

**3730-3732 E PACIFIC COAST HIGHWAY • LONG BEACH, CA 90804**

OFFICE AVAILABLE FOR LEASE

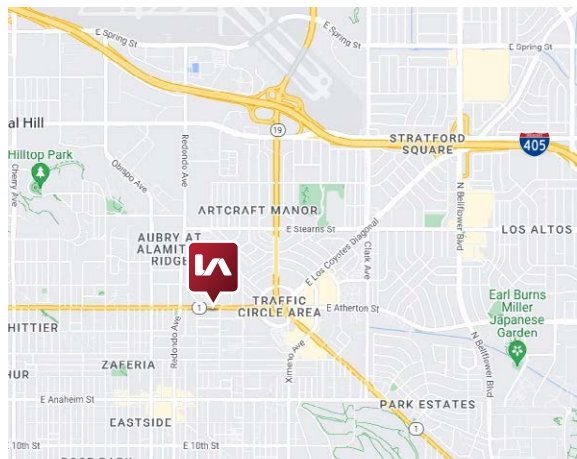
## PROPERTY FEATURES

**AVAILABLE:** ±600 SF - ±2,500 SF

**ASKING RATE:** ±600 - ±1,200 SF offered at \$2.50 PSF Modified Gross

±2,500 SF offered at \$2.25 PSF Modified Gross

- High End Creative Office
- Freestanding Building with 2 Entrances
- Pole Signage Facing Pacific Coast Highway
- Zoning: MU-3 ([Click to View](#))
- High Traffic Counts on Pacific Coast Highway (Approximately 32,500 Cars Per Day)
- Polished Concrete Floor
- Minutes Away From 405 Freeway
- Abundant Surface Parking: 8 Spaces
- Two (2) Restrooms
- Call To Tour!



FOR MORE INFORMATION, PLEASE CONTACT:

YOUR LOCAL MARKET EXPERTS

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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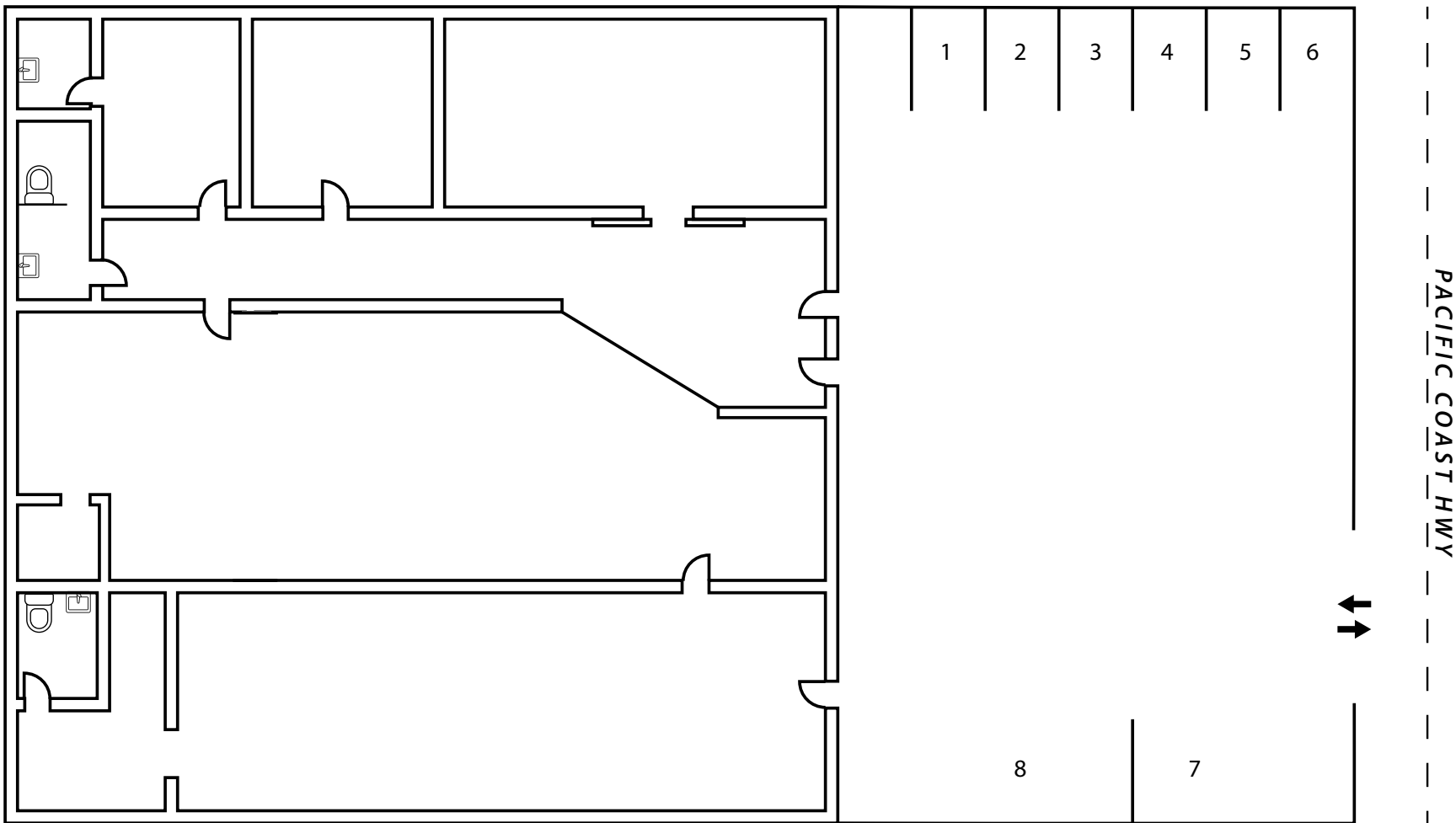
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**SITE PLAN (NOT DRAWN TO SCALE)**



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