



COLDWELL BANKER  
COMMERCIAL  
BLAIR

FOR LEASE

# 2650 ELM AVENUE

## LONG BEACH, CA 90806

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LONG BEACH, CA



COLDWELL BANKER  
COMMERCIAL  
BLAIR

27TH STREET



LONG BEACH BLVD

ATLANTIC AVE.

# 2650 ELM AVENUE

L O N G B E A C H , C A L I F O R N I A 9 0 8 0 6

## AVAILABLE:

<b>Unit #317 - 319:</b>	1,648 RSF
<b>Lease Rate/ SF:</b>	\$2.50- NNN
<b>HOA Fee:</b>	\$725.12 (\$0.44/SF) per Month
<b>APN:</b>	7422-005-095 7422-005-096 7422-005-097
<b>Parking:</b>	2 Reserved
<b>Zoning:</b>	SP1M
<b>Year Built:</b>	1982

## PROPERTY DESCRIPTION:

This medical office condominium totals approximately 1,648 square feet (SF) and is located within a large multi-tenant office building and is within walking distance to MemorialCare Long Beach Medical Center, Miller Children's Hospital and the Long Beach Ronald McDonald House. It is turnkey for a medical operator and consists of four exam rooms, two restrooms, three offices, and a waiting/reception area. This office condo comes with two reserved parking stalls and there is also free parking available on a first come first serve basis in all the parking lots surrounding the property.

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## ZONING:

This property is zoned SP1M which is the Midtown Specific Plan. The Midtown Specific Plan regulates the project area through four development districts: Transit Node, Corridor, Medical, and Open Space. Each district has its own development standards and land use patterns. Overall, the 375-acre Specific Plan could ultimately support roughly 3,600 homes and 15,600 jobs in 2.9 million square feet of building space, concentrating and intensifying development at key transit and employment nodes. The Medical District establishes a comprehensive health campus based on the Long Beach Memorial Medical Center's master planning efforts. For more information visit the city of Long Beach zoning ordinances.







