

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

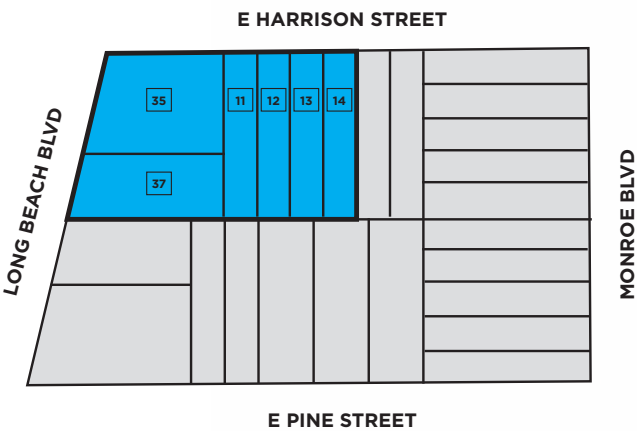
The Offering

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



Long Beach Blvd



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

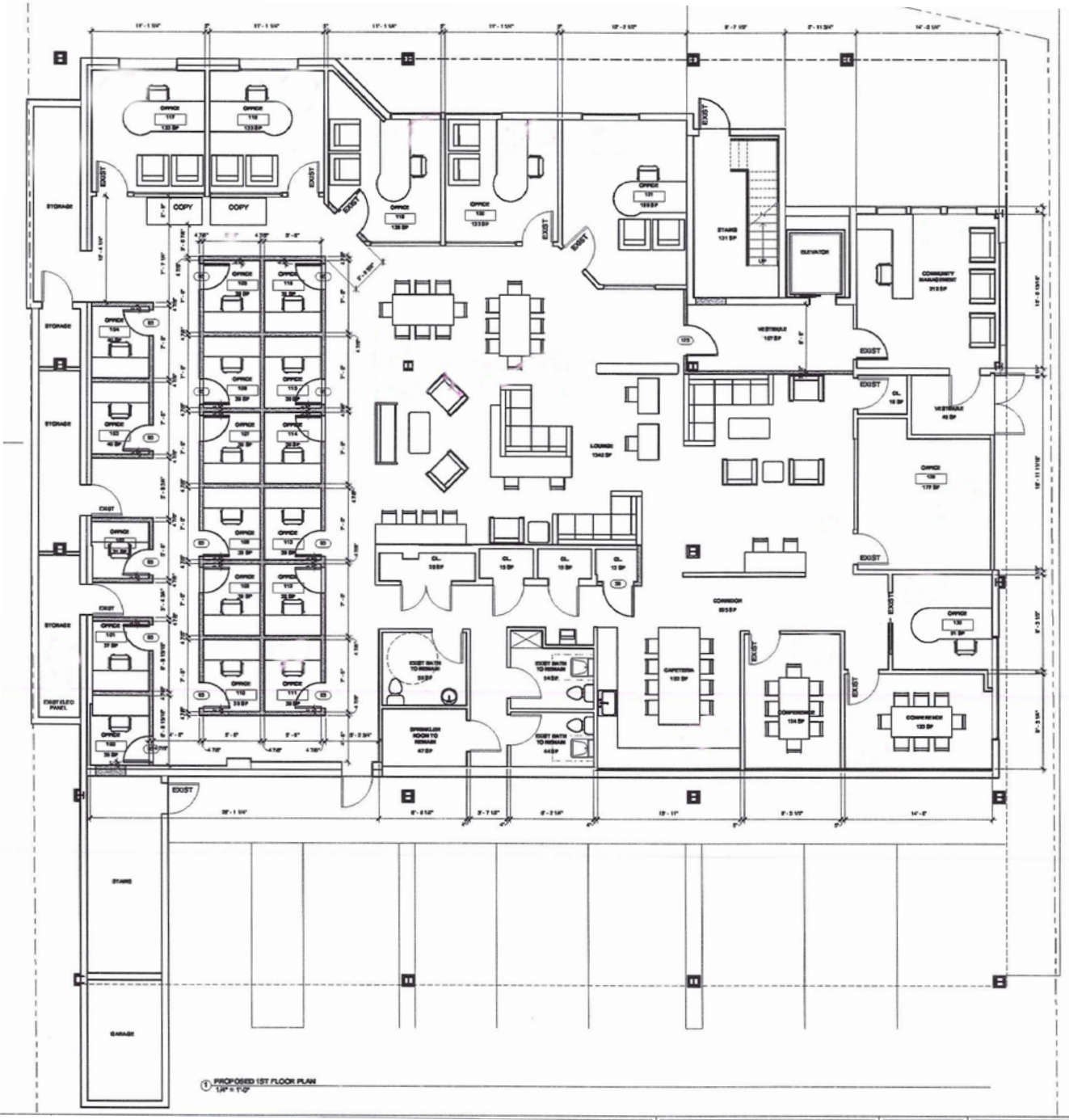
Total Taxes (2025):
\$102,943 - \$7.21 / SF



