

670 LONG BEACH BOULEVARD, LONG BEACH

Owner-User Opportunity

±14,269 SF Office/Flex Building

Less Than 1 Mile to LIRR

Delivered Vacant at Closing

SELLER FINANCING / SALE LEASEBACK OPTION AVAILABLE



Long Beach Blvd



**CUSHMAN &
WAKEFIELD**

LONG ISLAND
INVESTMENT SALES TEAM

EXECUTIVE SUMMARY

~~ASKING PRICE: \$4,250,000 - \$294 / SF~~
ASKING PRICE: \$4,125,000 - \$289 / SF

SELLER FINANCING / SALE LEASEBACK OPTION AVAILABLE

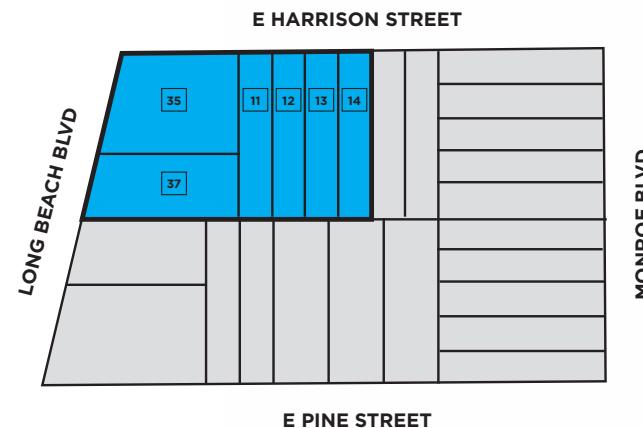
The Offering

Cushman & Wakefield is pleased to exclusively present **670 Long Beach Boulevard**, a **±14,269-square-foot** professional office building situated on a **±16,117 SF** lot in the heart of Long Beach, NY.

Constructed in 2005, the property features two floors of modern, functional office space, complemented by 18 on-site parking spaces and ±1,620 SF of covered parking. Delivered fully vacant, the asset presents an ideal opportunity for an owner-user seeking a long-term headquarters, or an investor looking to reposition the property in a supply-constrained market.

Positioned just south of the Long Beach Bridge and north of East Park Avenue, the property enjoys high accessibility in a vibrant and well-connected community. The Long Beach LIRR station is located less than one mile away, providing direct service to Penn Station and Grand Central. The surrounding area benefits from steady foot traffic, public transportation, and proximity to the Long Beach Boardwalk, local retail, and municipal buildings—creating long-term demand drivers for professional space in this evolving submarket.

Tax Map





PROPERTY INFORMATION

Section / Block / Lot:
59 / 119 / 11

Property Type:
Professional Office

Municipality:
City of Long Beach

Building Size:
± 14,269 SF

Stories: 2
First Floor: 5,666 SF
Second Floor: 6,983 SF

Elevator:
Yes

Fully Sprinklered:
Yes

Lot Size:
±16,117 SF / .37 Acres

Parking:
18 Spaces (±1,620 SF of covered parking)

