

NRECOMMERCIAL

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exp
REALTY

FOR LEASE

249 E OCEAN BLVD

DOWNTOWN LONG BEACH, CALIFORNIA

Suites 815 – 14,878 SF | \$2.25 – \$2.50 PSF/MO FSG | NRECommercial.com

249 E OCEAN BLVD

AERIAL VIEW · DOWNTOWN LONG BEACH



PROJECT OVERVIEW

249 E Ocean Blvd · Downtown Long Beach, CA 90802

THE PROPERTY

249 E Ocean is a 10-story office tower commanding a prime corner of Ocean Boulevard in the heart of Downtown Long Beach — directly across from the Long Beach Convention Center, the Terrace Theater, and the Westin. Spanning approximately 113,260 square feet, the tower offers a two-story, marble-appointed lobby, sweeping ocean and city views, and a true walk-everywhere location at the center of the city's business, dining, and entertainment district.

Adjoined by a four-story parking structure with 345 covered stalls, 249 Ocean sits a three-minute walk from the 1st Street Metro Station (A Line), with direct access to the I-710 and 405 freeways that places the San Pedro Bay port complex — the Ports of Long Beach and Los Angeles — within easy reach.

With full-service-gross suites from 815 to 14,878 square feet, professional on-site management, and monument and building signage available, 249 Ocean remains home to many of Downtown Long Beach's most established firms in trade, logistics, legal, and professional services.

10

STORIES

±113K

RENTABLE SF

3 MIN

TO METRO · A LINE

345

COVERED STALLS

PROPERTY DETAILS

Address	249 E Ocean Blvd, Long Beach, CA 90802
Stories	10
Total RSF	±113,260 SF
Typical Floor	±10,214 SF
Year Built	1981
Ceiling Height	12' unfinished · 20' lobby
Asking Rate	\$2.25 – \$2.50 PSF/MO (FSG)
Parking Ratio	3.0 / 1,000
Parking	345 covered stalls — \$95 unreserved / \$175 reserved
Internet	Spectrum · Frontier · AT&T
Signage	Monument & building signage available

ASKING RATE

\$2.25 – \$2.50 PSF/MO · FSG



PROMINENT CORNER PRESENCE

ON OCEAN BLVD BESIDE THE WESTIN & THE HISTORIC BREAKERS

BUILDING FEATURES ooo

Why tenants choose 249 Ocean



Across From the Convention Center

Directly opposite the LB Convention Center & Terrace Theater



Two-Story Marble Lobby

Grand 20-ft marble lobby with reception



Ocean & City Views

Sweeping Downtown, harbor & waterfront views



345 Covered Stalls

Adjoining structure · 3.0 / 1,000 ratio



On-Site Management

Professional management & friendly staff



Signage Available

Monument & building signage opportunities



Flexible Suites

815 – 14,878 SF · demisable full floors



Full Service Gross

Utilities, services & expenses included



Superbly Connected

3-min walk to Metro · I-710 & 405 · Ports of LB & LA



AN OCEAN BOULEVARD ADDRESS

PALM-LINED OCEAN BLVD • THE HEART OF DOWNTOWN



ELEVATOR LOBBY



LOBBY & RECEPTION



TENANT CORRIDORS



RENOVATED RESTROOMS

DOWNTOWN MEETS THE PORT

STEPS TO THE WATERFRONT · MINUTES TO THE PORTS OF LB & LA

ON THE WATERFRONT

RAINBOW HARBOR · SHORELINE MARINA · THE PACIFIC

STEPS FROM THE MARINA

SHORELINE MARINA · RAINBOW HARBOR · CATALINA EXPRESS

WHY LONG BEACH ooo

A waterfront economy — global trade, aerospace innovation & a resurgent downtown

9.9M

TEUS — PORT OF LB 2025 RECORD

\$300B

CARGO MOVED ANNUALLY

±6,000

AEROSPACE JOBS AT "SPACE BEACH"

451K

RESIDENTS — 2ND-LARGEST IN LA COUNTY

THE PORT

Long Beach anchors the San Pedro Bay port complex — together with the neighboring Port of Los Angeles, North America's busiest container gateway. In 2025 the Port of Long Beach moved a record **9.9 million TEUs**, the busiest year in its 115-year history, handling roughly \$300 billion in cargo and supporting some 2.7 million U.S. jobs. The Port's 2050 plan targets 20 million TEUs — doubling throughput and the trade, logistics and professional-services demand that fills towers like 249 Ocean.