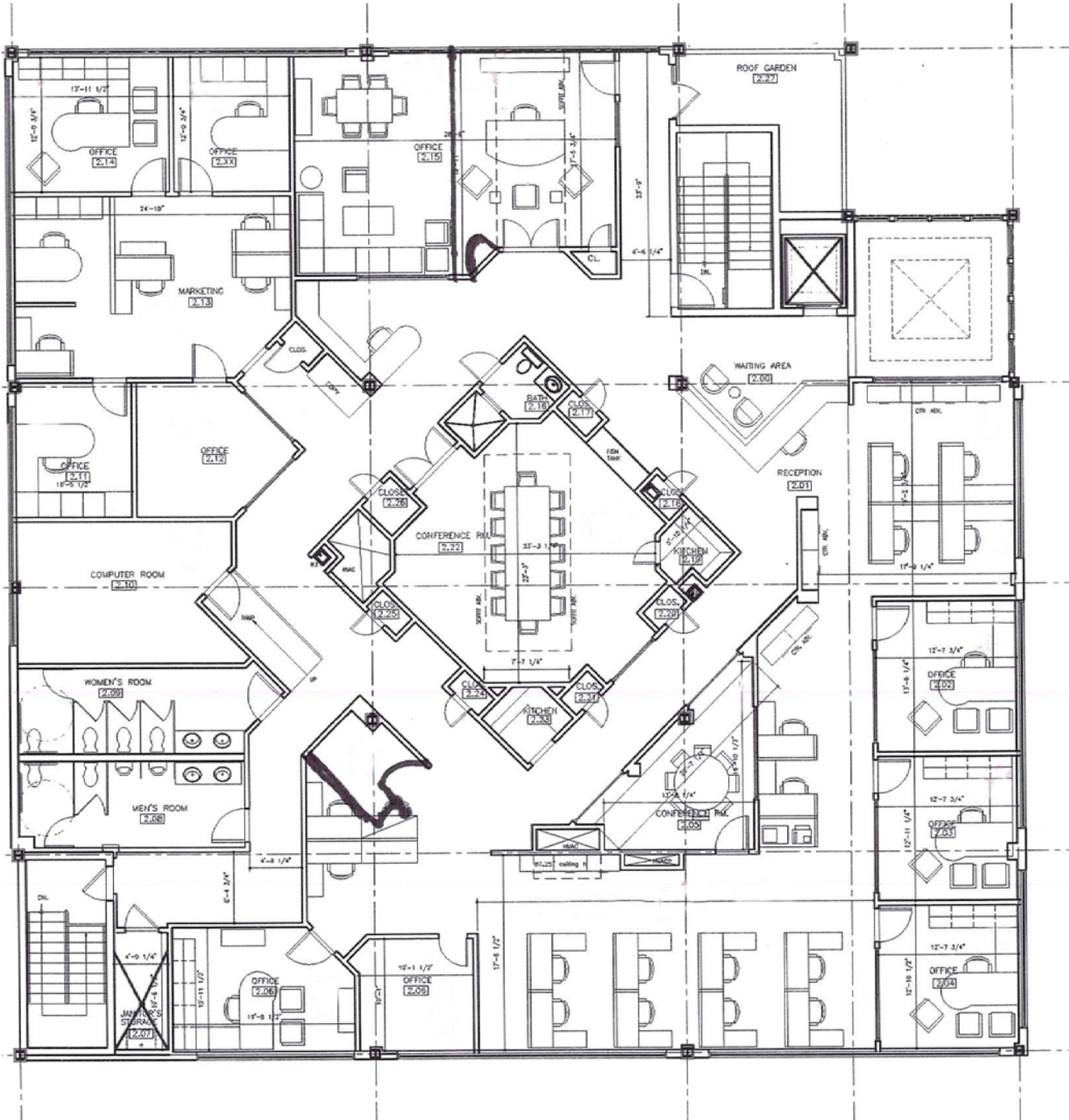
Investment Highlights

- **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



nice
Bus Stop#979
E Harrison St
/ Long Beach

Subject Property



Long Beach Blvd

E State Street

LONG BEACH BLVD LOOKING NORTH

The Channel Club: Luxury Apartments



Long Beach Bridge



Long Beach Tennis Center



Subject Property



Long Beach Blvd



LOCATION OVERVIEW



Long Beach Boardwalk

The Breeze / Boardwalk by B2K

Atlantic Ocean

Island Park LIRR Station

Long Beach LIRR Station

Long Beach High School

Lido Beach

Barnum Island

Harbor Isle

W Park Ave

E Park Ave

E Broadway

W Broadway

Wendy's
King Kullen
America's First Supermarket

McDonald's

TACO BELL

STOP & SHOP

Mobil

MTA

Starbucks

USPS

ups

LIDO MOSHER DELI

Starbucks

MTA

nice
Bus Stop#979
E Harrison St / Long Beach





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