Zoning:
Business C

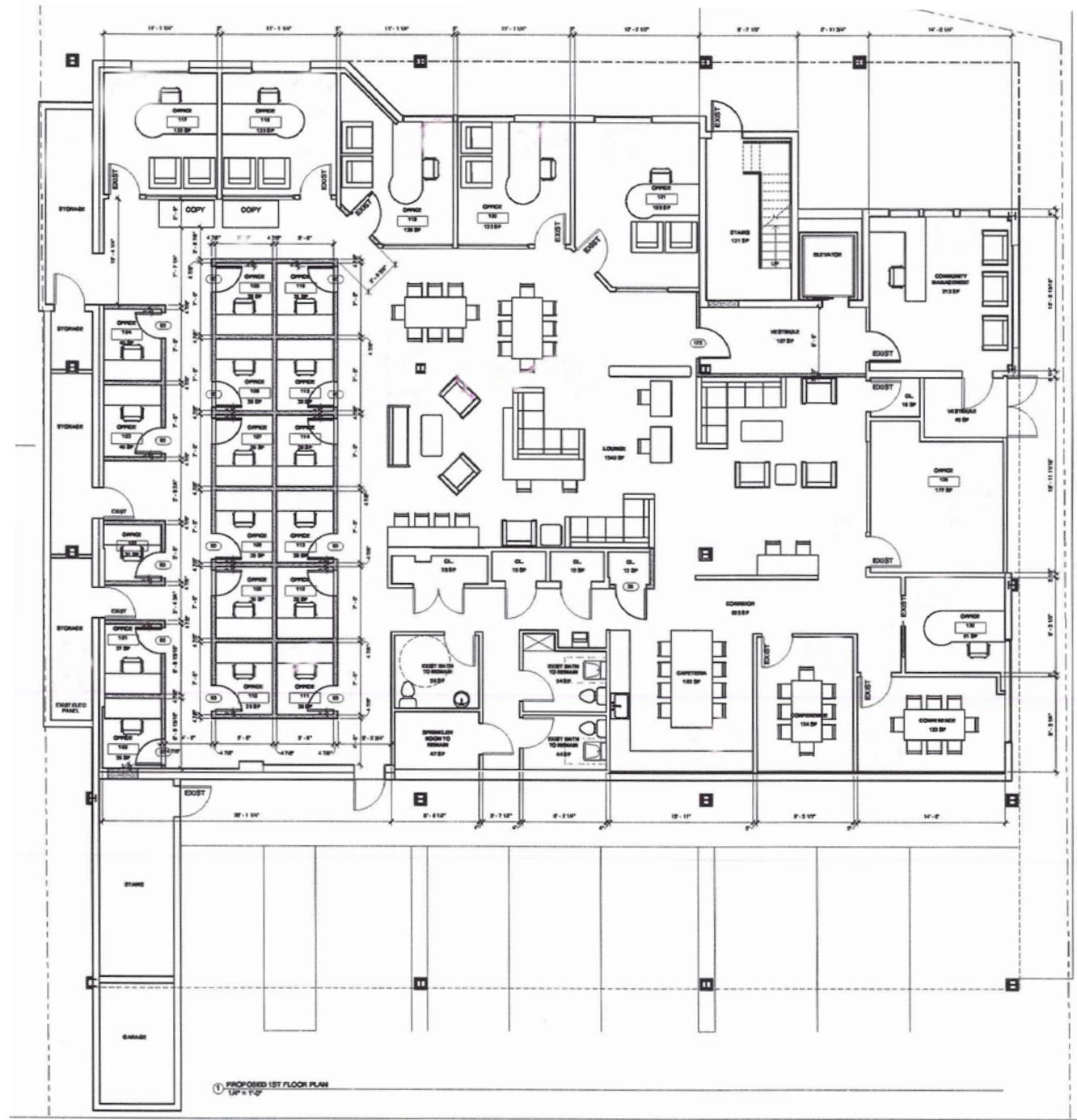
Total Taxes (2025):
\$102,943 - \$7.21 / SF



