



200
PINE



2000
PINE



200 PINE // LONG BEACH, CA 90802
OFFICE AVAILABLE FOR LEASE



6-Story Office Tower in the Heart
of Downtown Long Beach



Within Walking Distance of
First Class Dining, Shopping
& Hospitality Amenities



Walk Score: 97/100 - "Walker's
Paradise" & **Bike Score:** 87/100 -
"Very Bikeable"

PROPERTY FEATURES

The 200 Pine Building has an attached 123-stall parking structure. This Long Beach office building offers steel and concrete construction and over 90% historical tenant retention since the early 1990s. This building has Class-A common area and tenant improvements which has been recently upgraded, and its retail tenants includes Agaves Kitchen & Tequila and Agaves Ultra Lounge. It is a visual landmark of Downtown Long Beach. The abundant window line is provided by a smaller floorplate, and there is top of the building monument signage available. Located in the heart of the Pine Avenue entertainment district offering numerous restaurants, Altar Society Brewing Company and shopping, this building finds itself located within 2 blocks of City Hall, Billie Jean King Public Library, George Deukmejian County Court House and the State Building (as

well as 2 blocks from new expanded Convention Center). Located on Local Downtown Transit Route (runabout shuttle every 10 minutes) and the Metro A Line is one block from building.

Visit Our Website At: <http://www.rtlcollab.com/200pine>

FOR MORE INFORMATION, PLEASE CONTACT:



NOEL AGUIRRE

Principal | DRE#: 01263417
562.354.2526 | naguirre@leelalb.com

JEFF COBURN, CCIM, SIOR

Principal | DRE#: 01303169
562.354.2511 | jcoburn@leelalb.com




PROFESSIONALLY MANAGED BY:





200 PINE // LONG BEACH, CA 90802
OFFICE AVAILABLE FOR LEASE

AVAILABLE SPACES

| SUITE | SQ FT | RATE | NOTES | 3D TOUR |
|-------|------------|-----------------|--|---|
| 200 | ±3,388 RSF | \$2.50 / FS FSG | Polished Concrete Floors, 5 Private Window Line Offices, 3 In Line Offices, Collaboration Area, Kitchen Area and Open Lounge Area. |  Click to View! |
| 320 | ±1,492 RSF | \$2.55 / SF FSG | Reception + Collaboration Area, 2 Private Office, 1 Private Window Line Office, and Kitchen/Break Room |  Click to View! |
| 360 | ±1,233 RSF | \$2.40 / SF FSG | Polished Concrete Floors, 1 Private Window Line Office, 1 Private Office, Collaboration Area, and Kitchenette |  Click to View! |
| 503 | ±1,179 RSF | \$2.55 / SF FSG | Creative Office/Studio, Window-line Glass Office, Collaboration Area, Kitchenette/Break Area | |
| 620 | ±1,589 RSF | \$2.60 / SF FSG | Penthouse Floor Location, Polished Concrete Floors, 1 Window line Executive Office, 2 Window-line Offices, Collaboration area, and Private Kitchen / Break area. | |



200 PINE // LONG BEACH, CA 90802
OFFICE AVAILABLE FOR LEASE

COMMON AREAS // PHOTOS



Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.

FOR MORE INFORMATION, PLEASE CONTACT:



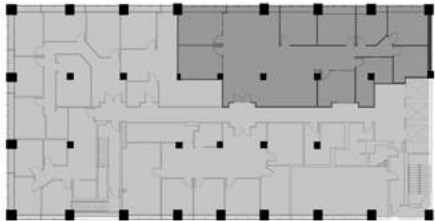
NOEL AGUIRRE
Principal | DRE#: 01263417
562.354.2526 | naguirre@leelalb.com

JEFF COBURN, CCIM, SIOR
Principal | DRE#: 01303169
562.354.2511 | [jacoburn@leelalb.com](mailto:jcoburn@leelalb.com)

PROFESSIONALLY MANAGED BY:



SUITE 200 // MARKETING BOARD (NOT DRAWN TO SCALE)



KEY PLAN

- LEGEND
- PRIVATE OFFICE
 - OPEN OFFICE
 - CONFERENCE / MEETING
 - BREAK ROOM



SPACE PLAN | ± 3,388 RSF



200 PINE // LONG BEACH, CA 90802
OFFICE AVAILABLE FOR LEASE

SUITE 200 // PHOTOS



Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.

