

ALL NEW WATERFRONT OFFICE TOWER IN THE HEART OF DOWNTOWN LONG BEACH



180
EAST OCEAN



180 E OCEAN - REDESIGNED FOR THE FUTURE OF WORK



A DYNAMIC CORPORATE ADDRESS

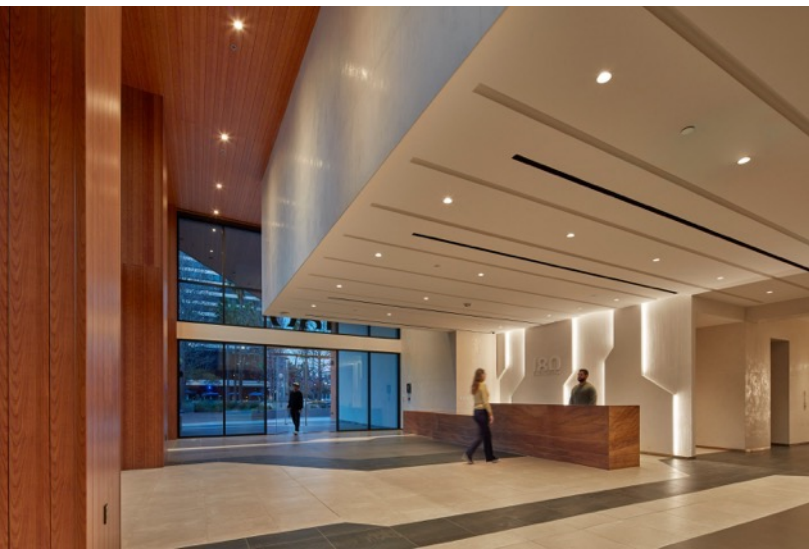
- + A 12-story office tower with over 100,000 square feet of available space and flexible 17,264 square foot floor plates
- + Spectacular unobstructed views of the Pacific Ocean, Queen Mary and the Downtown Long Beach waterfront
- + An improved and updated environment to enhance connectivity, wellness and productivity
- + Highest parking ratio in Downtown Long Beach at 5:1,000
- + FIOS/Fiber internet options
- + Energy Star rated

TRANSFORMED BUILDING

- + Renovations reflect what tenants want as they return to the workplace
- + New tenant amenities including: a new expansive, impression-worthy lobby entrance, indoor and outdoor communal spaces, and new conference center
- + Retail amenities, including Ruth's Chris Steakhouse and Beach Hut Deli
- + A newly-landscaped Victory Park
- + Private outdoor amenity spaces for workers and visitors to socialize and collaborate

COMMITMENT TO A BETTER WORKPLACE

- + **Open spaces.** A re-imagined office experience including an open-air main lobby, private outdoor patio and an indoor/outdoor lounge to encourage employees to return to the office and enjoy a unique experience
- + **Improved work environment.** Welcome workers back to the office with a mix of ready-to-occupy suites featuring flexible internal office, conference room and furniture configurations
- + **Highest air quality.** New upgraded mechanical systems allowing increased outside air for improved air quality by reducing pathogens throughout the building
- + **Commitment to health & wellness.** Wellness is a key consideration for all office spaces. Expect enhanced cleaning in all common areas, including high-touch points throughout the building, several times each day
- + **Robust health Plan.** The management team is dedicated to applying the latest CDC and Los Angeles County Health Department guidelines for managing the workplace.





