

EAST VILLAGE CREATIVE OFFICE • FOR SALE

425 EAST 4TH STREET • UNIT A & B | LONG BEACH, CA 90802



PROPERTY FEATURES

SIZE: Unit A & B - ±3,544 SF

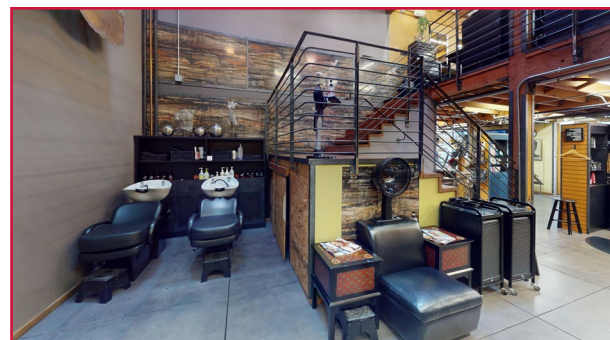
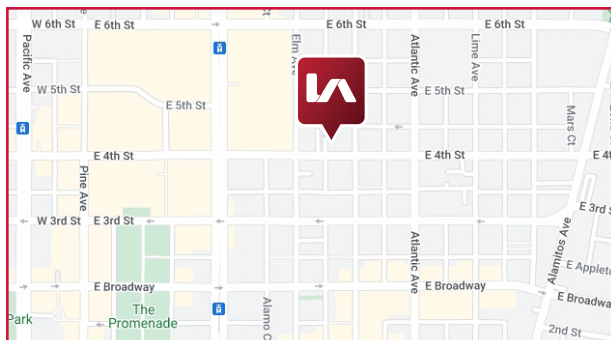
PRICE: \$1,600,000

ZONING: PD30

- » Beautiful two-story creative office Live/Work condo in the heart of the Arts District
- » Open floor plan
- » Exposed brick interior, polished concrete floors, & exposed ceiling
- » Ample amount of natural light
- » Four (4) parking spaces in gated lot included
- » Excellent retail visibility and amenities in walking distance
- » Minutes away from 710 Freeway



[CLICK OR SCAN VIDEO TOUR](#)



Shaun McCullough, CCIM, SIOR

Principal | License ID 01380928

PH: 562.354.2517

E: smcullough@leelalb.com

Jeff Coburn, CCIM, SIOR

Principal | License ID 01303169

PH: 562.354.2511

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

Coleman Kistner

Associate | License ID 02198995

PH: 562.354.2535

E: ckistner@leelalb.com

EAST VILLAGE CREATIVE OFFICE • FOR SALE

425 EAST 4TH STREET • UNIT A & B | LONG BEACH, CA 90802

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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. 08.02.24

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

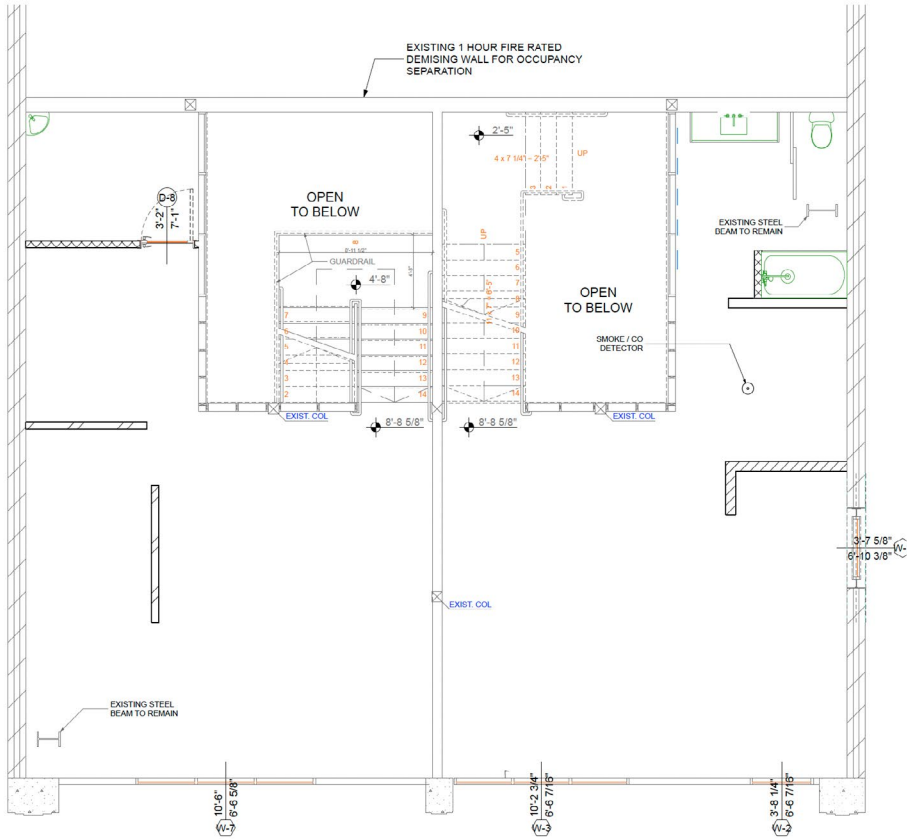
Shaun McCullough, CCIM, SIOR
Principal | License ID 01380928
PH: 562.354.2517
E: smcullough@leelalb.com

