

# 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: \$4,125,000 - \$289 / SF~~

**ASKING PRICE: \$3,975,000 - \$279 / SF**

**SELLER FINANCING / SALE LEASEBACK OPTION AVAILABLE**

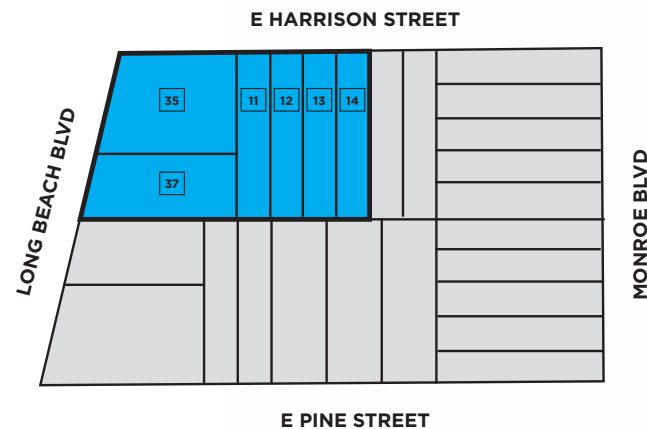
## The Offering

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

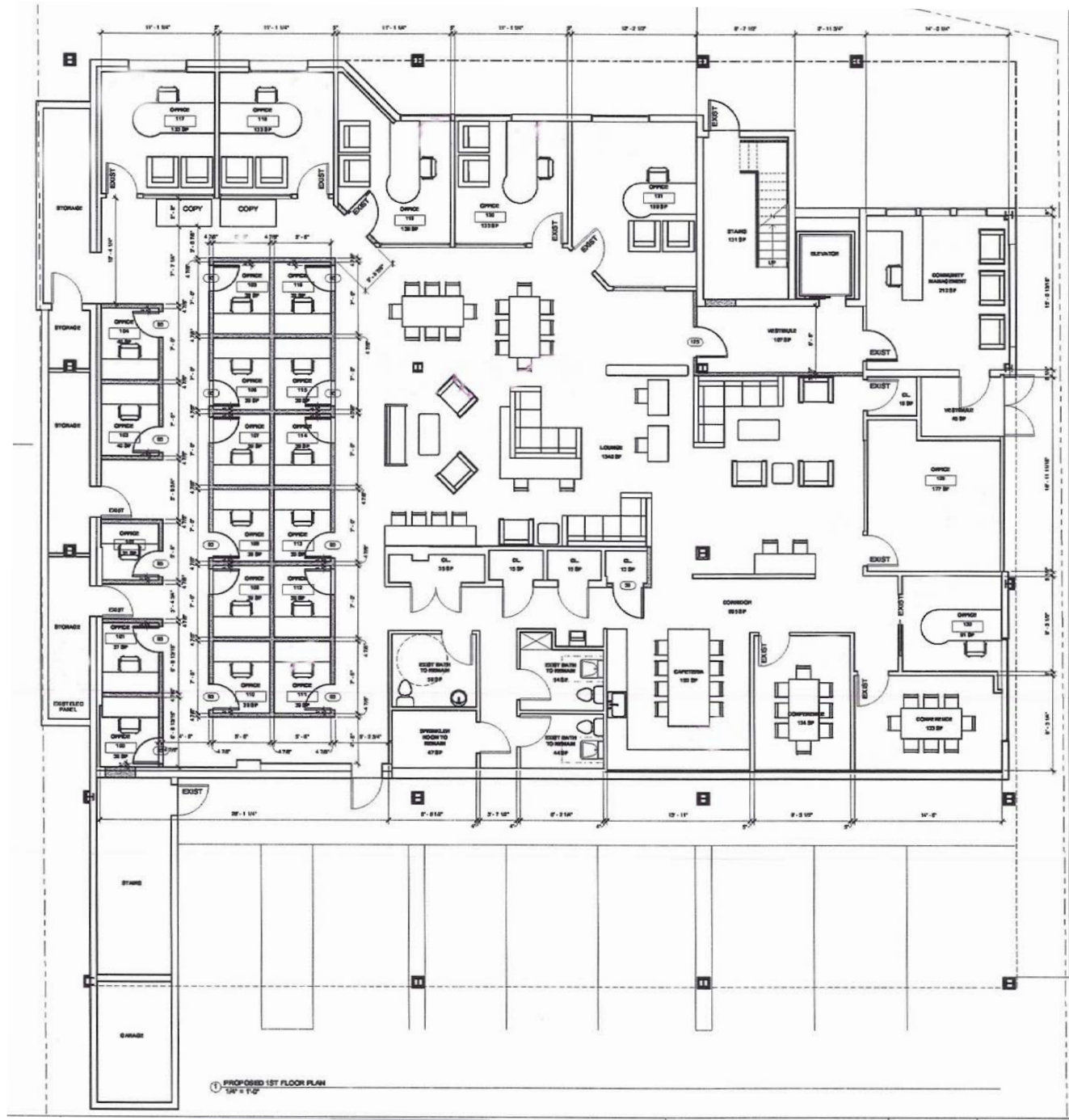
**Total Taxes (2025):**  
\$102,943 - \$7.21 / SF



