

FOR SUBLEASE

3,318 SF Professional Office Condo in Downtown Long Beach



333 WEST BROADWAY, STE. 308/312

L O N G B E A C H , C A L I F O R N I A 9 0 8 0 2

FOR MORE INFORMATION PLEASE CONTACT:

Sheva Hosseinzadeh

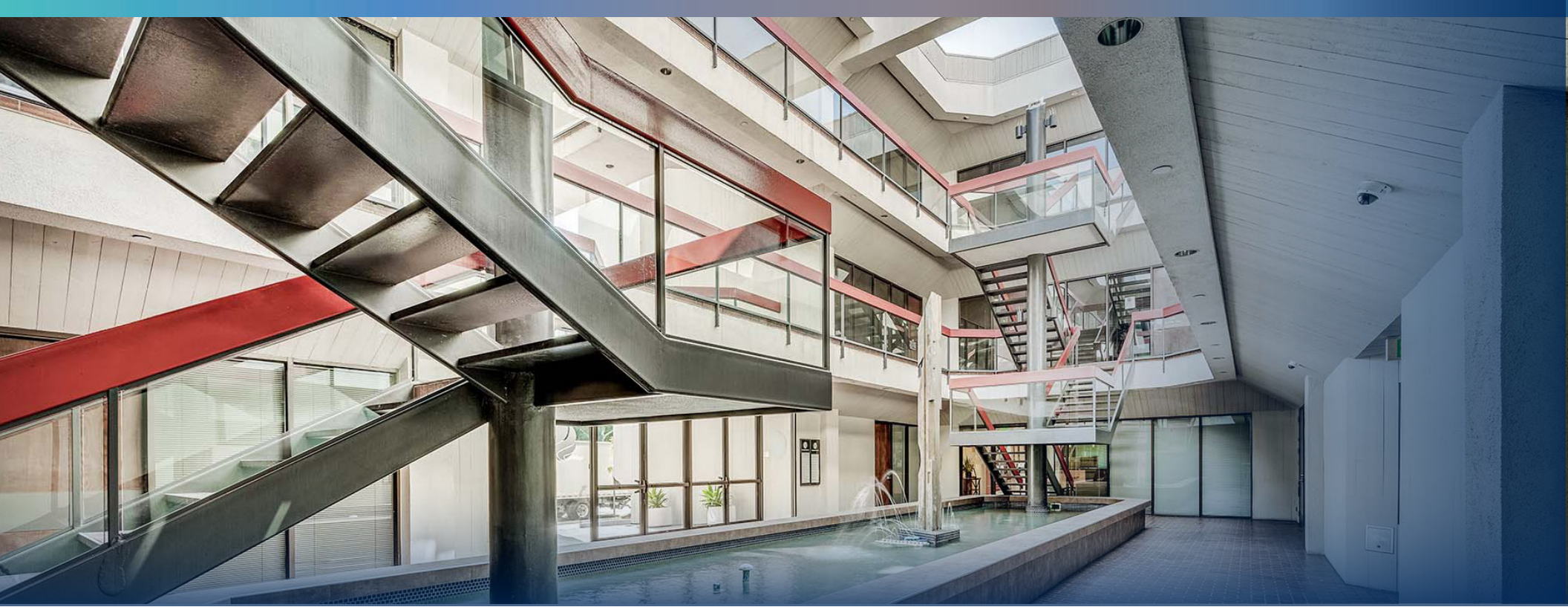
Principal

Sheva@CBCBlair.com | (562) 400-5949

LIC # 01922147



**COLDWELL BANKER
COMMERCIAL**
BLAIR



333 WEST BROADWAY #308/312

L O N G B E A C H , C A L I F O R N I A 9 0 8 0 2

AVAILABLE:	3,318 SF
LEASE RATE:	\$6,492.00/per month
HOA FEE:	\$2,067.74/per month
BUILDING SIZE:	30,662 SF
LOT SF:	24,526 SF
ZONING:	LBPD30
APN:	7280-023-037
	7280-023-020

HIGHLIGHTS:

- Located in the heart of Downtown Long Beach
- Walking distance to various restaurant amenities, Pine Avenue, Deukmejian courthouse, City Hall, and Police Station
- Minutes to 710 Freeway
- Well maintained building with onsite property manager
- Multi-level gated parking structure with six (6) dedicated parking stalls plus guest parking
- Great office for attorneys or professionals alike!

333 WEST BROADWAY #308/312

L O N G B E A C H , C A L I F O R N I A 9 0 8 0 2

PROPERTY DESCRIPTION

Platinum Properties are pleased to present this rare opportunity to sublease a 3,318 SF office condominium located at 333 W. Broadway Ave., Suite 308/312 in the heart of Downtown Long Beach. Located within a professionally managed building along the Broadway corridor, this space offers a highly functional layout suitable for a wide range of professional, medical, creative, or administrative uses. Situated on W. Broadway Ave. between Magnolia Ave. and Chestnut Ave., the property benefits from excellent visibility and proximity to the Deukmejian Courthouse, Long Beach Civic Center, Pine Avenue, The Promenade, and numerous residential developments. Downtown Long Beach continues to experience strong growth, making this an attractive location for both owner-users and investors. This property is an ideal location for an attorney or office professionals alike.

ZONING

The property is zoned LBPD30 which is within the boundary of the Downtown Plan Area. The roots of this document were formed in a highly social "visioning process" that began in 2006 with the volunteer efforts of a Visioning Committee and input received through public workshops. This initial process resulted in a message that combined words and imagery to convey what the future might of downtown Long Beach would look like. This visioning provided a necessary foundation for the Downtown Plan and, as a reference to that important foundational work. Going forward, the document will exist as the formal policy document to be used by City Staff daily to (1) keep true to the community's vision, and (2) provide specific standards and guidelines to reference when working with developers. Allowable uses in the plan would include mixed-use requirements by right as well as retail uses such as restaurants, outdoor dining, business support services, and basic professional and personal services.



333 WEST BROADWAY #308/312

C O M M O N A R E A P H O T O S



333 WEST BROADWAY #308/312

O F F I C E P H O T O S



NEW LOCAL DEVELOPMENT



Sheva Hosseinzadeh

Principal

Sheva@CBCBlair.com | (562) 400-5949

LIC # 01922147



**COLDWELL BANKER
COMMERCIAL
BLAIR**

LOCAL RETAIL MAP

D O W N T O W N L O N G B E A C H

