

1WTC

ONE WORLD TRADE CENTER

Your new office view

Downtown Long Beach

Renovations complete

lobby, courtyard, common areas, and elevators have all been modernized.





BIKE

Share Program



27

Building Floors



ONSITE

Food



2016

Year Renovated



13'

Ceiling Height



360

DEGREE VIEWS

Property Details

- » Recent renovations and modernization complete including new lobby, courtyard, common areas
- » Neighboring Hilton hotel \$12MM renovations complete: 400 guest suites, conference center, connectivity lounge and 26,000 s.f. of meeting space
- » New creative spec suites available for immediate occupancy featuring exposed ceilings, polished concrete floors, private outdoor space, and high-end finishes
- » New elevator modernization with high-speed, efficient direct system office, ATM
- » Four new common area conference rooms with A/V hook ups exclusively for tenants use
- » Tallest office building in Downtown Long Beach featuring unparalleled views of Orange County, Catalina & Los Angeles
- » Convenient freeway access to 710 and 110 freeway





Onsite Amenities



24 Hour Sport
Fitness facility



Outdoor courtyard with
wi-fi and new seating



Cafe with
outdoor seating



Day care,
post-office, banking
with ATM, car wash



Private tenant lounge
with full kitchen, TV



100+ seating assembly
room with A/V exclusively
for tenant's use



Lobby



Courtyard



Private Seating



Spec Suites



Long Beach at a glance

466,776

**Total
Population**

34.9

**Years
Median Age**

34.8%

Millennial

31.1%

**College
Educated**

166,813

**Total
Households**



Named "One of the
Top 10" most walkable
cities by Walkscore



One of the most
bike-friendly
cities in the U.S.

Source: US Census ACS 5-Year-Estimates, 2015-2019

Local Amenities

RESTAURANTS

- | | | |
|-------------------------------|---|----------------------------------|
| 1. Federal Bar | 15. Roscoe's House of Chicken & Waffles | 28. BO-beau kitchen + roof tap |
| 2. Jimmy John's | 16. Maru Maki Sushi | 29. Café Sevilla |
| 3. The Potholder Café Too | 17. Clancy's Irish Pub | 30. Sura Korean BBQ & Tofu House |
| 4. Pier 76 | 18. Merced's Restaurant | 31. Big Catch Seafood |
| 5. King's Fish House | 19. Thai Silk Restaurant | 32. Dan's Burger |
| 6. George's Greek Café | 20. The Brit | 33. La Ceiba |
| 7. Johnny Rocket's | 21. Café Ambrosia | 34. DonBuri Café |
| 8. Beachwood BBQ & Brewing | 22. Park Pantry the Original | 35. Sunrise Donuts |
| 9. Congregation Ale House | 23. Fat Tomato Pizza | 36. Que Sera |
| 10. Crème De La Crepe | 24. Chen's | 37. Hole Mole |
| 11. Wa Wa Restaurant | 25. Sushi Zen Maru | 38. Coffee Bean and Tea Leaf |
| 12. Modica's Deli | 26. Fresh Kabobs | 39. Starbucks |
| 13. 555 E American Steakhouse | 27. Milana's New York Pizzeria | |

LODGING

1. Hilton Long Beach
2. Golden Shore RV Resort
3. Hyatt Pike
4. Hyatt Regency
5. Dockside Boat & Bed
6. Renaissance Hotel
7. The Westin
8. Courtyard Long Beach
9. Best Western Plus
10. Rodeway Inn
11. Travelodge
12. Greenleaf
13. Inn of Long Beach
14. Vagabond Inn

