

CREATIVE INDUSTRIAL CONDOS **FOR LEASE**

Complete Refurbishment in 2021 | Units Range from ±4,330 - 8,751 SF



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.



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

BRANDON CARRILLO
Principal | DRE # 01745362
e || bcarrillo@leelalb.com
p || 562.354.2510

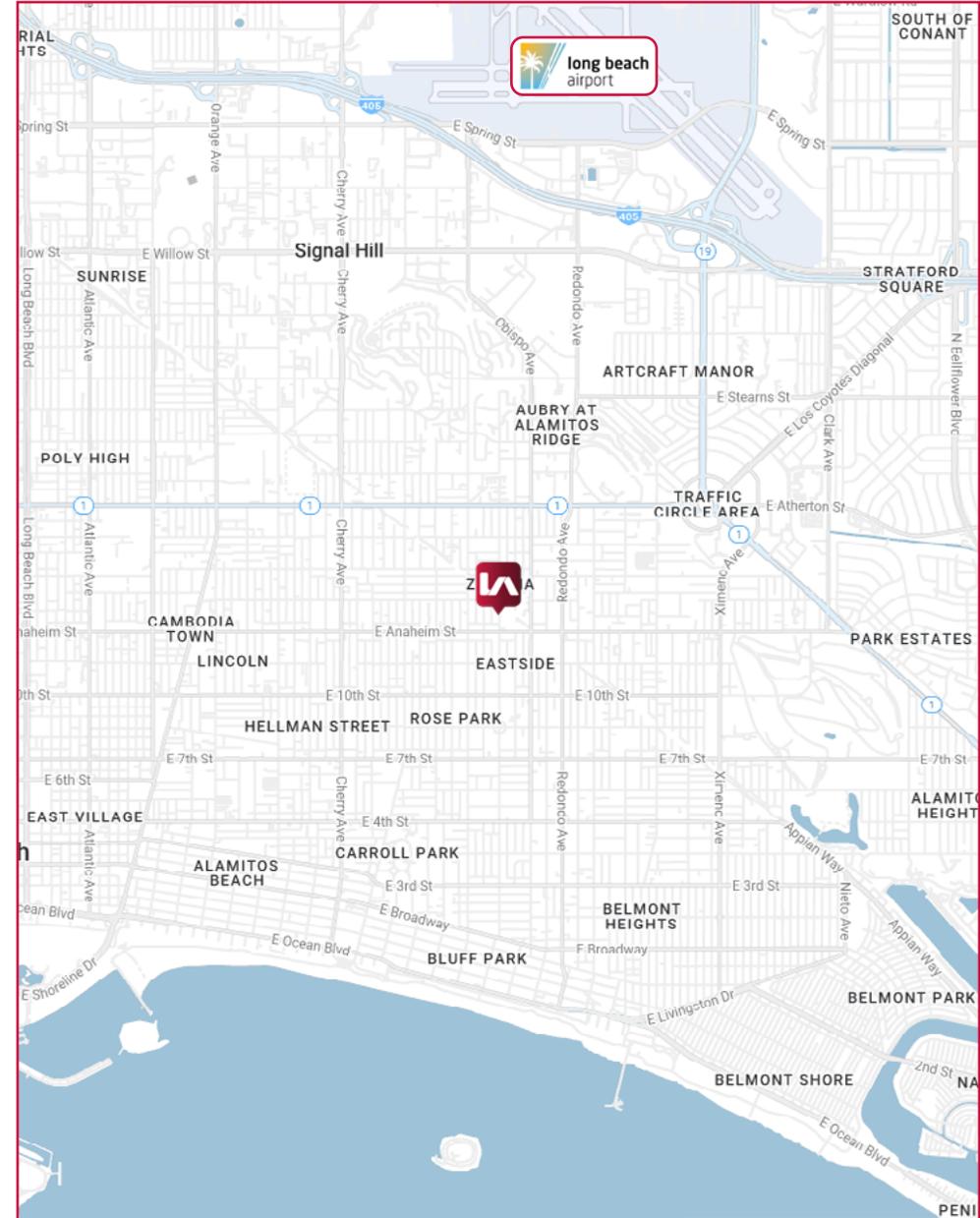
GARRETT MASSARO SIOR
Principal | DRE # 01771471
e || gmassaro@leelalb.com
p || 562.354.2516

