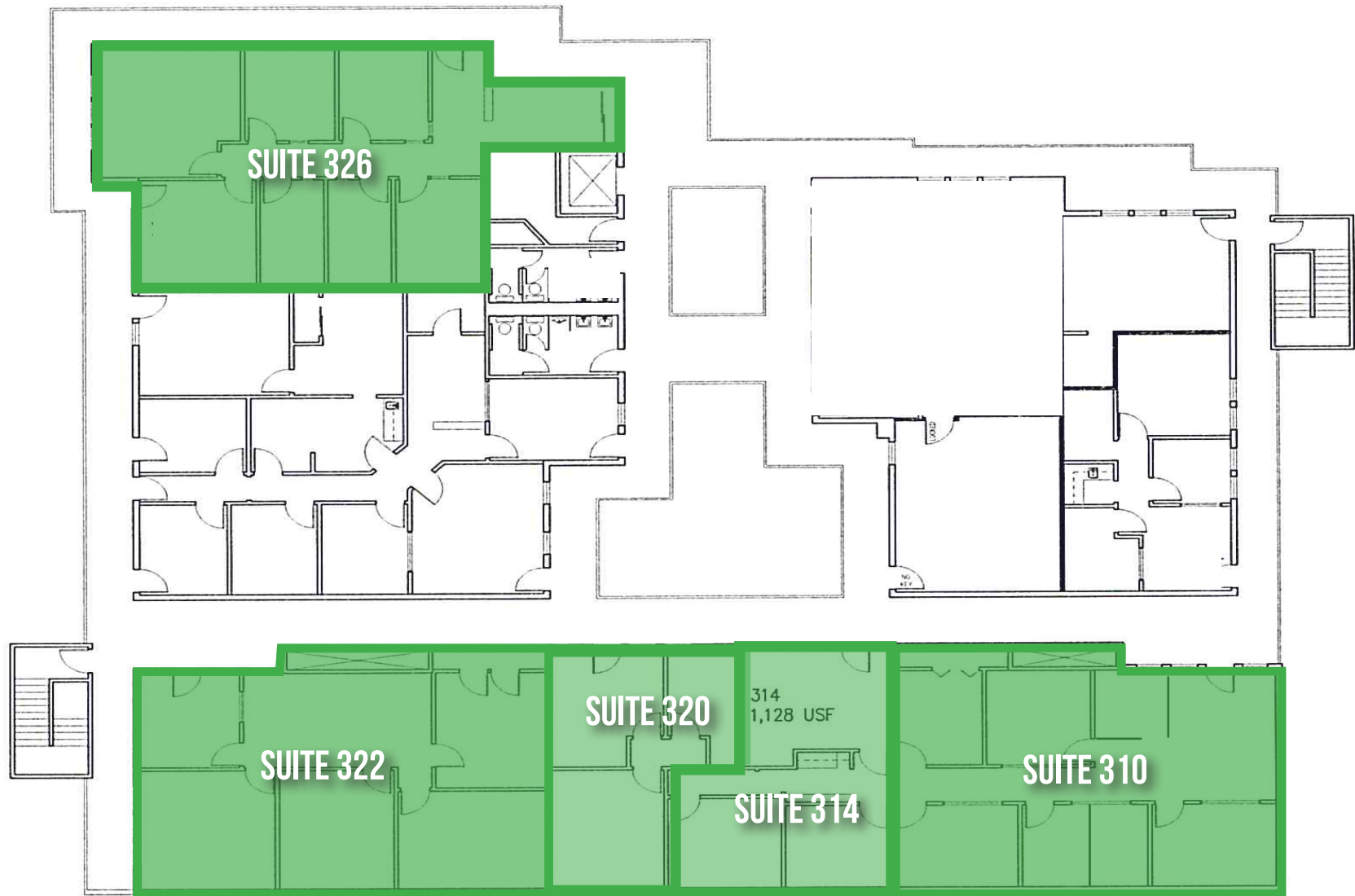
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THIRD FLOOR PLAN



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INTERIOR PHOTOS



Retail



Office



Office



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ADDITIONAL PHOTOS



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RETAILERS / AMENITIES



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