

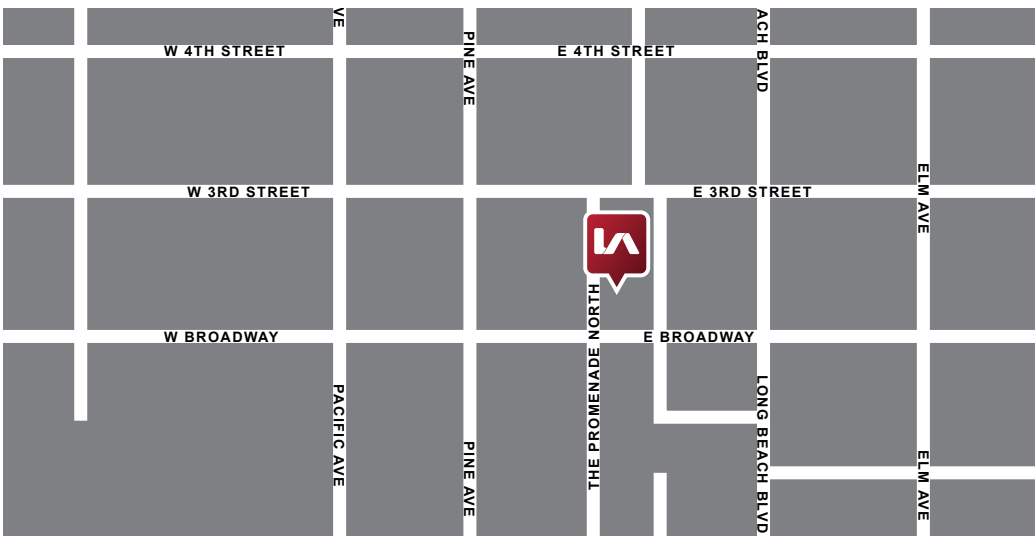


216 THE PROMENADE NORTH
LONG BEACH, CA 90802

CREATIVE OFFICE AVAILABLE FOR LEASE

216 THE PROMENADE NORTH

LONG BEACH, CA 90802



PROPERTY FEATURES:

- 1st / 2nd / 3rd Floor Office/live-work Spaces
- Turnkey Creative Office Space on The Long Beach Promenade
- Secure access point
- Exposed Floors and Ceilings with Abundant Natural Light
- Free Public Parking (2 Hrs) and Monthly Parking Passes Available in Structures Next Door and Across the Street
- Within Walking Distance of First Class Dining, Shopping, and Hospitality Amenities - Walk Score of 97, "Walker's Paradise," and Bike Score of 90, "Biker's Paradise"

218 THE PROMENADE N
5,336 RSF - \$2.75 / SF MG



SUITE 306 - 1,478 RSF
\$2.75 / SF MG



SUITE 206 - 2,419 RSF
\$2.75 / SF MG



FOR MORE INFORMATION, PLEASE CONTACT:

YOUR LOCAL MARKET EXPERTS

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Sean Lieppman, CCIM
Principal | DRE 01905266
PH: 562.354.2528
E: slieppman@leelalb.com

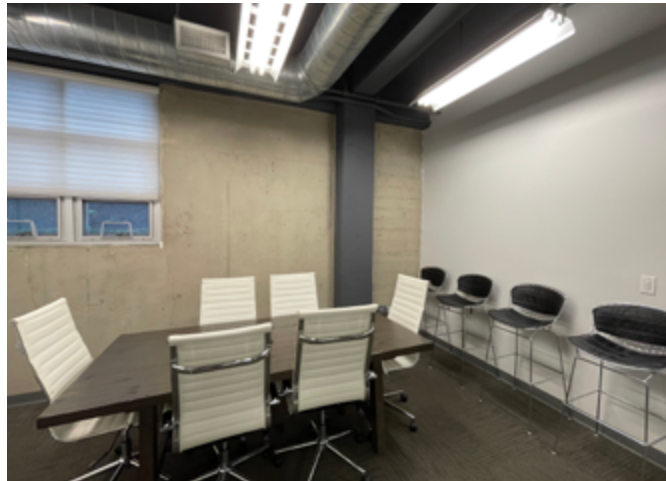
Graham Gill
Associate | DRE 01903867
PH: 562.354.2518
E: grahamgill@leelalb.com