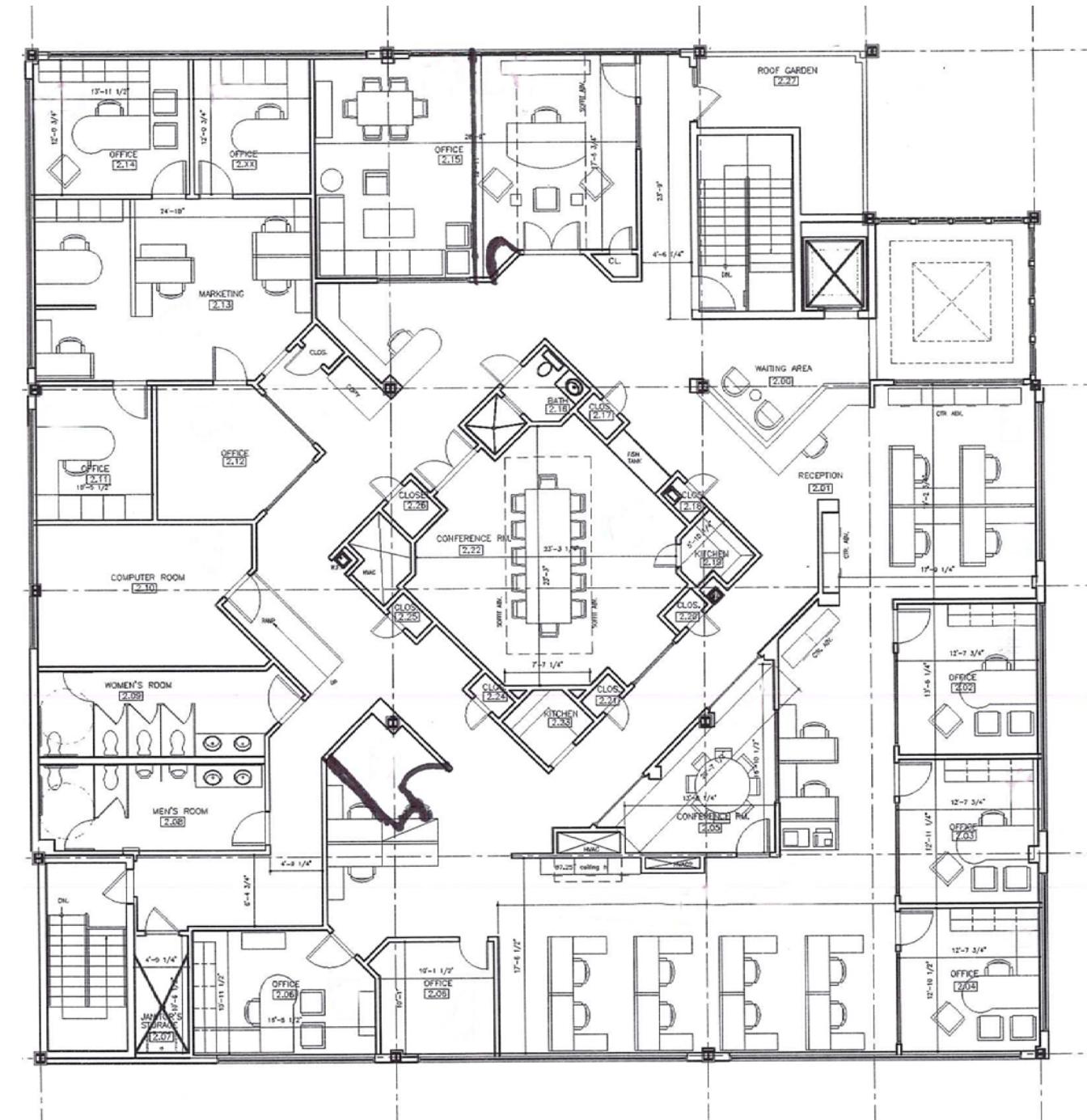
Investment Highlights

- Ideal Owner-User Asset:** Fully vacant and move-in ready, with ±14,269 SF across two levels and efficient office layouts tailored for medical or professional use.
- On-Site Parking in a Coastal Market:** Rare Long Beach offering with 18 surface parking spaces and ±1,620 SF of covered parking—providing convenience for staff and clients alike.
- Strategic Location with Transit Access:** Less than one mile from the Long Beach LIRR station, minutes from the Long Beach Bridge, and walkable to nearby bus stops and retail corridors.
- Attractive Repositioning Potential:** Modern construction, Business C zoning, and a high-visibility corridor make this a compelling opportunity to capture demand in a tight office submarket.

FLOOR PLANS - FIRST FLOOR



FLOOR PLANS - SECOND FLOOR





LONG BEACH BOULEVARD LOOKING SOUTH

The Boardwalk: New Luxury Condos

Monroe Blvd

The Breeze: New Luxury Apartments

Subject Property

E State Street

Mobil



nice
Bus Stop#979
E Harrison St
/ Long Beach

KFC



Long Beach Blvd

LONG BEACH BLVD LOOKING NORTH

The Channel Club: Luxury Apartments

Long Beach Bridge



Long Beach Tennis Center

Subject Property

Long Beach Blvd



LOCATION OVERVIEW



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FOR MORE INFORMATION, PLEASE CONTACT:

C&W INVESTMENT SALES CONTACTS

Daniel Abbondandolo
Executive Director
+1 631 425 1232
daniel.abbondandolo@cushwake.com

Joegy Raju
Director
+1 631 425 1216
joegy.raju@cushwake.com

Victor Little
Senior Associate
+1 631 425 1239
victor.little@cushwake.com

Robert Kuppersmith
Executive Managing Director
+1 631 425 1220
robert.kuppersmith@cushwake.com

Jennifer Grgas
Senior Associate
+1 516 398 6375
jennifer.grgas@cushwake.com

C&W FINANCING CONTACTS

Brad Domenico
Vice Chair
+1 732 245 6167
brad.domenico@cushwake.com

Brian Anderson
Executive Managing Director
+1 732 616 0908
brian.anderson@cushwake.com

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