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

LEE & ASSOCIATES
LOS ANGELES - LONG BEACH, INC.
DRE # 01069854
5000 E Spring St., Suite 600,
Long Beach, CA 90815

PROPERTY HIGHLIGHTS

- **Available:** 1351 Orizaba Ave - ±4,330 SF
1355 Orizaba Ave - ±4,421 SF
Available units may be combined for a total of ±8,751 SF
- **Lease Rate:** \$1.60 / SF Gross
- **Operating Expenses:** Approximately \$0.15 / SF
- Creative Industrial and Office Suites
- Newly Constructed Office in 2021
- Up to Two (2) Ground Level Doors
- 11' - 17' Clear Height
- Long Beach Design and Artist District Location



1351 Orizaba Ave Virtual Tour

CLICK HERE

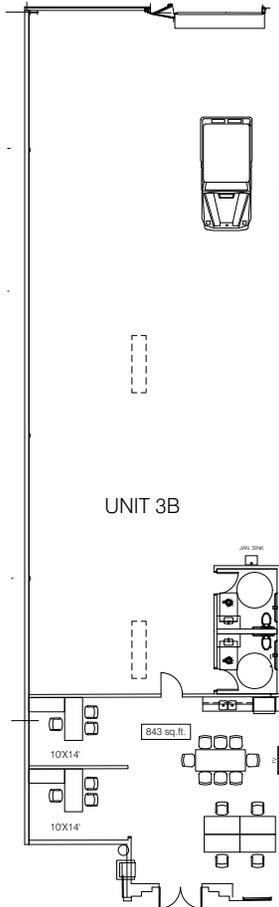


1355 Orizaba Ave Virtual Tour

CLICK HERE



PROPERTY PLAN - 1351 ORIZABA AVE



- ±4,330 SF
- ±843 SF Office
- 1 GL Door
- 2 Restrooms

PROPERTY PHOTOS - 1351 ORIZABA AVE

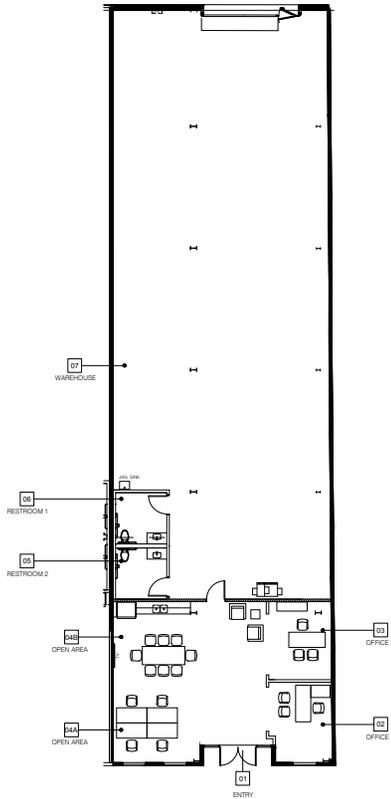


1351 Orizaba Ave Virtual Tour

[CLICK HERE](#)

This plan and its measurements are approximate and not up to scale.
It is the responsibility of the buyer/lessor to verify the property's measurements independently.