SPACE BEACH

Long Beach's aerospace legacy — once home to Douglas Aircraft and Boeing's C-17 line — is in full revival. The 200-acre Douglas Park cluster headquarters **Relativity Space** (1,400+ employees in the former C-17 plant) alongside Rocket Lab, SpinLaunch and a growing SpaceX footprint. In 2026, defense-technology leader **Anduril Industries** committed to a \$1 billion, 1.2 million-SF campus beside Long Beach Airport — adding up to 5,500 high-skill jobs by 2027 and cementing "Space Beach" as one of the nation's fastest-growing innovation economies.

DOWNTOWN & TALENT

The second-largest city in Los Angeles County (±451,000 residents), Long Beach pairs a diversified base of health care, education, trade and professional services with a walkable, waterfront downtown drawing new residential and retail investment. California State University, Long Beach — the CSU system's second-largest campus at ±42,000 students — feeds a deep, skilled talent pipeline minutes from Ocean Boulevard.

At the center of it all — **249 E Ocean Blvd** places your business on Downtown Long Beach's most prominent corner, minutes from the Port, the aerospace corridor and the waterfront.

HOME TO "SPACE BEACH"

RELATIVITY SPACE

ROCKET LAB

SPINLAUNCH

SPACEX

ANDURIL

DOWNTOWN LONG BEACH

WATERFRONT · WALKABLE · SUPERBLY CONNECTED

ACROSS THE ST. Long Beach Convention Center · Terrace Theater · The Westin

WALK 1st St Metro (A Line) 3 min · Pike Outlets 7 min · Shoreline Village 10 min · Aquarium of the Pacific 12 min

BY CAR Port of Long Beach ~10 min · Port of Los Angeles ~20 min · direct I-710 & 405 access

DINING & RETAIL

Ruth's Chris Steak House · Sip Bar + Lounge · Starbucks · Pinkberry · Chipotle · Pike Outlets · The Streets · Cinemark XD

HOTELS & STAY

The Westin — 469 rooms, 5-min walk · Hyatt Regency — 531 rooms, 8-min walk · Renaissance & Courtyard nearby

PORTS & TRADE

Minutes from the San Pedro Bay port complex — the Ports of Long Beach & Los Angeles, North America's busiest container gateway — anchoring the region's trade, logistics & professional-services economy.

80

WALK SCORE

90

TRANSIT SCORE

70

BIKE SCORE

CURRENT AVAILABILITY ○○○

Updated June 5, 2026 · Full Service Gross · 10 suites · ±47,556 SF

SUITE	FLOOR	RSF	RATE	MAX CONTIG.	NOTES
100	1st	631	\$2.50	—	Efficient ground-floor suite
106	1st	14,878	\$2.50	—	Former bank branch — vault, teller line, 9 offices, conference room
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 Ste 220
400	4th	10,059	\$2.30	—	Full-floor — can be demised / split
670	6th	943	\$2.35	—	Efficient office suite
685	6th	3,154	\$2.25	—	Open layout, fully built out
900	9th	9,976	\$2.40	—	Full-floor — can be demised / split
1006	10th	2,195	\$2.40	—	7 private offices
1010	10th	3,774	\$2.35	—	9 private offices, full build-out

