

Medical Office Space Available



FOR LEASE

2700 NORTH BELLFLOWER BLVD.
Long Beach, CA 90815



**COLDWELL BANKER
COMMERCIAL**

BLAIR

Executive

SUMMARY



BUILDING DESCRIPTION

Address: 2700 N. Bellflower Blvd.,
Long Beach, CA 90815

Cross Streets: Bellflower Blvd &
East Deborah Street

Available Space: #212 - 1,282 SF

Price: \$3.10/SF Modified Gross

Year Built: 1965

Building Size: 23,520 SF

Lot Size: 57,921 SF

APN: 7227-022-022

PROPERTY DESCRIPTION

Coldwell Banker Commercial BLAIR is pleased to present the rare opportunity to rent a medical office space located at 2700 North Bellflower Blvd. This building is 100% occupied by medical operators and is best suited for medical use. The property is three stories with two elevators, two (2) ADA restrooms on each floor, and ample parking located on-site (104+ parking spaces) The second floor suite is a completely equipped and furnished dental office. It's turnkey and available for immediate occupancy.

PROPERTY HIGHLIGHTS

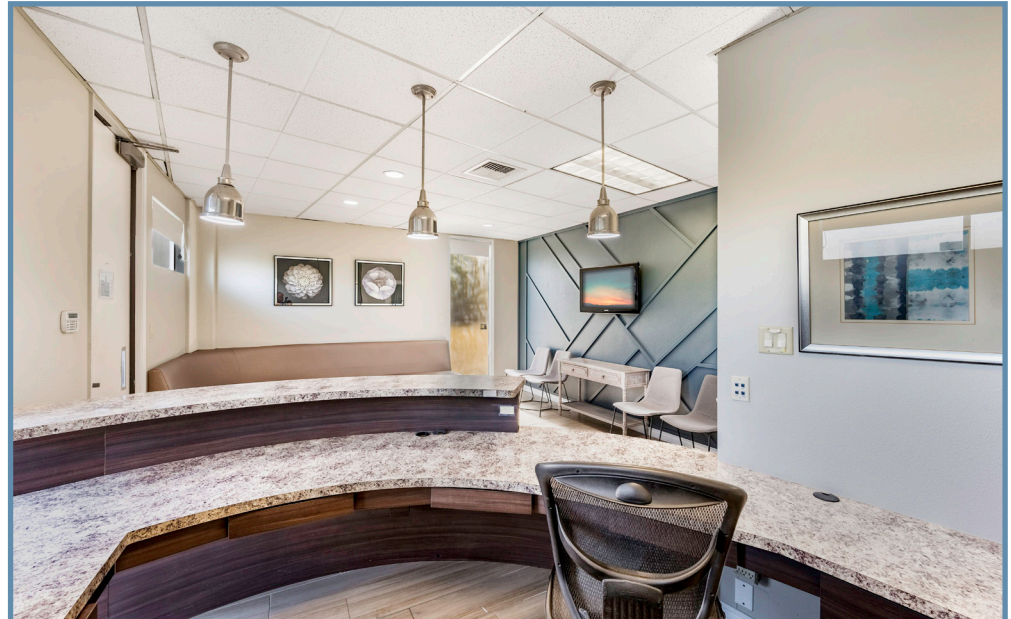
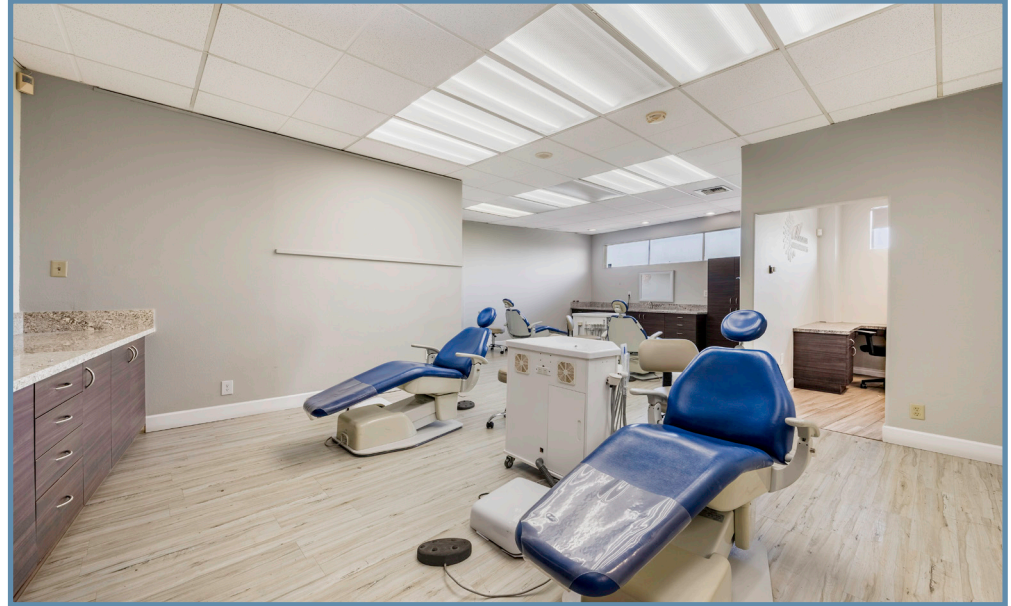
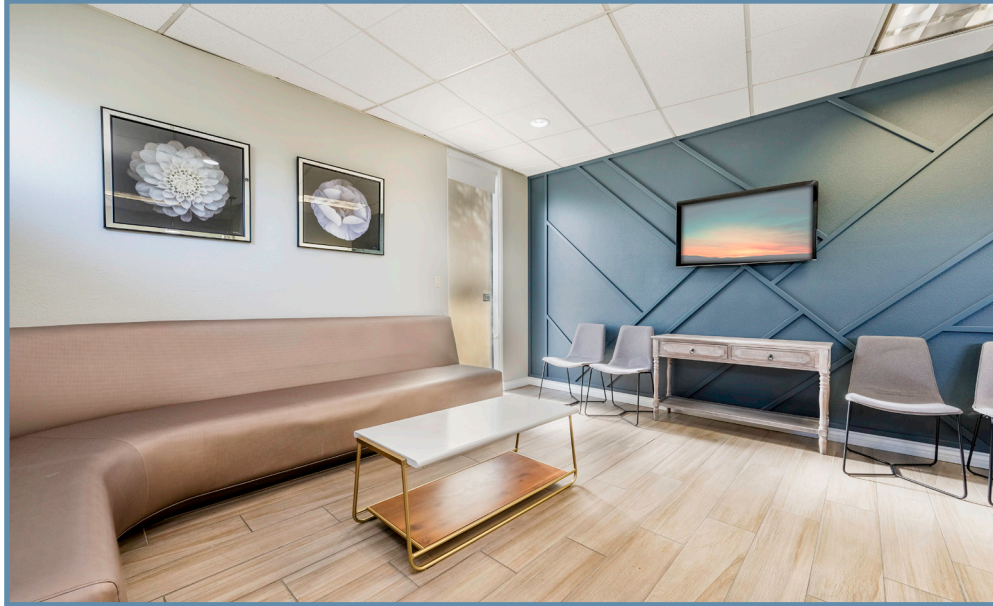
- Ample on-site parking (104+ parking stalls)
- Great signage opportunity along Bellflower Blvd
- Zoned for medical uses
- Well-maintained office building
- Electricity paid by Landlord!

