

# FOR LEASE

OFFICE / RETAIL  
BUILDING

# 5500

EAST ATHERTON STREET

LONG BEACH, CA



## **SHEVA HOSSEINZADEH**

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## **COLDWELL BANKER COMMERCIAL**

CBC Blair

333 West Broadway, Ste. 312

Long Beach, CA 90802

Company BRE #01330395



## BUILDING DESCRIPTION

<b>Address:</b>	5500 East Atherton Street Long Beach, CA 90815
<b>Office Available:</b>	707 SF - 1,520 SF
<b>Asking Rate</b>	\$2.15 PSF - Full Service Gross
<b>Retail Available:</b>	1,152 SF
<b>Asking Rate:</b>	\$2.50 PSF - Modified Gross
<b>Zoning:</b>	LBCCA
<b>Building Size:</b>	29,297 SF
<b>Year Built:</b>	1980
<b>Parking Available</b>	75 Spaces

## PROPERTY DESCRIPTION

Coldwell Banker Commercial Blair is pleased to list 5500 East Atherton Street in Long Beach For Lease. This multi-tenant mixed use property is situated on the high traffic, signalized intersection of Atherton St and Bellflower Blvd and neighboring Cal State University of Long Beach. It is minutes from the 405 Freeway and the Long Beach Airport. The building currently has seven office vacancies ranging from approximately 960 SF to 4,282 SF and one ground floor retail space totaling approximately 1,152 SF. There are three levels of onsite parking with both street level and subterranean parking consisting of 75 total parking spaces; 14 of which are for customers and 4 of which are handicap spaces.

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# AVAILABLE SUITES

FLOOR	SUITE	SF	RATE	TYPE
1	100	1,152	\$2.50 PSF	Retail - Open Area, (4) Offices, Restroom
3	310	1,411	\$2.15 PSF	Office - Reception, (6) Offices, Conference Room
	314	707	\$2.15 PSF	Office - Reception, (2) Offices
	320	647	\$2.15 PSF	Office - Reception, (2) Offices
	322	1,518	\$2.15 PSF	Office - Reception, Waiting Room, (3) Offices, Conference Room
	326	1,520	\$2.15 PSF	Office - Reception, (6) Offices, Conference Room

All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.



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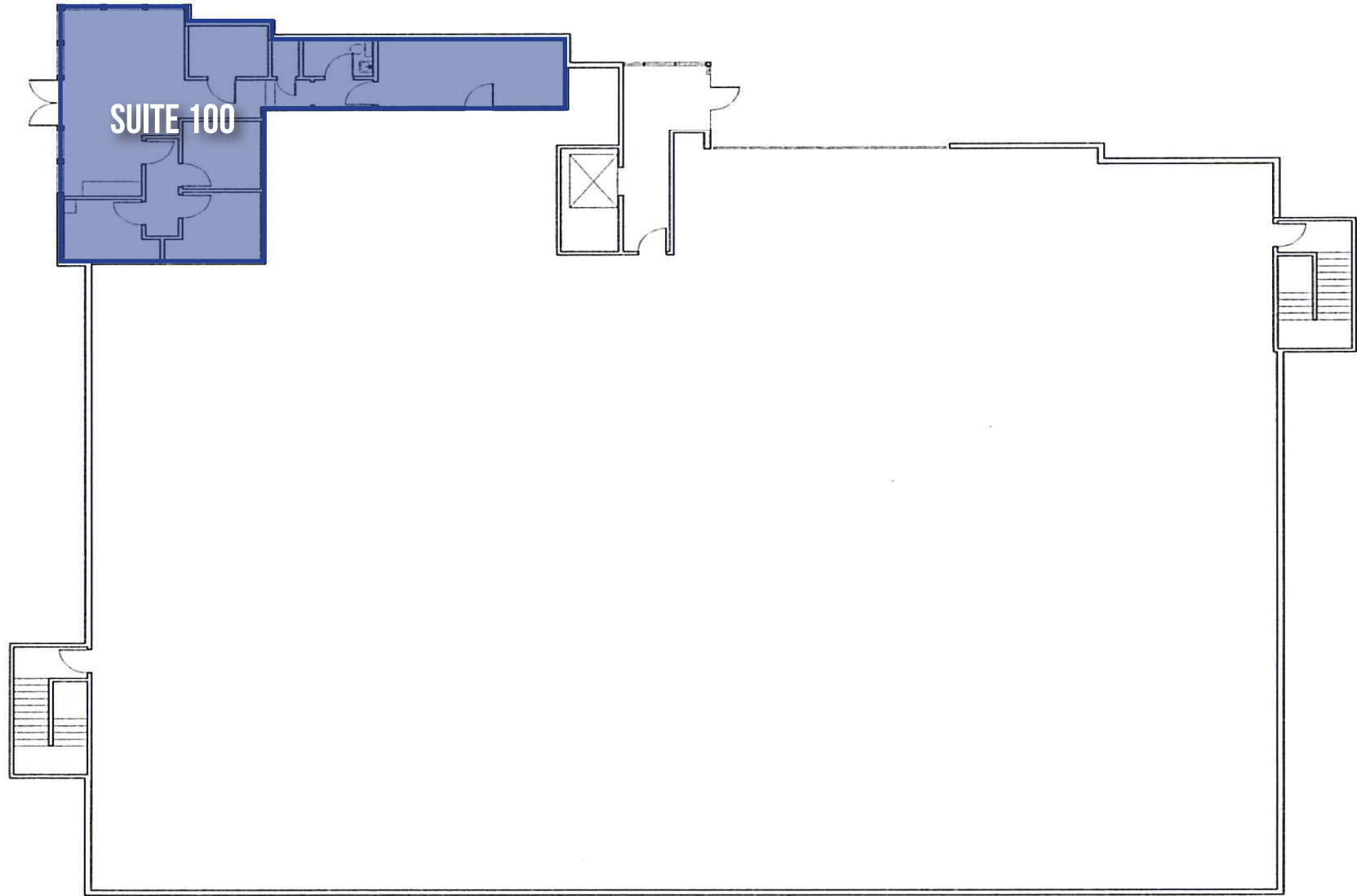
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# FIRST FLOOR PLAN



