

**Downtown
Long Beach**



235

E. BROADWAY

PACIFIC TOWER FOR LEASE

Listing Agent Contact:

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BRE# 01922147

235 EAST BROADWAY Long Beach, CA 90802



Subject Property



Long Beach Blvd.

Broadway

Pacific Ave.

City Hall

Magnolia Ave.

World Trade Center

Ocean Blvd.

Alamitos Beach

HYATT

Long Beach Convention Center

THE PIKE
OUTLETS

Available: SUITE 210 - 806 SF
SUITE 225 - 903 SF
SUITE 314 - 1,122 SF
SUITE 718 - 557 SF
SUITE 720 - 583 SF

Lease Rate: \$1.30 - 1.80 PSF/MG
Lot Size: 24,779 SF
Building Size: 106,754 SF
Year Built: 1923
Zoning: LBP30
APN: 7280-019-012

FEATURES:

- Marble Entry
- Best Downtown Rates
- Café on Site
- 10 Foot Ceilings in some Suites
- Adjacent to Metro Rail (1st Street Station)
- Walk to Restaurants, Shops & Entertainment

Excellent spaces in Downtown Long Beach. This historic building is located on the corner of Long Beach Boulevard and Broadway.



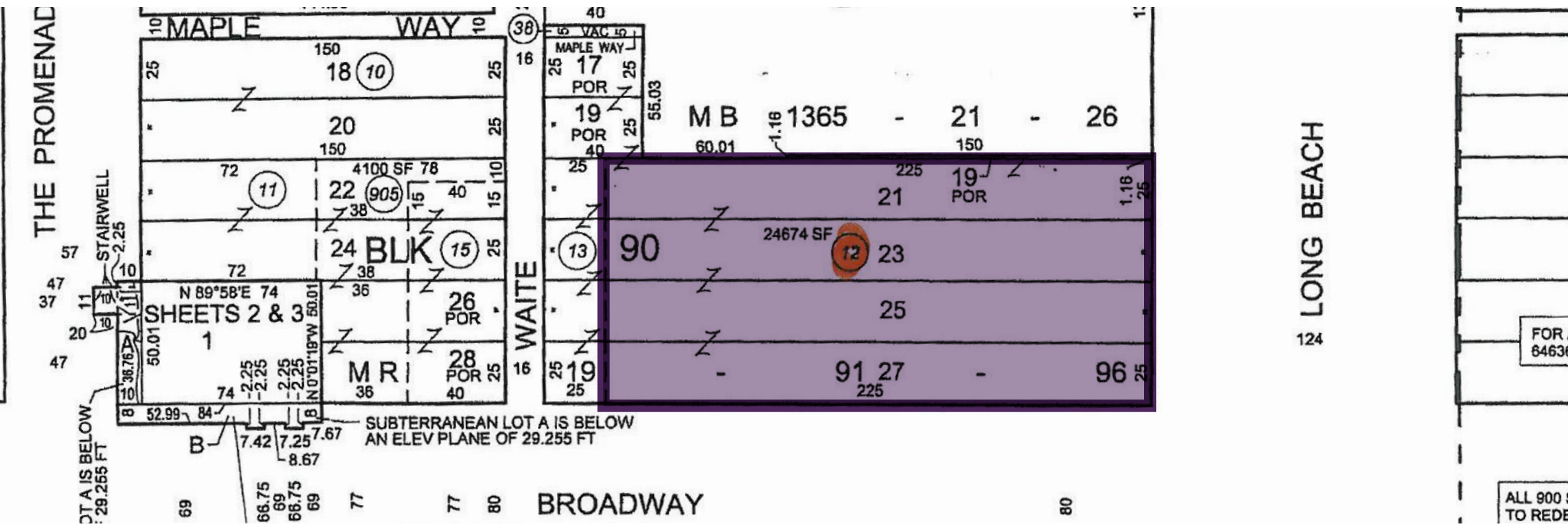
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AVAILABLE SUITES

Suite	Sq Ft.	Rate	Rent	Improvements
210	806	\$1.60	\$1,290.00	Private Offices (2)/Open Area/Kitchen
225	903	\$1.30	\$1,174.00	Private Office (1)/Open Area/Kitchen/Storage
314	1,122	\$1.50	\$1,683.00	Private Offices (3)/Open Area/Kitchen
718	557	\$1.80	\$1,003.00	Creative Office (1) /Open Area/Storage
720	583	\$1.80	\$1,050.00	Creative Offices (2) /Open Area

