

FOR LEASE

1,980 SF Professional Office Condo in Downtown Long Beach



333 WEST BROADWAY, STE. 306

L O N G B E A C H , C A L I F O R N I A 9 0 8 0 2

LISTING AGENTS:

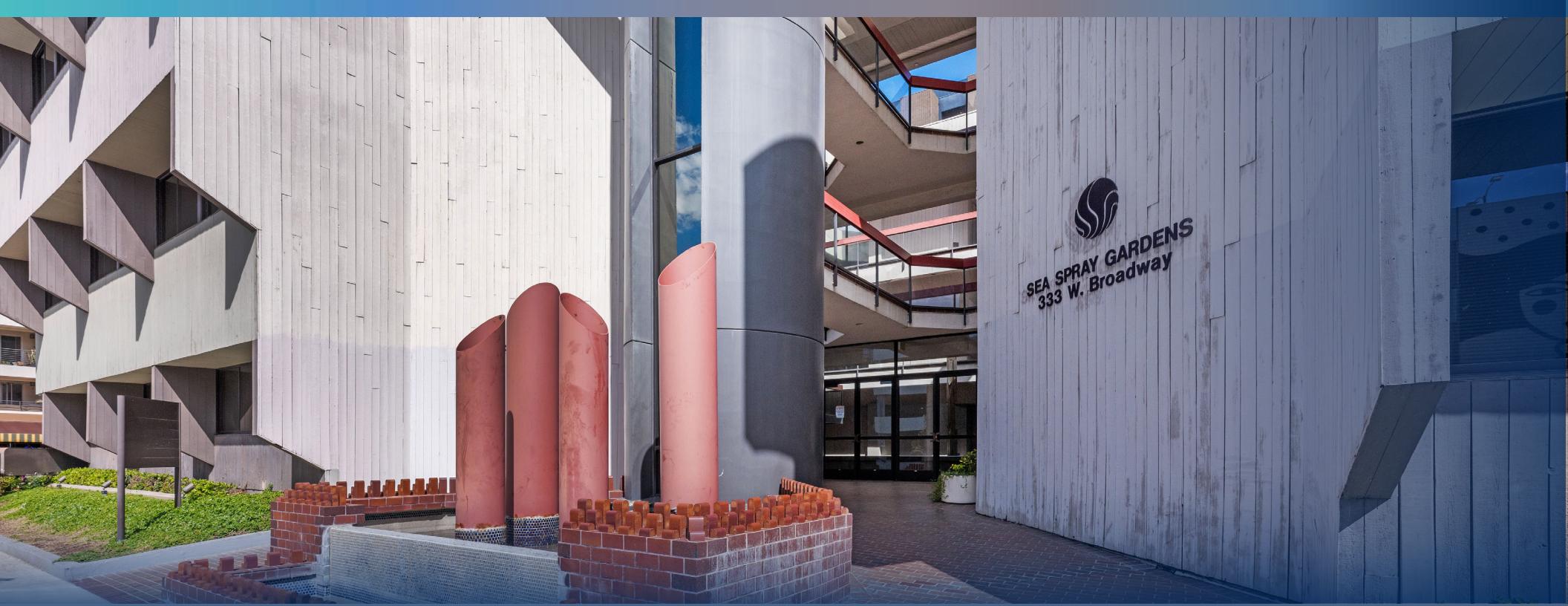
Sheva Hosseinzadeh | Principal | DRE# 01922147 | sheva@cbcblair.com

Vachel McKeever | Associate Vice President | DRE# 02074710 | vmckeever@cbcblair.com

Phone: (562) 495-6070 | Fax: (562) 495-6072 | cbcblair.com



COLDWELL BANKER
COMMERCIAL
BLAIR



333 WEST BROADWAY # 306

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AVAILABLE: 1,980 SF

ASKING RATE: \$2.40/SF -Mod. Gross

BUILDING SIZE: 30,662 SF

LOT SF: 24,526 SF

ZONING: LBDP30

APN: 7280-023-019

YEAR BUILT: 1983

HIGHLIGHTS:

- Beautifully Renovated + Furnished Office Space
- Located in the heart of Downtown Long Beach
- Walking distance to various restaurant amenities, Pine Avenue, Deukmejian courthouse, City Hall, and Police Station
- Minutes to 710 Freeway
- Well maintained building with onsite property manager
- Multi-level gated parking structure with 5 dedicated parking stalls (#48 - 52) plus guest parking
- One of only two office condos available for lease in downtown Long Beach
- HOA Fee Covered by Landlord
- Great office for attorneys or professionals alike!