PROPERTY PLAN - 1355 ORIZABA AVE



- ±4,421 SF
- ±975 SF Office
- 1 GL Door
- 2 Restrooms

1355 Orizaba Ave Virtual Tour

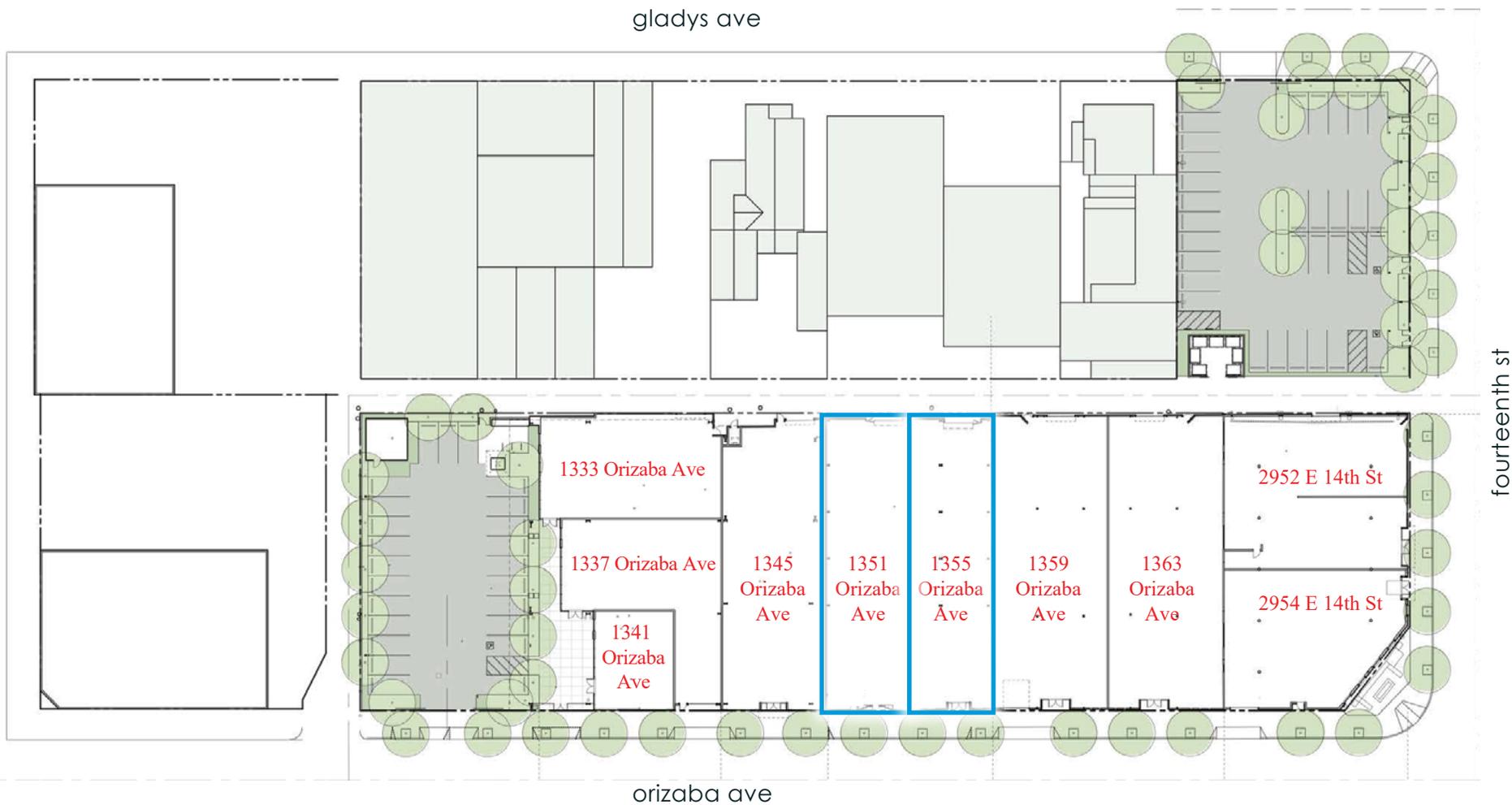
CLICK HERE 

This plan and its measurements are approximate and not up to scale.
It is the responsibility of the buyer/lessor to verify the property's measurements independently.

PROPERTY PHOTOS - 1355 ORIZABA AVE



PROPERTY SITE PLAN



This plan and its measurements are approximate and not up to scale.
It is the responsibility of the buyer/lessor to verify the property's measurements independently.

BRANDON CARRILLO

Principal | DRE # 01745362

e || bcarrillo@leelalb.com

p || 562.354.2510

GARRETT MASSARO SIOR

Principal | DRE # 01771471

e || gmassaro@leelalb.com

p || 562.354.2516

JEFF COBURN CCIM, SIOR

Principal | DRE # 01303169

e || [jacoburn@leelalb.com](mailto:jcoburn@leelalb.com)

p || 562.354.2511

Lee & Associates Los Angeles - Long Beach Inc.

DRE License 01069854

5000 E Spring St., Suite 600, Long Beach, CA 90815

CONNECT WITH US ON OUR SOCIALS!



[@leeassociateslalb](#)



[@leeassociateslalb](#)



[@LeeAssociatesLA](#)



www.lee-associates.com

**1351 & 1355 ORIZABA AVE,
LONG BEACH, CA 90804**