BANKS

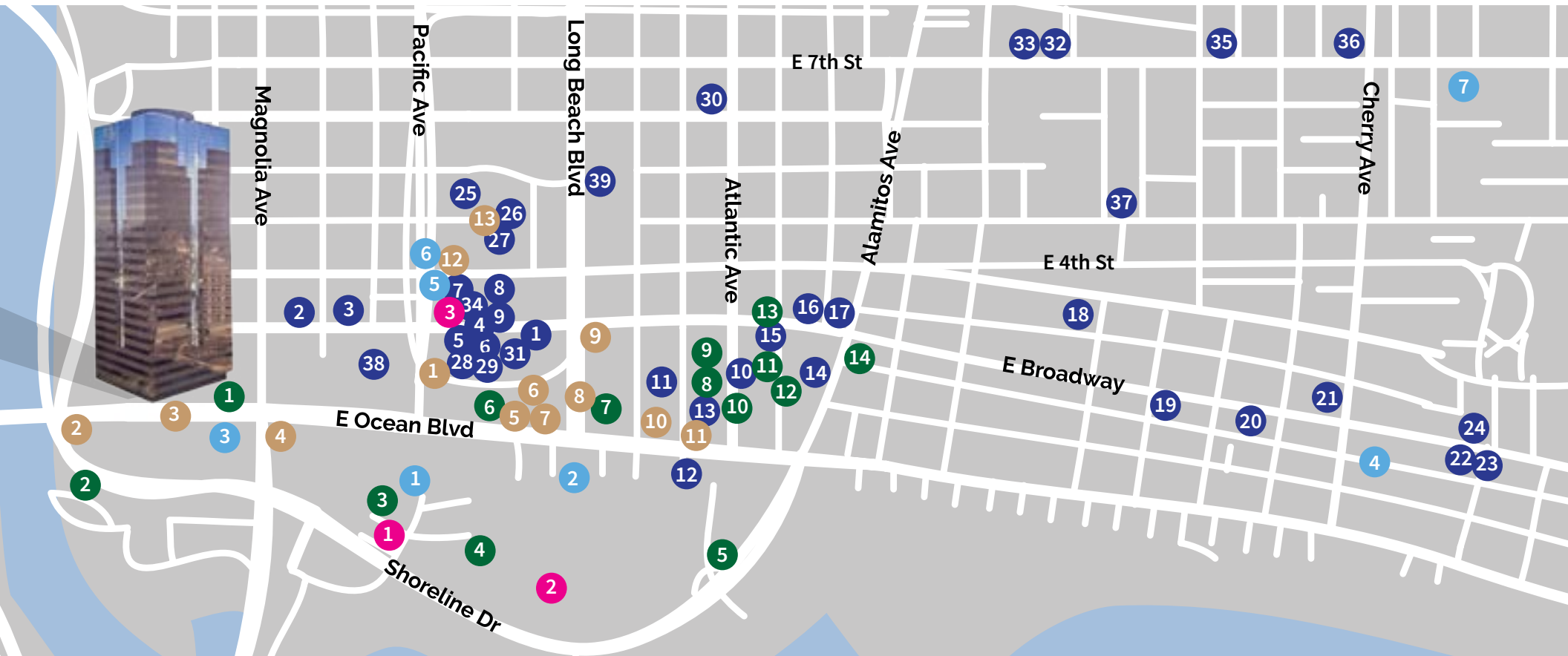
1. Wells Fargo
2. Union Bank
3. Citibank
4. California Bank & Trust
5. Opus Bank
6. International City Bank
7. Comerica Bank
8. Bank of America
9. Chase Bank
10. U.S. Bank
11. Chase Bank
12. Farmers & Merchants Bank
13. Bank of the West

RETAIL

1. The Pike Outlets
2. Shoreline Village
3. Pine Square

RECREATION

1. Cinemark at The Pike
2. Terrace Theater
3. 24 Hour Fitness
4. Bixby Park
5. Pilates Plus
6. Gold's Gym
7. CrossFit Belmont Heights





Josh Wrobel
Senior Managing Director
tel +1 213 239 6001
josh.wrobel@am.jll.com
License # 01237972

Jason Fine
Managing Director
tel +1 424 294 3431
jason.fine@am.jll.com
License # 01219780

Caroline Bethel
Associate
tel +1 424 294 3412
caroline.bethel@am.jll.com
License # 02117058

Jones Lang LaSalle Brokerage, Inc. License #01856260. Copyright © Jones Lang LaSalle IP, Inc. 2021 All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.