FOR MORE INFORMATION, PLEASE CONTACT:



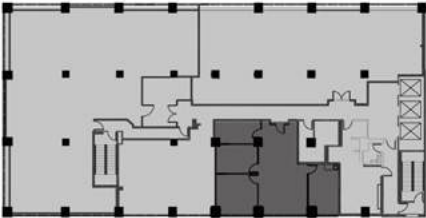
NOEL AGUIRRE
Principal | DRE#: 01263417
562.354.2526 | naguirre@leelalb.com

JEFF COBURN, CCIM, SIOR
Principal | DRE#: 01303169
562.354.2511 | [jacoburn@leelalb.com](mailto:jcoburn@leelalb.com)

PROFESSIONALLY MANAGED BY:



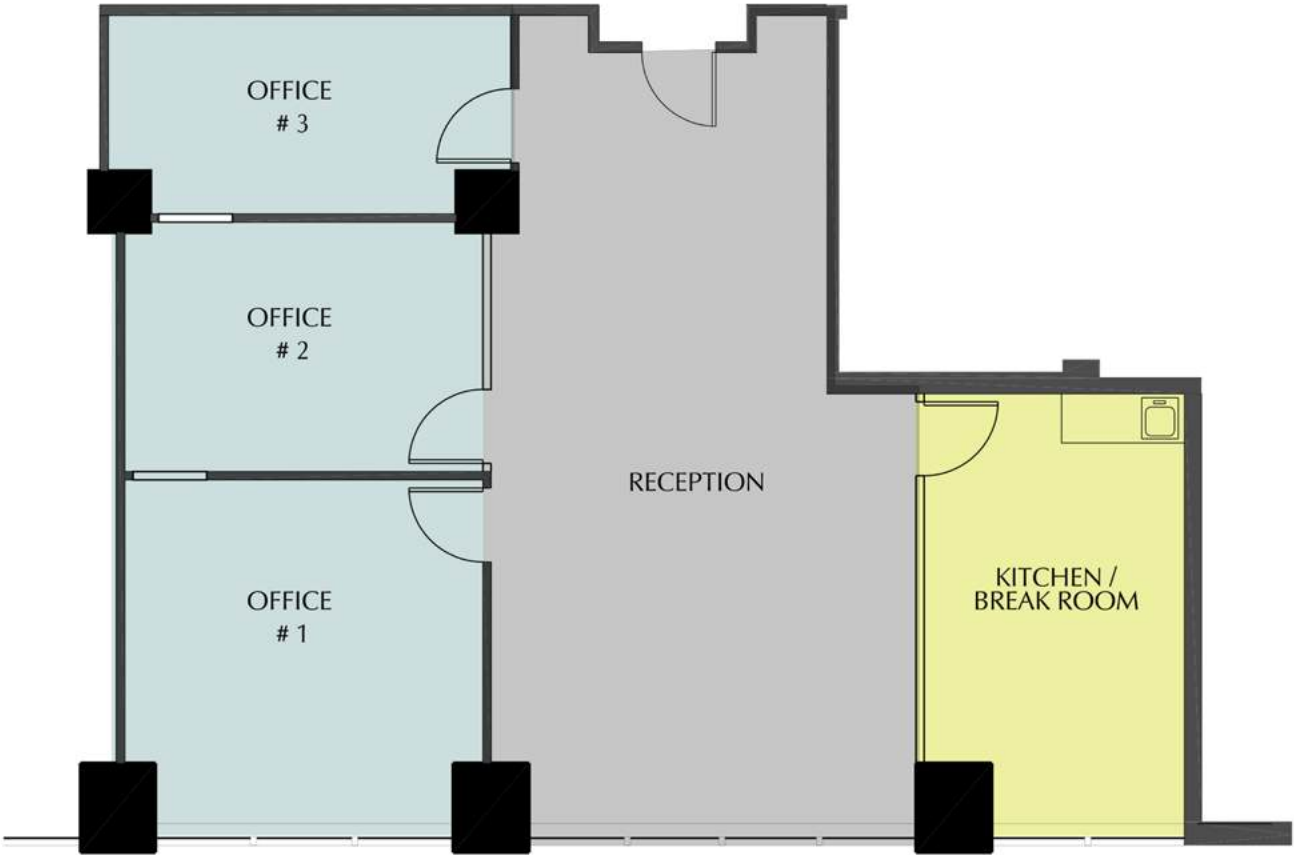
SUITE 320 // MARKETING BOARD (NOT DRAWN TO SCALE)