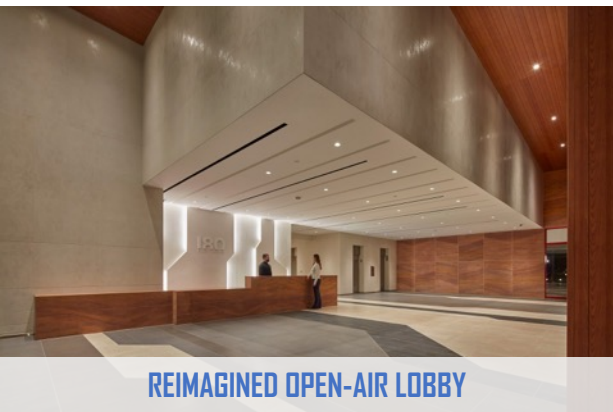
NEW CLASS A FACADE



COWORKING AMENITY LOUNGE / CONFERENCE CENTER



SPECTACULAR OCEAN VIEWS



REIMAGINED OPEN-AIR LOBBY



OUTDOOR PATIO TENANT AMENITY AREA



NEWLY LANDSCAPED VICTORY PARK

THE ESSENTIAL BENEFITS

- + Located in the center of downtown Long Beach's **vibrant waterfront scene**
- + One of **America's Most Bikeable Cities** – with a Long Beach Bike Share station directly across the street and on-site lockable bike storage
- + A **"Walkers Paradise" Walk Score of 93** – Everything is closer than you think!
- + You have many options to get in and around Downtown Long Beach. **Whether you're driving, taking public transit, or riding a bike, Downtown Long Beach can accommodate you!**
- + **Walking distance to 6 hotels**, plus next to the "under renovation" Breakers, a historic and timeless upscale boutique hotel & spa
- + **Upscale fine dining on-site** along with 50+ restaurants, shopping and entertainment within walking distance.

THE COMPETITIVE ADVANTAGES

- + **Workforce:** With a **median age of 34**, Long Beach has a young diverse, educated local workforce. The City is also home to **California State University, Long Beach** and **Long Beach City College** with **over 64,000 annual students**.
- + **Housing:** Within walking distance to Downtown Long Beach offers an array of 10,000 units within walking distance of executive and employee housing options with **over 1,000 additional units under construction and 5,000 being planned**. plus **housing costs are 20 to 30 percent lower** than surrounding coastal communities.
- + **Transportation:** While Long Beach is recognized for its **walkability and bike friendly focus**, the city also features a **Metro A Light Rail Line Bus Connection**, access to the **710, 405, 22 and 605 freeways** and **Long Beach Airport**.
- + **Location:** The City benefits from a **mid-point Southern California location** between the South Bay, Orange County and Los Angeles, offering shorter commute times and options.



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RESTAURANTS

1. Ruth's Chris Steak House
2. King's Fish House- Pine Ave
3. George's Greek Cafe
4. Alegria Cocina La na
5. L'Opera
6. Pier 76 Fish Grill
7. Rock Bottom Brewery
8. BO-beau kitchen + roof tap
9. Cafe Sevilla
10. The Federal - Long Beach
11. Taco Beach Cantina
12. Octopus Japanese Restaurant
13. Wokcano
14. Michael's Downtown
15. Beachwood Brewing & BBQ
16. Congregation Ale House
17. The Stave Bar
18. Subway
19. Island's Burgers
20. CPK
21. Chill's
22. Outback Steakhouse
23. PF Chang's
24. Gladstones
25. Famous Dave's BBQ
26. Yard House
27. Tequila Jack's
28. Parkers' Lighthouse

COFFEE HOUSES

1. Starbucks
2. Starbucks
3. Starbucks
4. Java Junction
5. Recreational Coffee

HOTELS

1. Hyatt Regency Long Beach
2. Hyatt Centric The Pike Long Beach
3. Renaissance Long Beach Hotel
4. The Westin Long Beach
5. Courtyard by Marriott Long Beach
6. Best Western Plus Hotel at the Convention Center
7. The Breakers of Long Beach (under renovation)

CONVENIENCE

1. Bank of America
2. 7-11
3. Chase Bank
4. F&M Bank
5. Long Beach Performing Arts
6. Cinemark Theaters
7. The Pike Outlets



30 MIN
to Los Angeles
International Airport
(LAX)

JUST MINUTES
to Long Beach Airport
(LGB)

30 MIN
to John Wayne Airport
(SNA)

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The information contained herein is from sources we deem reliable. While we have no reason to doubt the accuracy of the information, we cannot guarantee it.