Noel Aguirre
Principal | DRE 01263417
PH: 562.354.2526
E: naguirre@leelalb.com

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218 THE PROMENADE N • 5,336 RSF



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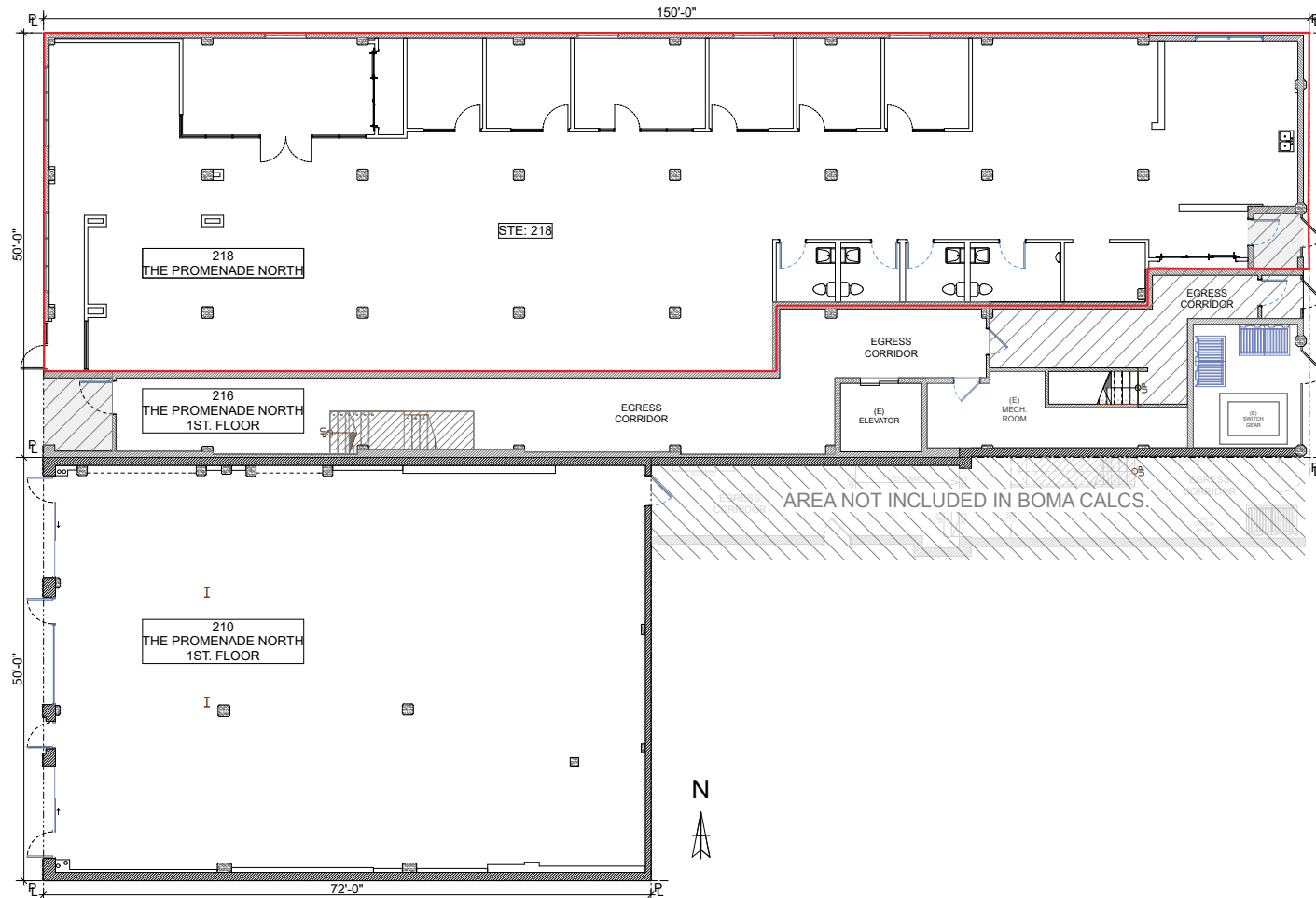
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SUITE 206 • 2,419 RSF