KEY PLAN

LEGEND

- PRIVATE OFFICE
- OPEN OFFICE
- CONFERENCE / MEETING
- BREAK ROOM
- RECEPTION / WAITING

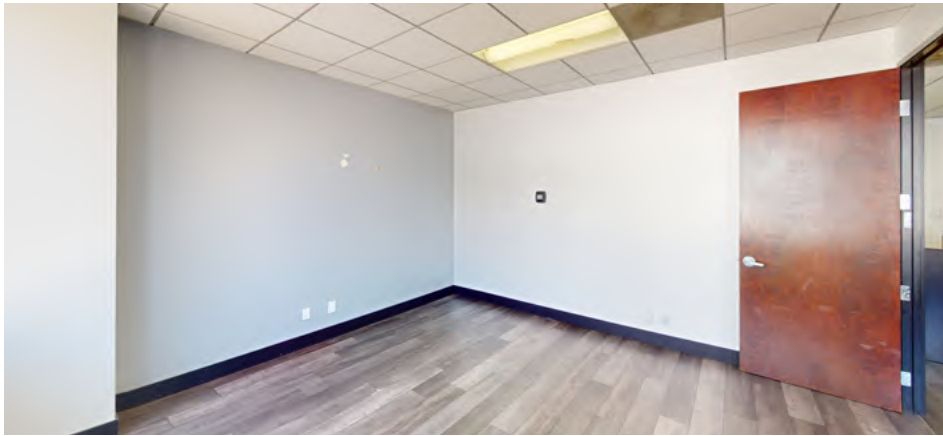


SPACE PLAN | ±1,492 RSF



200 PINE // LONG BEACH, CA 90802
OFFICE AVAILABLE FOR LEASE

SUITE 320 // PHOTOS



Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.

FOR MORE INFORMATION, PLEASE CONTACT:



NOEL AGUIRRE
Principal | DRE#: 01263417
562.354.2526 | naguirre@leelalb.com

JEFF COBURN, CCIM, SIOR
Principal | DRE#: 01303169
562.354.2511 | jcoburn@leelalb.com

PROFESSIONALLY MANAGED BY:



SUITE 360 // MARKETING BOARD (NOT DRAWN TO SCALE)