Jeff Coburn, CCIM, SIOR
Principal | License ID 01303169
PH: 562.354.2511
E: [jacoburn@leelalb.com](mailto:jcoburn@leelalb.com)

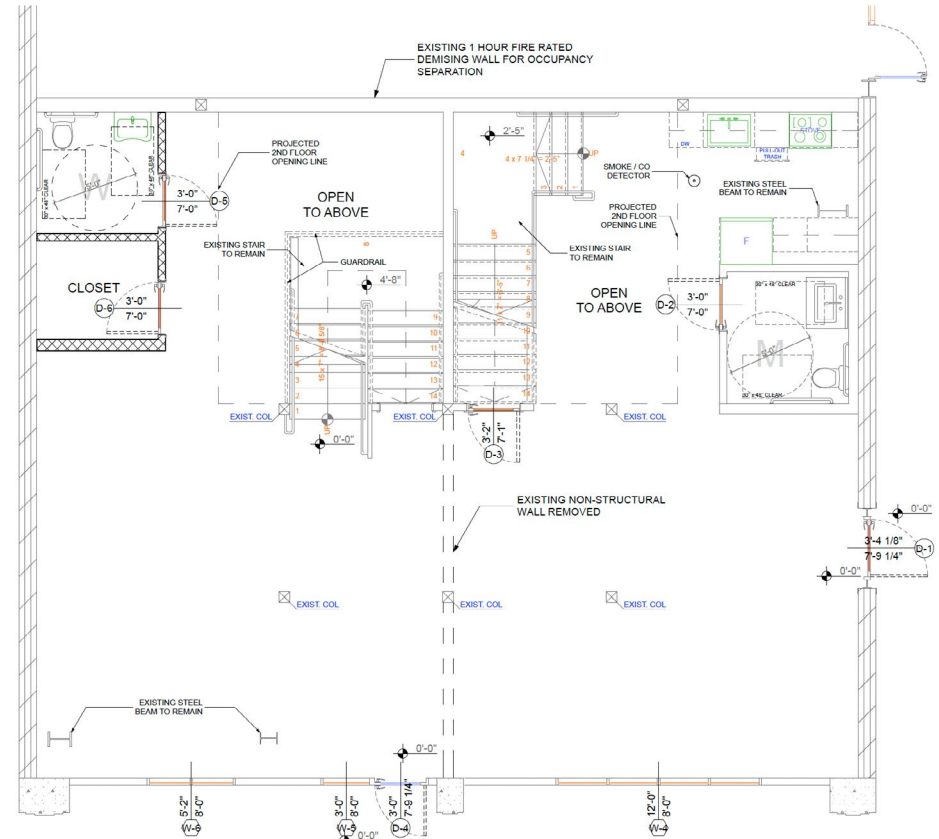
Coleman Kistner
Associate | License ID 02198995
PH: 562.354.2535
E: ckistner@leelalb.com

EAST VILLAGE CREATIVE OFFICE • FOR SALE

425 EAST 4TH STREET • UNIT A & B | LONG BEACH, CA 90802



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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. 08.02.24