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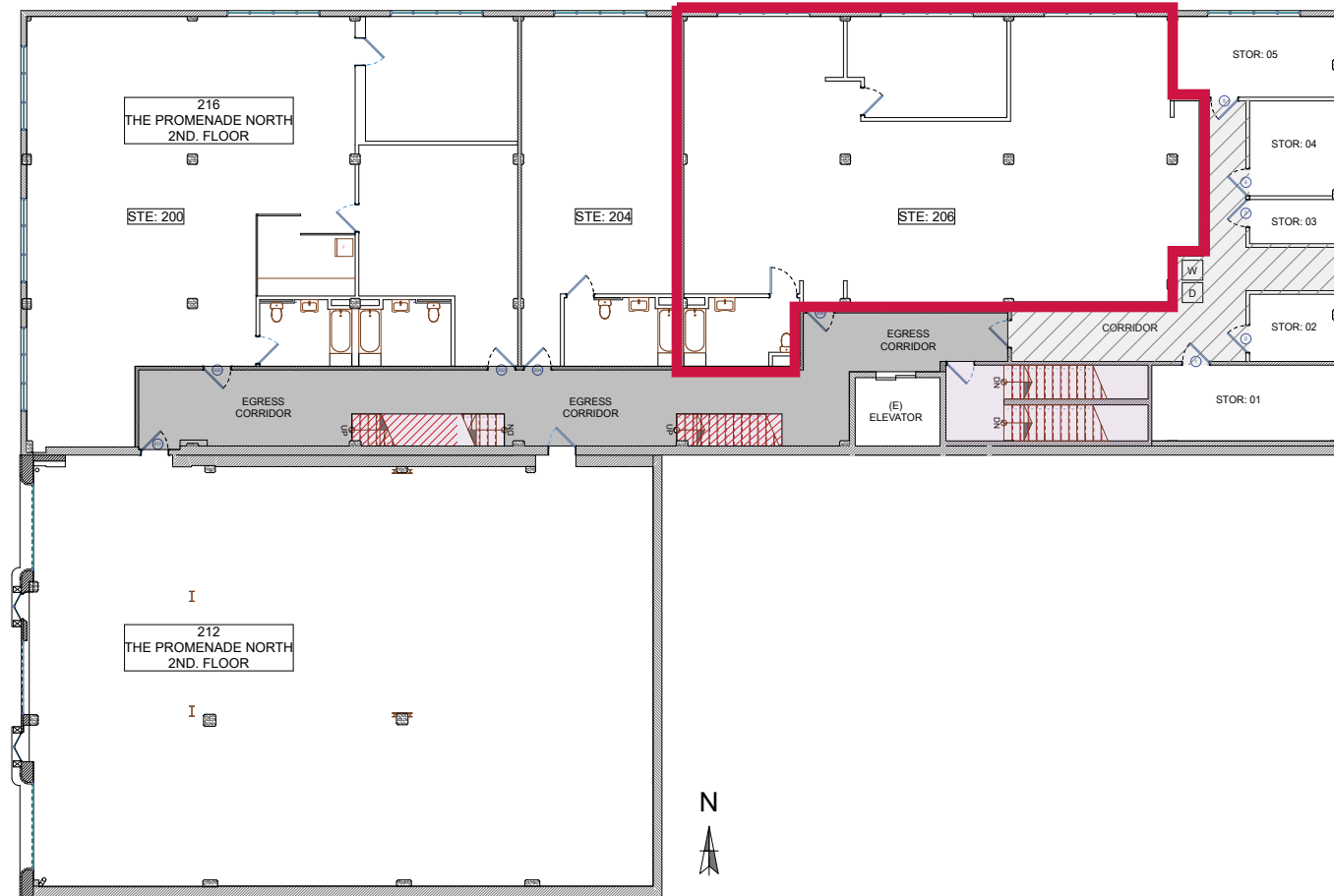
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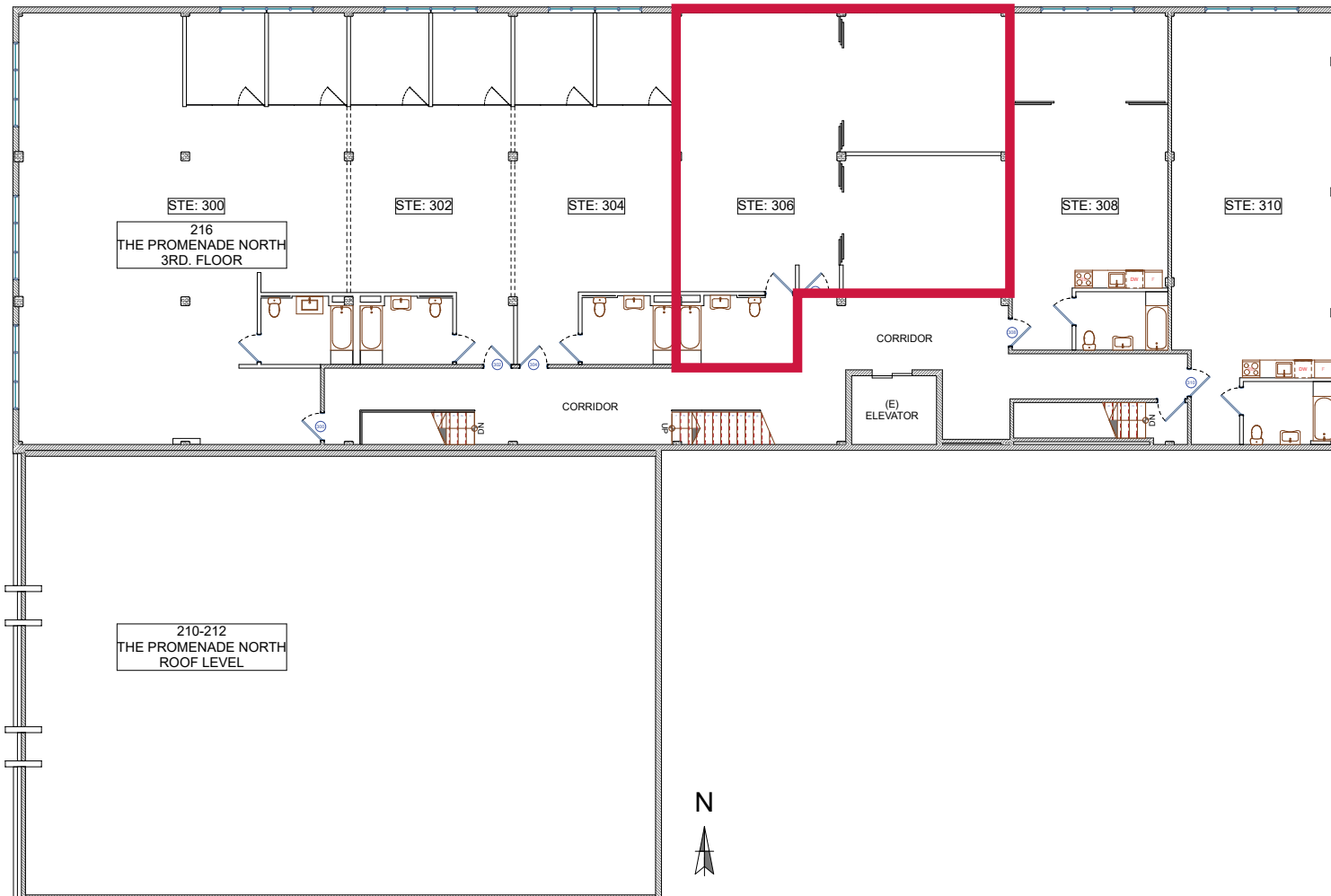
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- Next Door by Agaves
- Ubuntu
- ISM Brewing
- Sonora Town
- El Viejon
- Rise Juice
- Beachwood Blendery
- Yoga 108
- Recreational Coffee
- Dog Haus
- 123 Pho
- Doly's Delectables
- The Carvery
- Baby Bros Pizza
- Altar Society Brewing Company