KEY PLAN

- LEGEND
- PRIVATE OFFICE
 - OPEN OFFICE
 - CONFERENCE / MEETING
 - BREAK ROOM

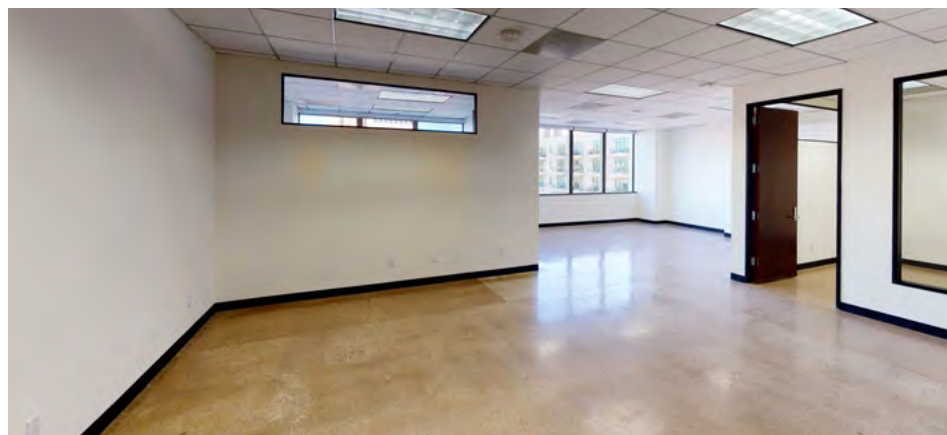
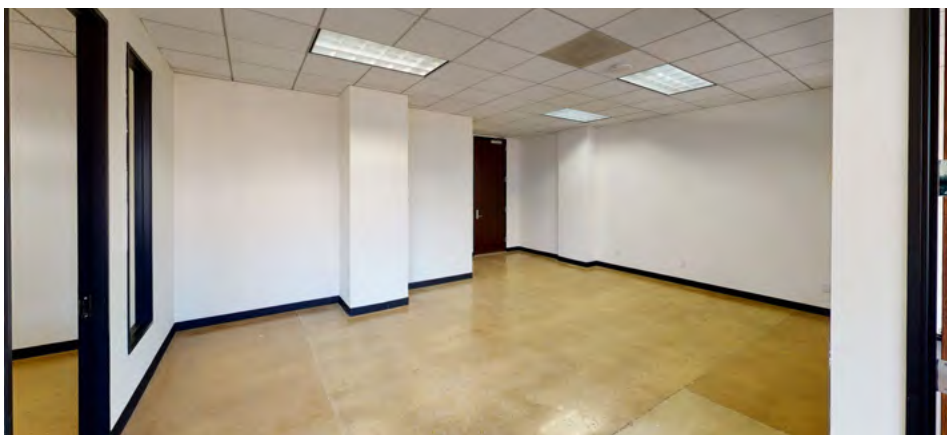


SPACE PLAN | ±1,233 RSF



200 PINE // LONG BEACH, CA 90802
OFFICE AVAILABLE FOR LEASE

SUITE 360 // PHOTOS



Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.

FOR MORE INFORMATION, PLEASE CONTACT:



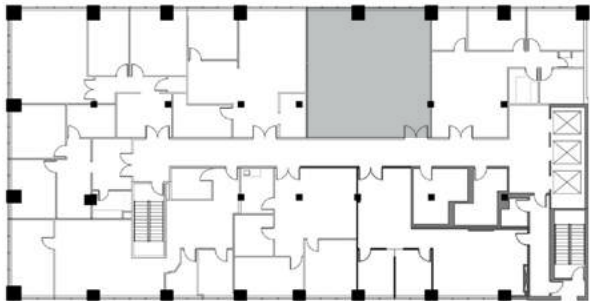
NOEL AGUIRRE
Principal | DRE#: 01263417
562.354.2526 | naguirre@leelalb.com

JEFF COBURN, CCIM, SIOR
Principal | DRE#: 01303169
562.354.2511 | jcoburn@leelalb.com

PROFESSIONALLY MANAGED BY:



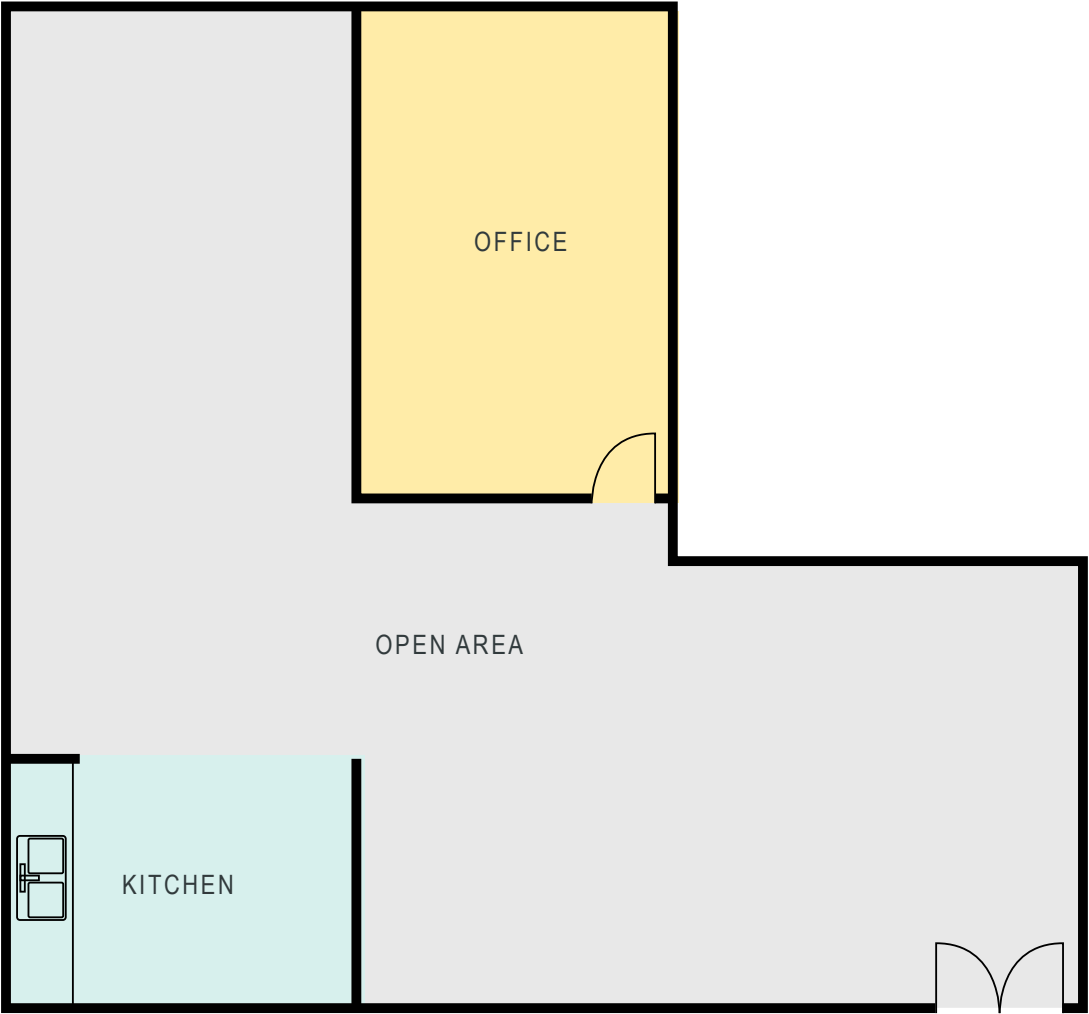
SUITE 503 // MARKETING BOARD (NOT DRAWN TO SCALE)



KEY PLAN

LEGEND

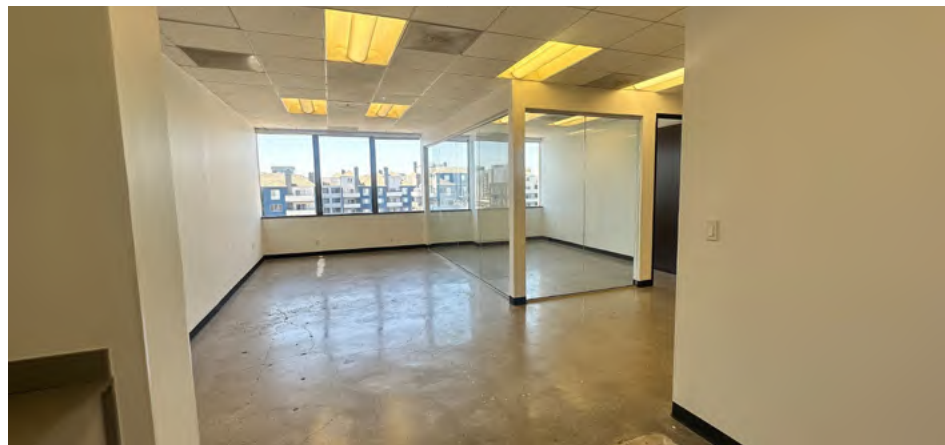
- OFFICE
- KITCHEN
- OPEN AREA





200 PINE // LONG BEACH, CA 90802
OFFICE AVAILABLE FOR LEASE

SUITE 503 // PHOTOS



Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.