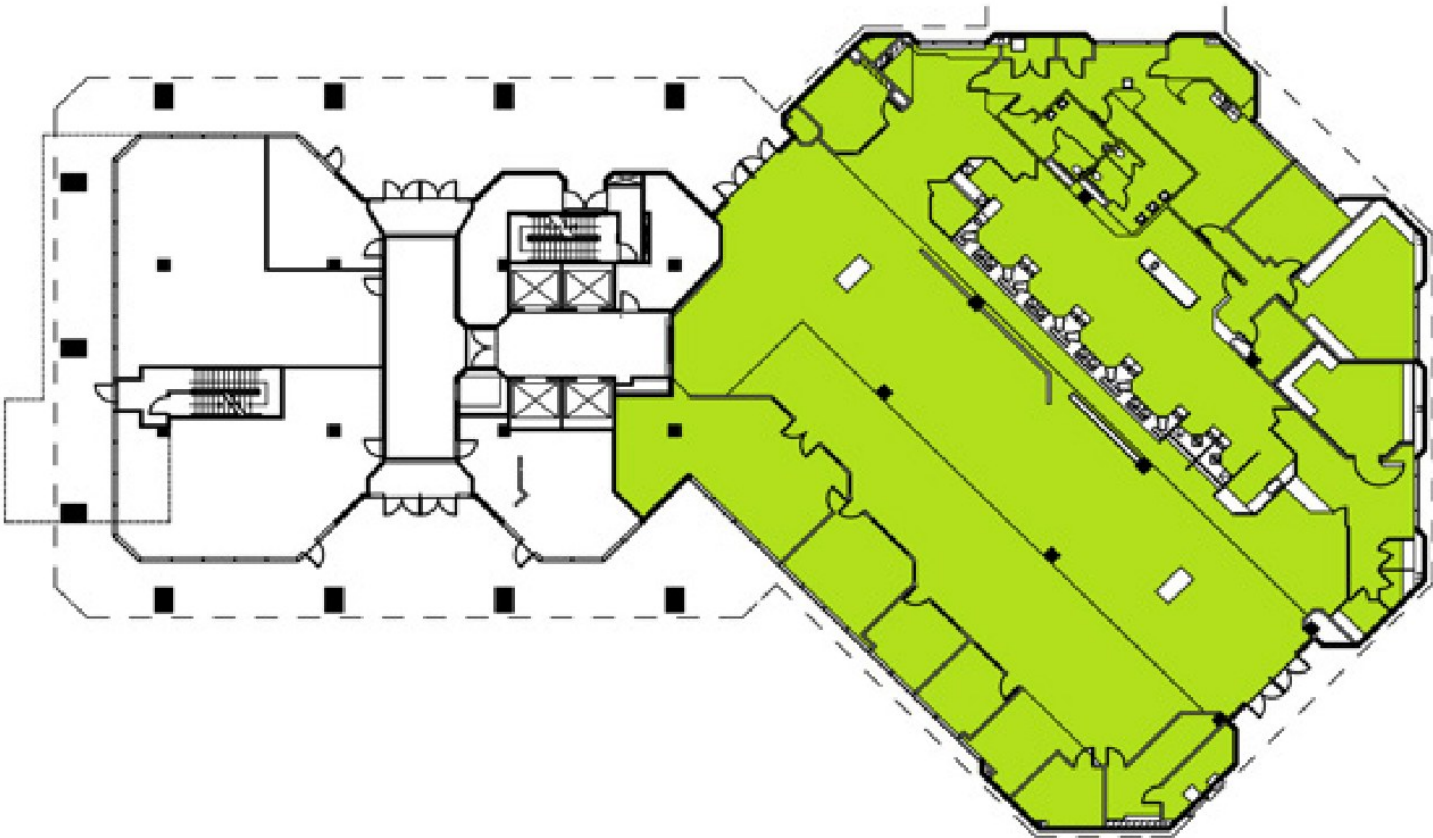
Contiguous opportunities: Suites 220 + 230 combine to ±1,946 SF · full floors at Suites 400 & 900 can be demised to suit.