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PROPERTY DESCRIPTION

Coldwell Banker Commercial BLAIR is pleased to list the office condominium located at 333 West Broadway, Suite #306 For Lease. This approximately 1,980 SF office space will be offered fully furnished with brand new modern furniture. The unit has recently undergone a complete renovation, featuring new flooring, lighting, an updated kitchenette with new cabinetry. The spaces is built out with a reception area, five (5) private offices, including an executive office, conference room, three work stations/built in cubicles, and kitchentte.

The property is ideally situated in the heart of downtown Long Beach, offering convenient walking access to the Deukmejian courthouse, City Hall, and many restaurant options on Broadway and along Pine Avenue. This unit also comes with five (5) designated parking spaces (#48 - 52) located in the onsite, gated parking garage. The building itself is well-maintained and benefits from an onsite property manager.

This office is an ideal location for attorneys or other professionals.

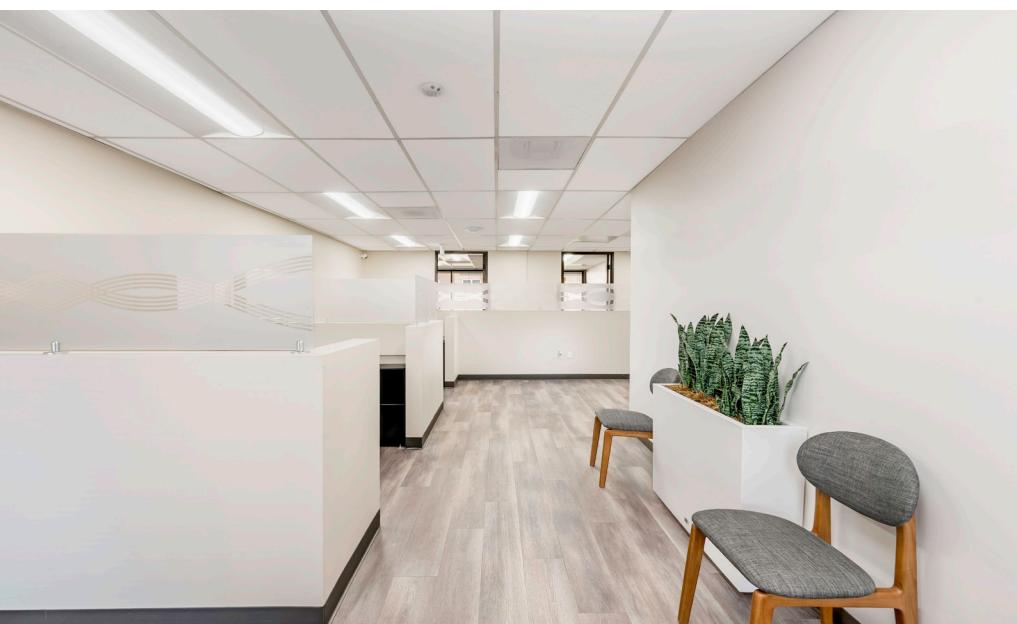
ZONING

The property is zoned LBPD30 which is within the boundary of the Downtown Plan Area. The roots of this document were formed in a highly social "visioning process" that began in 2006 with the volunteer efforts of a Visioning Committee and input received through public workshops. This initial process resulted in a message that combined words and imagery to convey what the future might of downtown Long Beach would look like. This visioning provided a necessary foundation for the Downtown Plan and, as a reference to that important foundational work. Going forward, the document will exist as the formal policy document to be used by City Staff daily to (1) keep true to the community's vision, and (2) provide specific standards and guidelines to reference when working with developers. Allowable uses in the plan would include mixed-use requirements by right as well as retail uses such as restaurants, outdoor dining, business support services, and basic professional and personal services.



333 WEST BROADWAY # 306

INTERIOR PHOTOS



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INTERIOR PHOTOS



NEW LOCAL DEVELOPMENT



LOCAL RETAIL MAP

DOWNTOWN LONG BEACH