FOR MORE INFORMATION, PLEASE CONTACT:



NOEL AGUIRRE
Principal | DRE#: 01263417
562.354.2526 | naguirre@leelalb.com

JEFF COBURN, CCIM, SIOR
Principal | DRE#: 01303169
562.354.2511 | jcoburn@leelalb.com

PROFESSIONALLY MANAGED BY:



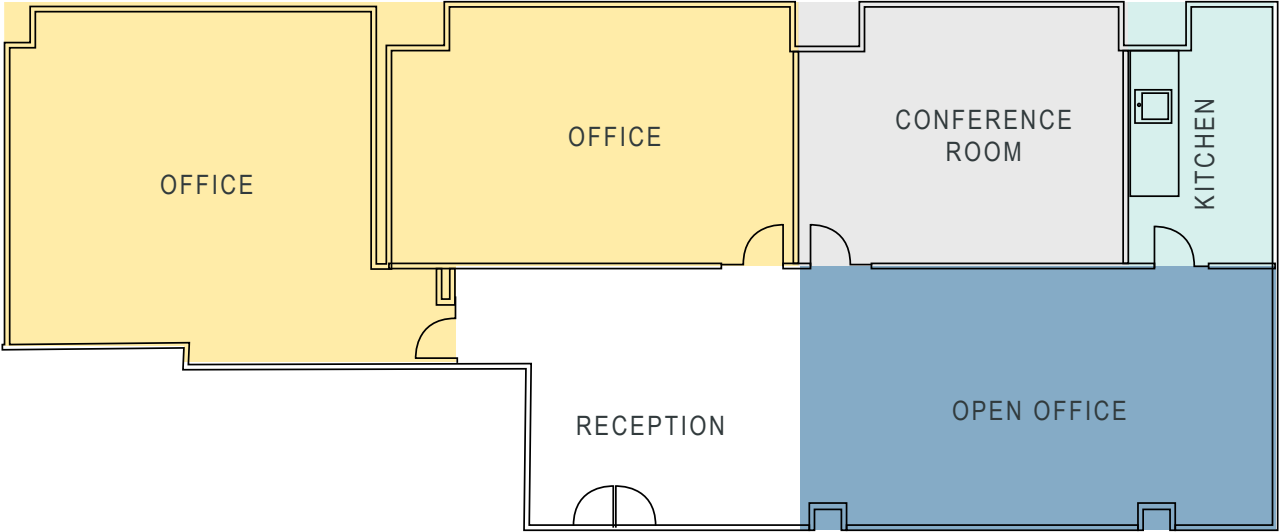
SUITE 620 // MARKETING BOARD (NOT DRAWN TO SCALE)



KEY PLAN

LEGEND

- OFFICE
- KITCHEN
- CONFERENCE ROOM
- OPEN OFFICE
- RECEPTION





- Next Door by Agaves
- Ubuntu
- ISM Brewing
- Sonora Town
- El Viejon
- Rise Juice
- Beachwood Blendery
- Yoga 108
- Recreational Coffee
- Dog Haus
- 123 Pho
- Doly's Delectables
- The Carvery
- Baby Bros Pizza
- Altar Society Brewing Company

- Broken Spirits Distillery
- Toma
- Zen Maru
- The Pie Bar
- Fresh Kabobs
- Wingstop
- AMMATOLI Mediterranean Bites
- Loose Leaf Boba Company
- Homayera

- BO-Beau
- Cafe Sevilla
- King's Fish House
- The Stave Bar
- Pinkberry
- Big Catch Seafood House
- Broadway Pizza & Grill
- L'Opera

- Naree Thai
- 555 Steakhouse
- District Wine
- Blind Donkey
- Crème De La Crepe
- House of Hayden

- City Hall East

- Right Mealz
- Fingerprints Music
- Atlantic Studio
- Higher Taste



FOR MORE INFORMATION, CONTACT YOUR LOCAL MARKET EXPERTS:

NOEL AGUIRRE

Principal | DRE#: 01263417
T: 562.354.2526 | E: naguirre@leelalb.com

JEFF COBURN, CCIM, SIOR

Principal | DRE#: 01303169
T: 562.354.2511 | E: jcoburn@leelalb.com