FLOOR PLAN ○○○

Suite 106 · 14,878 SF · Ground Floor — Former Bank Branch · highlighted area denotes available space

Suite 106
14,878 RSF

First Floor Bank Space



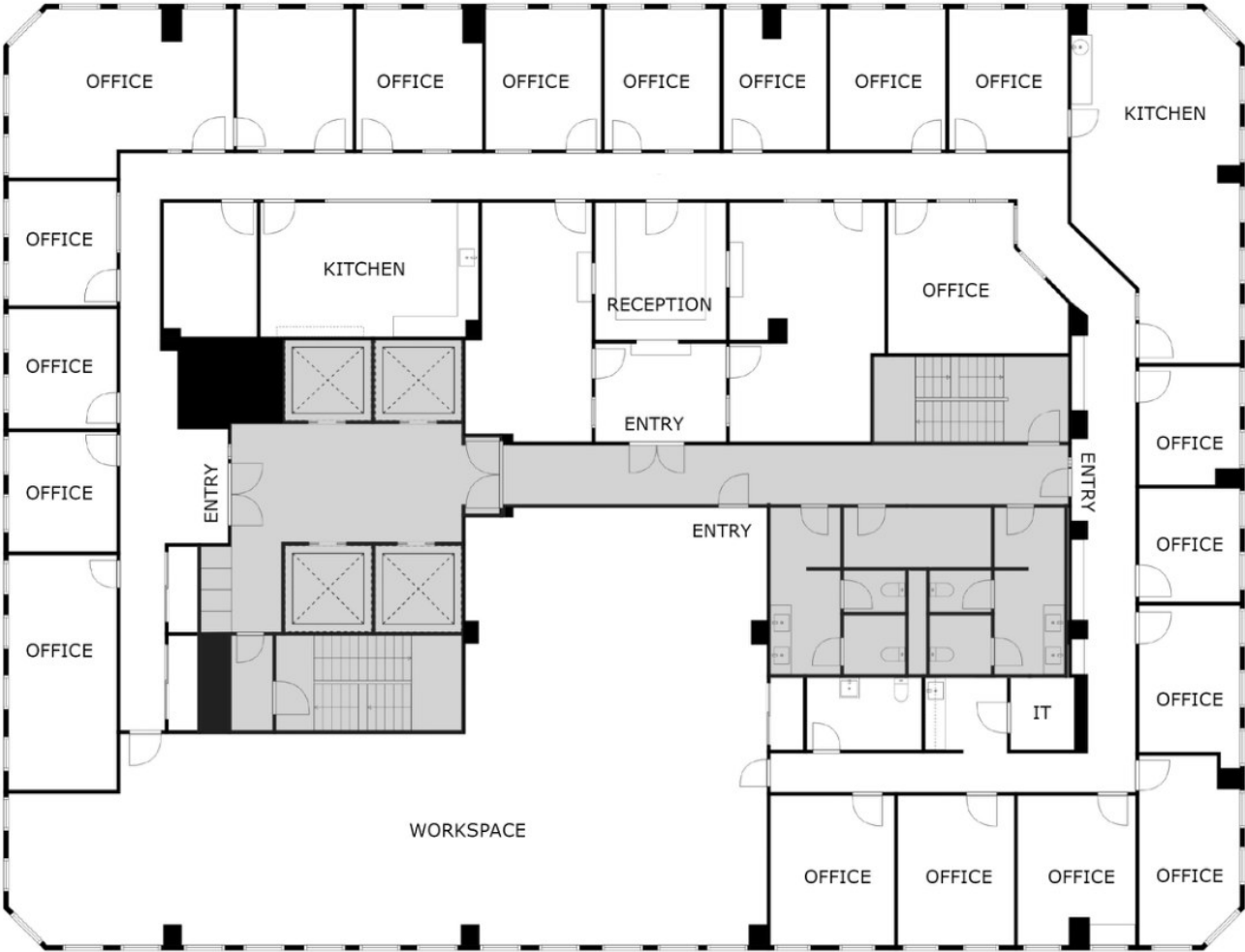
SUITE 106 · 14,878 SF Ground Floor — Former Bank Branch · \$2.50 PSF/MO FSG · Vault, teller line, 9 private offices, conference room — prime corner, monument signage, move-in ready.