- Broken Spirits Distillery
- Toma
- Zen Maru
- The Pie Bar
- Fresh Kabobs
- Wingstop
- AMMATOLI Mediterranean Bites
- Loose Leaf Boba Company
- Homayera

- BO-Beau
- Cafe Sevilla
- King's Fish House
- The Stave Bar
- Pinkberry
- Big Catch Seafood House
- Broadway Pizza & Grill
- L'Opera

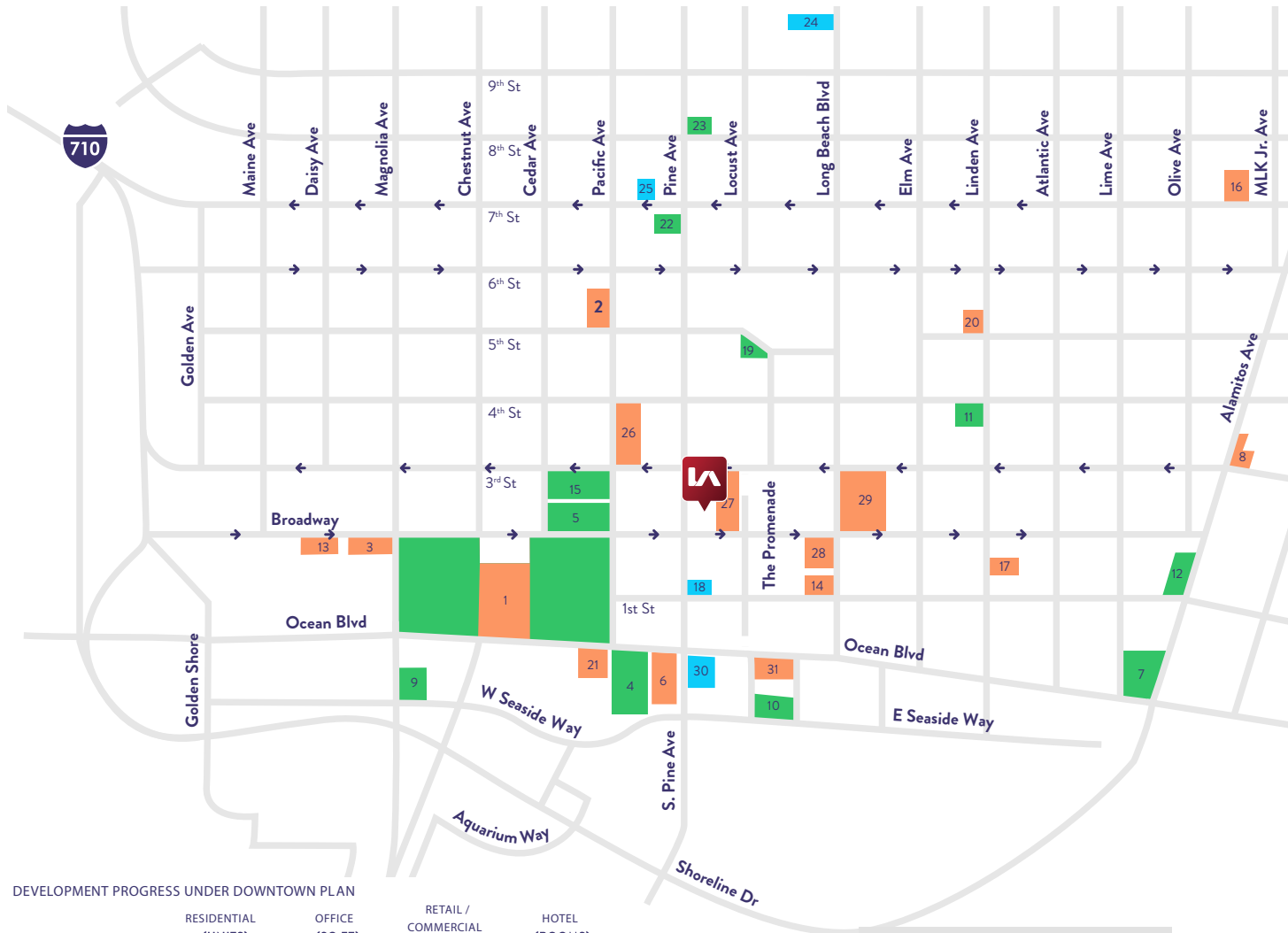
- Naree Thai
- 555 Steakhouse
- District Wine
- Blind Donkey
- Crème De La Crepe
- House of Hayden

- City Hall East

- Right Mealz
- Fingerprints Music
- Atlantic Studio
- Higher Taste

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DEVELOPMENT PROGRESS UNDER DOWNTOWN PLAN

	RESIDENTIAL (UNITS)	OFFICE (SQ FT)	RETAIL / COMMERCIAL (SQ FT)	HOTEL (ROOMS)
Expected Growth 2012-2035	5,000	1,500,000	480,000	800
Under Construction / Approved	1,787	578,927	52,852	34
Pending	1,276	0	31,680	0
Percent Under Construction	61%	39%	18%	4%

Source: City of Long Beach, "Downtown Plan Update 2018"

