

249 E OCEAN BLVD • AVAILABILITY

DOWNTOWN LONG BEACH, CA 90802

UPDATED JUNE 5, 2026

Full Service Gross • Suites 815 – 14,878 SF

10-STORY • 113,260 SF • ACROSS FROM THE LB CONVENTION CENTER & TERRACE THEATER

ASKING **\$2.25 – \$2.50 PSF/MO** FSG • PARKING 3.0/1,000 • 345 COVERED STALLS

SUITE	FLOOR	RSF	RATE (PSF/MO)	MAX CONTIGUOUS	NOTES
100	1st	631	\$2.50	—	Efficient ground-floor suite.
106	1st	14,878	\$2.50	—	Former bank branch — vault, teller line, 9 private offices, conference room. Prime corner, signage, move-in ready.
220	2nd	1,131	\$2.35	1,946 (w/230)	3 private offices, open reception / workstation area.
230	2nd	815	\$2.35	1,946 (w/220)	Available 10/1/2026 — contiguous with Suite 220.
400	4th	10,059	\$2.30	—	Full-floor opportunity — can be demised / split.
670	6th	943	\$2.35	—	Efficient office suite.
685	6th	3,154	\$2.25	—	Open layout, fully built out. Fits 8–26.
900	9th	9,976	\$2.40	—	Full-floor opportunity — can be demised / split.
1006	10th	2,195	\$2.40	—	7 private offices, excellent condition.
1010	10th	3,774	\$2.35	—	9 private offices, full build-out.
TOTAL	—	47,556	FSG	10 suites • full floors & contiguous blocks available	



OCEAN BLVD FRONTAGE



LOBBY



ELEVATOR LOBBY



DOWNTOWN LONG BEACH WATERFRONT

DREW McALLISTER || DIRECTOR

925.683.9203 • Drew@NRECommercial.com • DRE# 01946829

MARK JENSEN || COO

562.208.7500 • Mark@NRECommercial.com • DRE# 01739865

320 Golden Shore, Suite 200, Long Beach, CA 90802 | NRECommercial.com | Brokered by eXp Realty

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