\* NOT TO SCALE \*

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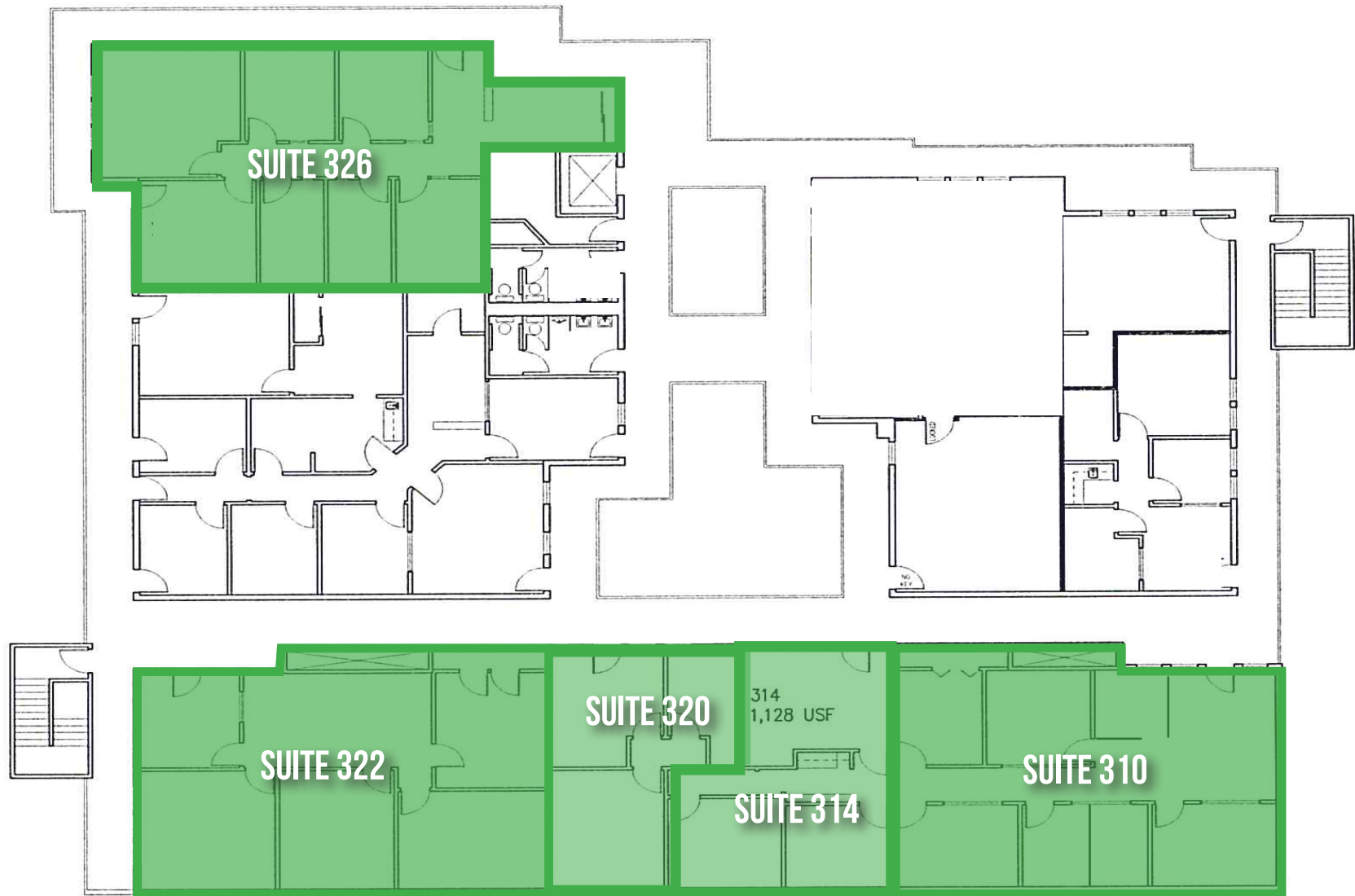
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# THIRD FLOOR PLAN



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# INTERIOR PHOTOS



Retail



Office



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# ADDITIONAL PHOTOS



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# RETAILERS / AMENITIES



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