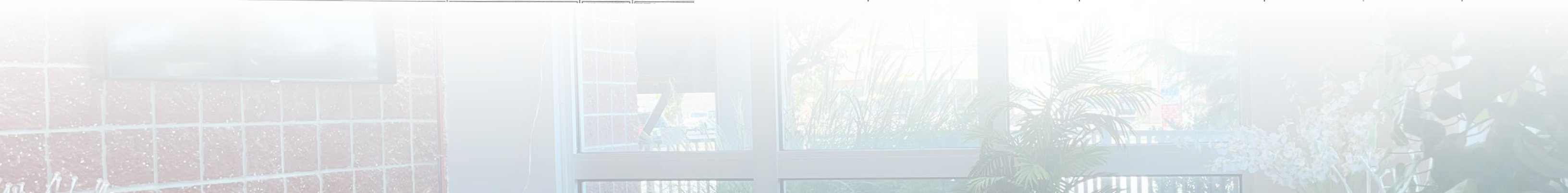
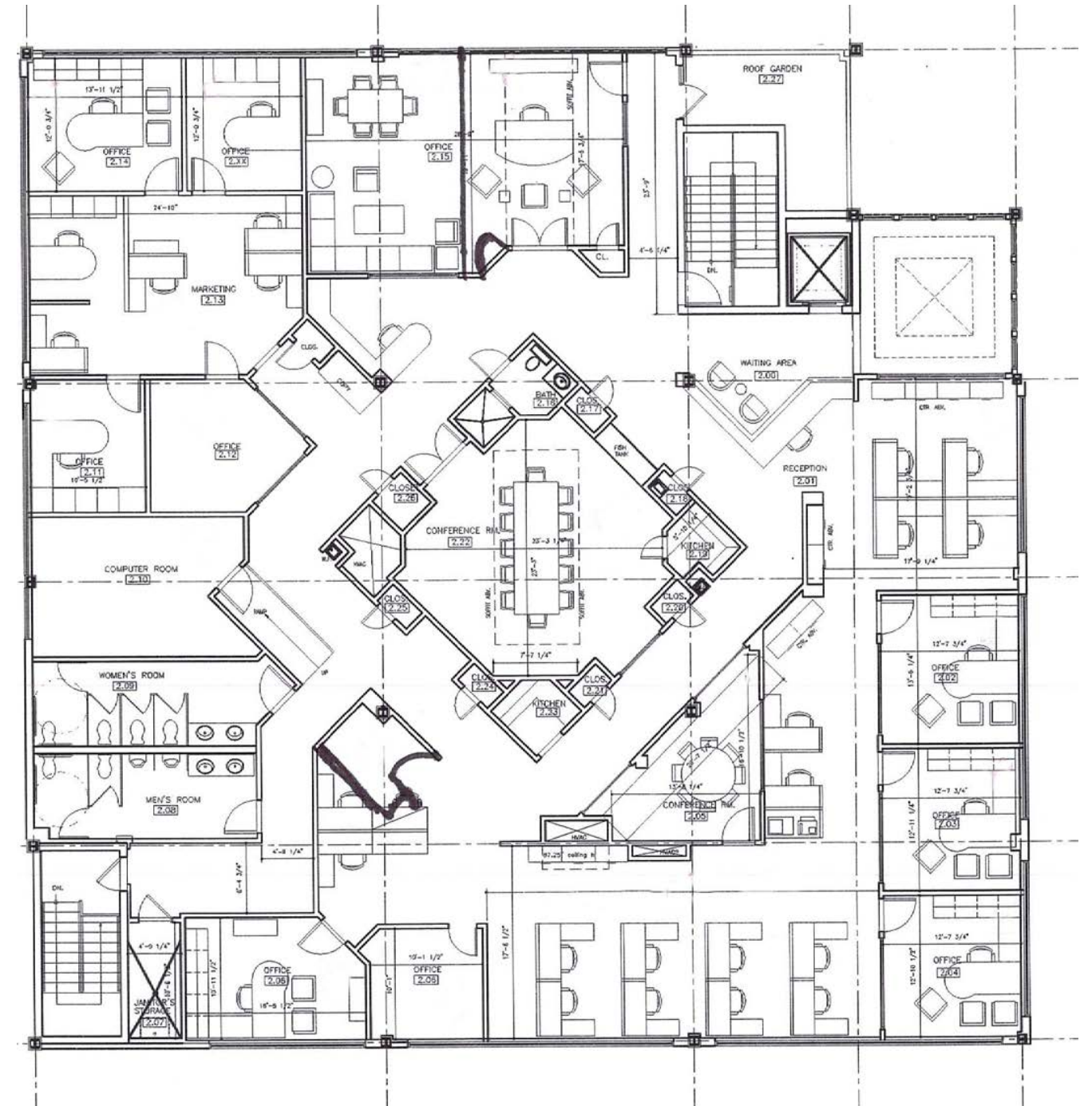
### *Investment Highlights*

- **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



Harbor Isle

Island Park  
LIRR Station

Barnum Island

W Park Ave

Optum

Long Beach  
LIRR Station

MTA

STOP & SHOP

TACO BELL

McDonald's

Wendy's  
King Kullen  
America's First Supermarket

Starbucks

nice  
Bus Stop #979  
E Harrison St / Long Beach

Mobil

Starbucks

USPS

ups

LIDO ROSSER DELI

W Broadway

E Park Ave

Long Beach Boardwalk

E Broadway

Long Beach  
High School

Lido  
Beach



The Breeze / Boardwalk by B2K

Atlantic Ocean



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**FOR MORE INFORMATION, PLEASE CONTACT:**

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