FLOOR PLAN

Suite 400 · 10,059 SF · 4th Floor · highlighted area denotes available space

SUITE 400
10,059 sqft

249 E OCEAN BLVD
LONG BEACH, CA 90802



SUITE 400 · 10,059 SF 4th Floor · \$2.30 PSF/MO FSG · Full-floor opportunity — can be demised or split to suit.

FLOOR PLAN ooo

Suite 685 · 3,154 SF · 6th Floor · highlighted area denotes available space

SUITE 685
3,154 sqft

249 E OCEAN BLVD
LONG BEACH, CA 90802



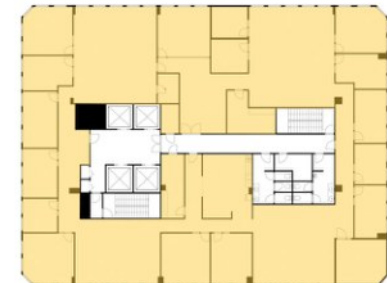
SUITE 685 · 3,154 SF 6th Floor · \$2.25 PSF/MO FSG · Open layout, fully built out — fits approximately 8–26.

FLOOR PLAN ○○○

Suite 900 · 9,976 SF · 9th Floor · highlighted area denotes available space

SUITE 900
9,976 RSF

249 E OCEAN BLVD
LONG BEACH, CA 90802



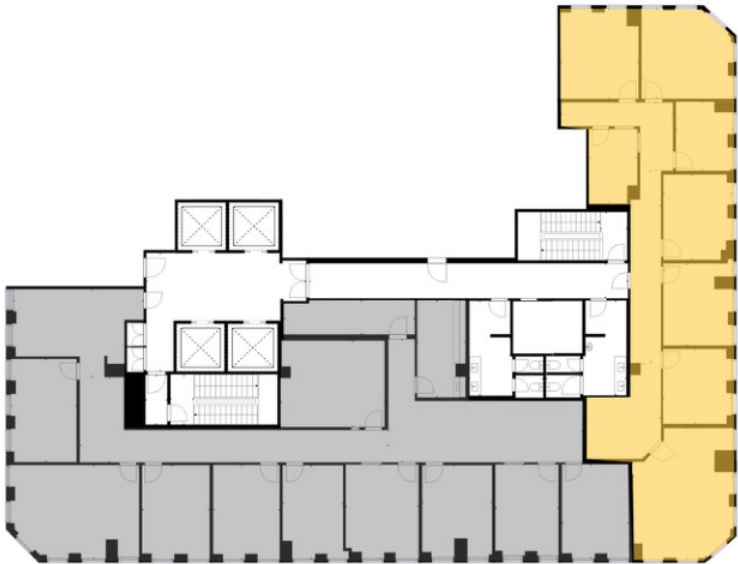
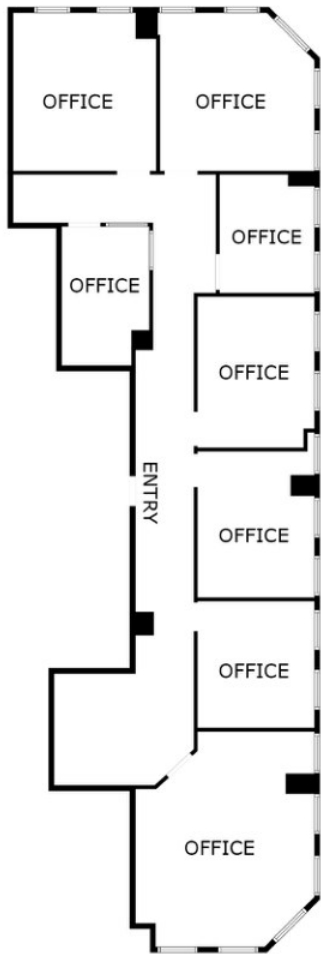
SUITE 900 · 9,976 SF 9th Floor · \$2.40 PSF/MO FSG · Full-floor opportunity — can be demised or split to suit.