Aerial & Parcel Map



7TH FLOOR SUITES

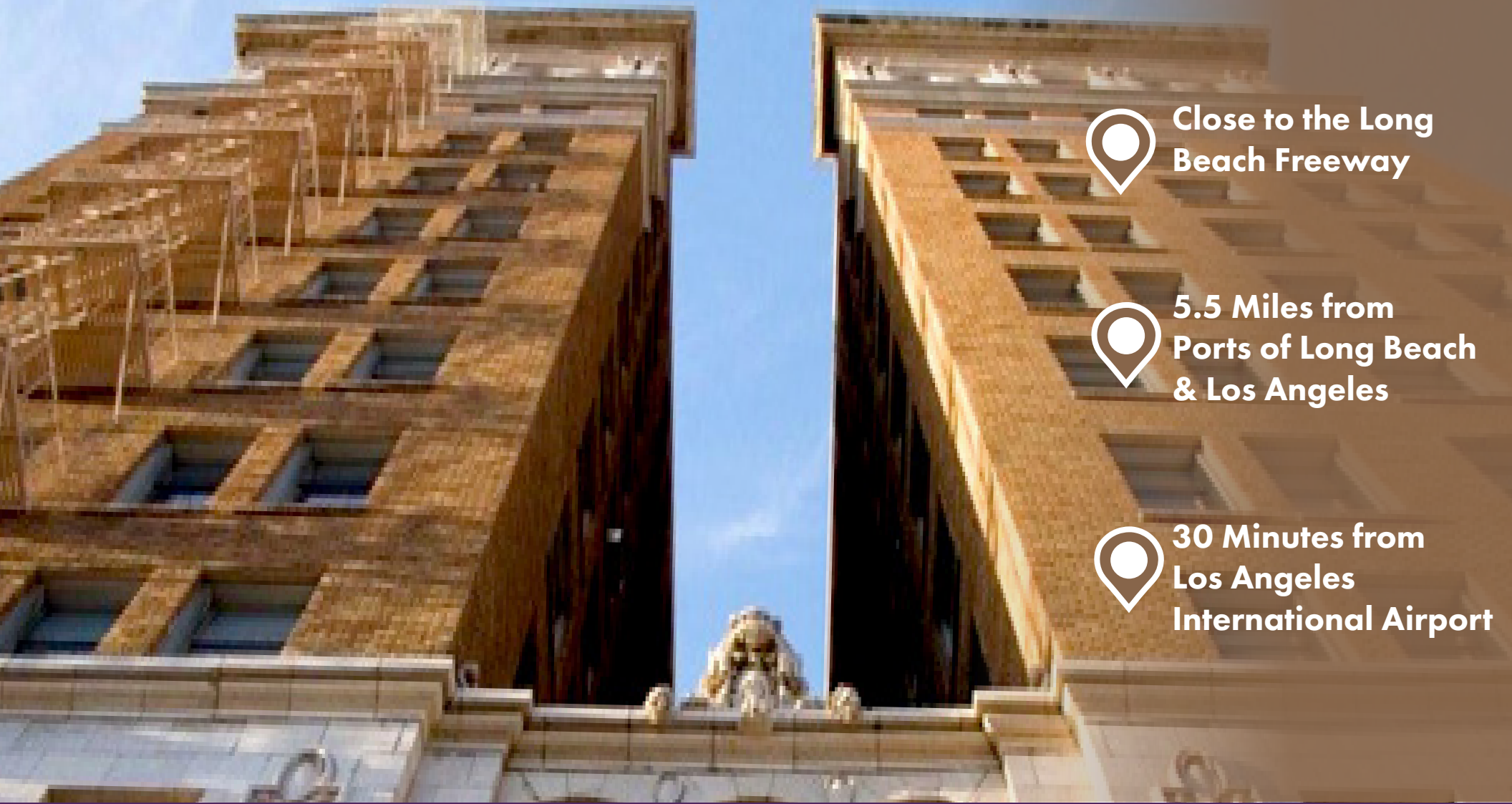


7TH FLOOR SUITES



7TH FLOOR RENOVATED COMMON AREAS





**Close to the Long
Beach Freeway**



**5.5 Miles from
Ports of Long Beach
& Los Angeles**



**30 Minutes from
Los Angeles
International Airport**

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