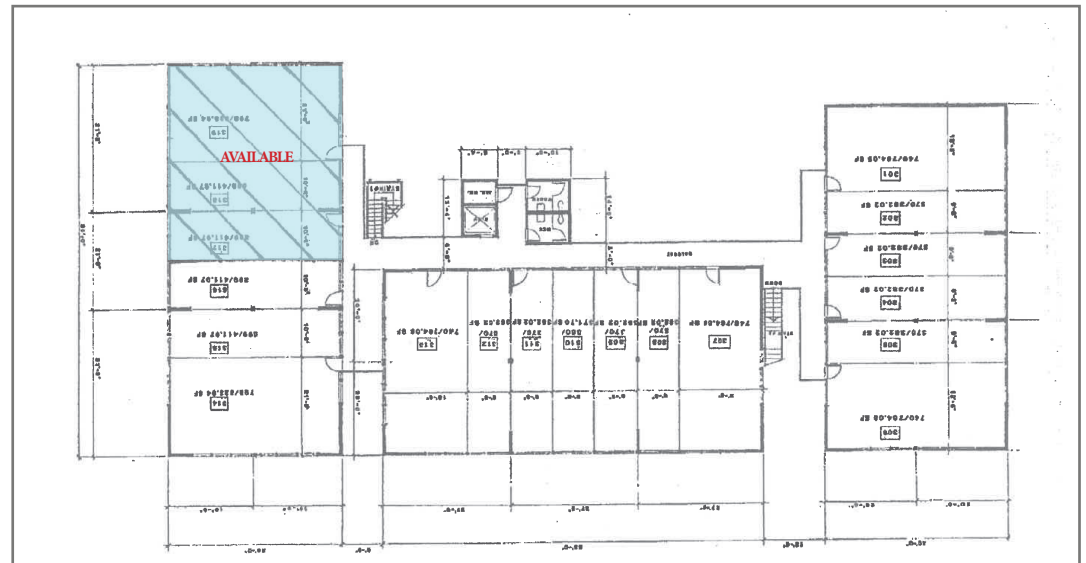
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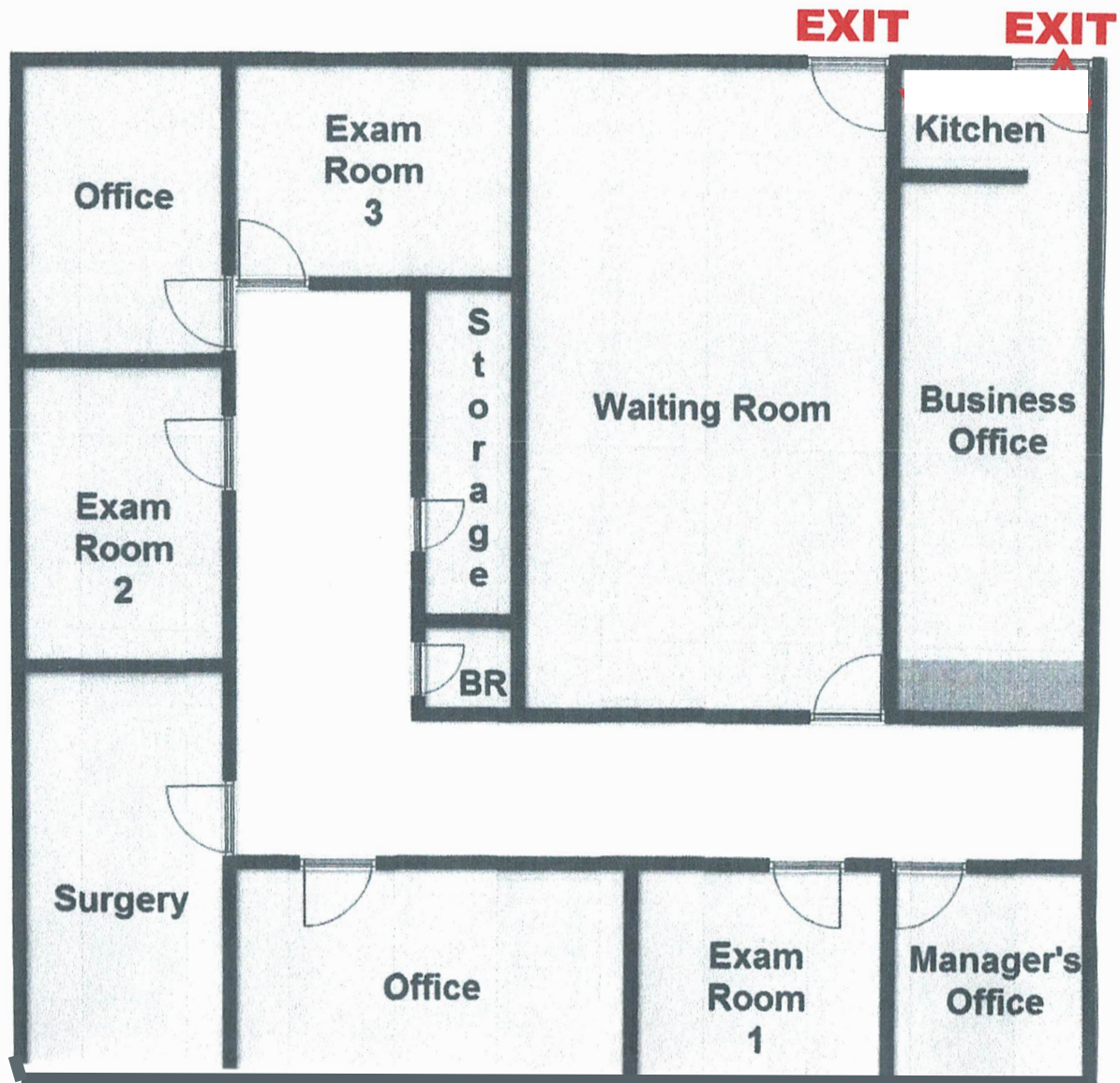
ADDITIONAL PHOTOS



# 2650 ELM AVENUE, LONG BEACH

## SITE PLANS







# 2650 ELM AVENUE, LONG BEACH

## TRADE MAP



# 2650 ELM AVENUE

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## C O N T A C T

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