FLOOR PLAN ooo

Suite 1006 · 2,195 SF · 10th Floor · highlighted area denotes available space

SUITE 1006
2,195 sqft

249 E OCEAN BLVD
LONG BEACH, CA 90802



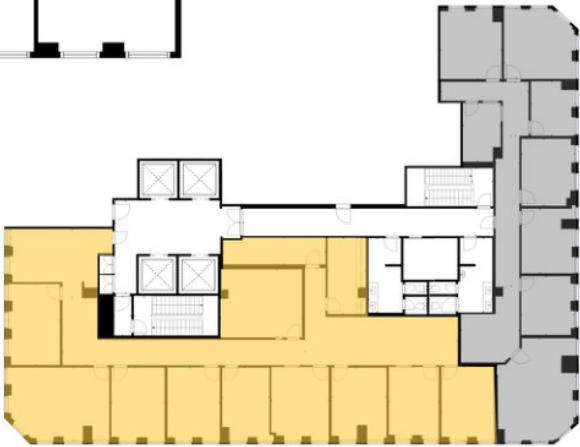
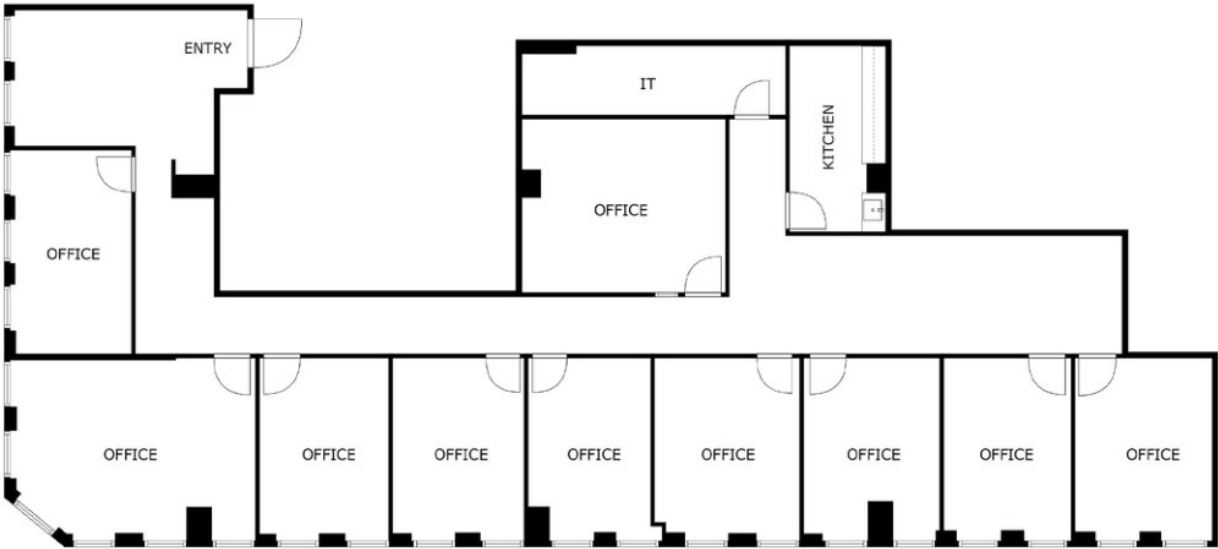
SUITE 1006 · 2,195 SF 10th Floor · \$2.40 PSF/MO FSG · 7 private offices, excellent condition.

FLOOR PLAN ooo

Suite 1010 · 3,774 SF · 10th Floor · highlighted area denotes available space

SUITE 1010
3,774 sqft

249 E OCEAN BLVD
LONG BEACH, CA 90802



SUITE 1010 · 3,774 SF 10th Floor · \$2.35 PSF/MO FSG · 9 private offices, full build-out.

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