■ Completed
■ Under Construction / Approved
■ Proposed / Under Review

- Jefferson Ocean (580 units)
- 507 Pacific Ave (134 Units)
- Broadway/Magnolia (141 Units)
- OceanAire (216 Units)
- AMLI Park Broadway (222 Units)
- Ocean Center Building (74 Units)
- Shoreline Gateway (315 Units)
- 320 Alamos (77 Units)
- Serenade Modern Flats (95 Units)
- The Crest (112 Units)
- The Linden (49 Units)
- The Alamos (136 Units)
- Westside Gateway (756 Units)
- Long Beach Blvd Boutique Hotel
- The Pacific (163 Units)
- 825 E 7th Street (19 Units)
- Residences at Linden (82 Units)
- Security Pacific National Bank Building (118 Rooms)
- The Mosaic DTLB (20 Units)
- 437 E 5th St (18 Units)
- Ocean View Tower (106 Units)
- Pacific-Pine Project (271 Units) - Completed
- 810 Pine Ave (78 Units)
- 923 / 927 Long Beach Blvd (100 Units)
- Pacific Lofts (36 Units)
- 3rd & Pacific (345 units)
- Inkwell (189 Units)
- Aster (218 Units)
- Broadway Block (375 Units)
- Pine & Ocean Hotel (427 Rooms)
- The Breakers Hotel (185 Rooms)

PREMIER DOWNTOWN LONG BEACH LOCATION

Steps away from The Promenade, Pine Avenue Dining District, and major attractions. High Foot Traffic & Visibility – Benefit from strong pedestrian flow and easy access to Metro Blue Line and major freeways. Versatile Space for Retail, Office, or Creative Use - Ideal for restaurants, boutiques, corporate offices, or experiential retail concepts. Surrounded by a Thriving Business & Residential Community - Thousands of new residential units under development nearby. Proximity to Major Employers & Tourism Hubs - Close to Long Beach Convention Center, The Pike Outlets, and waterfront destinations. Upcoming 2028 Games Impact – Long Beach will be a key host city for events in the Los Angeles 2028 Summer Olympics, driving increased tourism, infrastructure improvements, and long-term business growth opportunities. New Hospitality Developments - The recently opened Fairmont Hotel brings a luxury hospitality experience to Downtown Long Beach, enhancing the area's business and tourism appeal. Additionally, the highly anticipated Hard Rock Hotel and Jergins Tunnel redevelopment are scheduled to open in 2027, further solidifying the district as a premier destination.

Downtown Long Beach - A Growing Business Hub

Downtown Long Beach is one of the fastest-growing urban centers in Southern California, offering:

- **Booming residential & commercial development** - Over 5,000 housing units recently completed or under construction.
- **A highly walkable, transit-connected environment** - Metro, bike-friendly streets, and direct freeway access
- **Strong local economy & business-friendly environment** - Ideal for corporate offices, high-end retail, and experiential businesses.
- **A dynamic cultural and entertainment scene** - Home to festivals, dining hotspots, and entertainment venues.

DEMOGRAPHICS & MARKET INSIGHTS

- Population within 1 mile: 33,129 residents
- Average Household Income: \$80,225 (Downtown Core)
- Visitor Count: 46.8K

NEARBY LANDMARKS & BUSINESSES

Dining & Retail: The Pike Outlets, King's Fish House, BO-Beau, Agaves Kitchen | Tequila, Altar Society Brewing. Entertainment & Culture: Long Beach Convention Center, Queen Mary, Aquarium of the Pacific. Corporate & Business Centers: World Trade Center Long Beach, City Hall, major tech and finance companies. Hospitality & Lodging: The new Fairmont Hotel and upcoming Hard Rock Hotel & Jergins Tunnel project opening in 2027.

DEVELOPMENT & FUTURE GROWTH

Downtown Long Beach is undergoing major revitalization, including:

- New residential, mixed-use, and office developments fueling demand.
- Infrastructure enhancements improving accessibility and livability.
- A rapidly growing business ecosystem attracting national and local brands.
- 2028 Olympic Games preparations bringing global attention and investment to the city.

SECURE YOUR SPACE IN DOWNTOWN LONG BEACH

This is a rare opportunity to establish a presence in a high-demand commercial district. Whether you're a retailer, restaurateur, or corporate tenant, 200 Pine Avenue provides the perfect space to thrive in a dynamic urban environment.



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