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Corporate BRE# 01330395. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial affiliates. Each office is independently owned and operated.

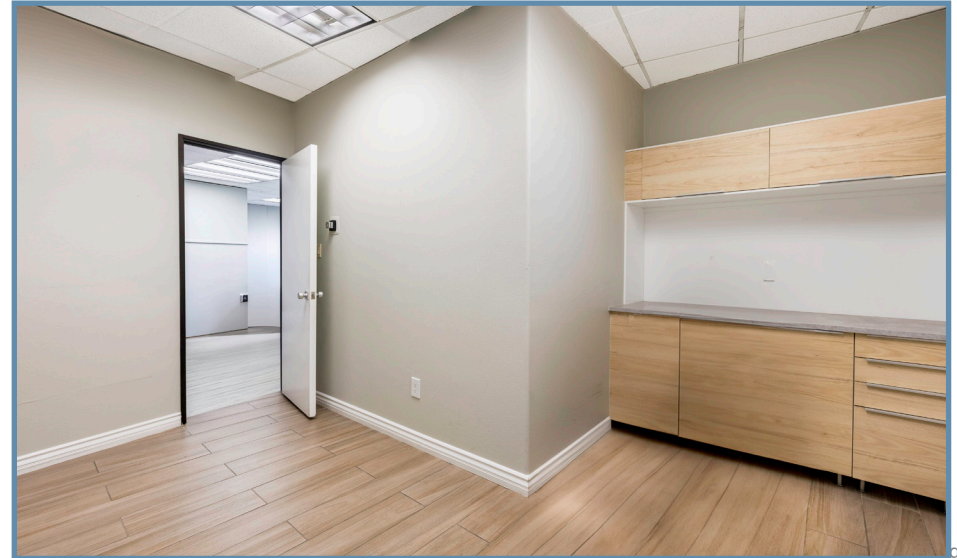
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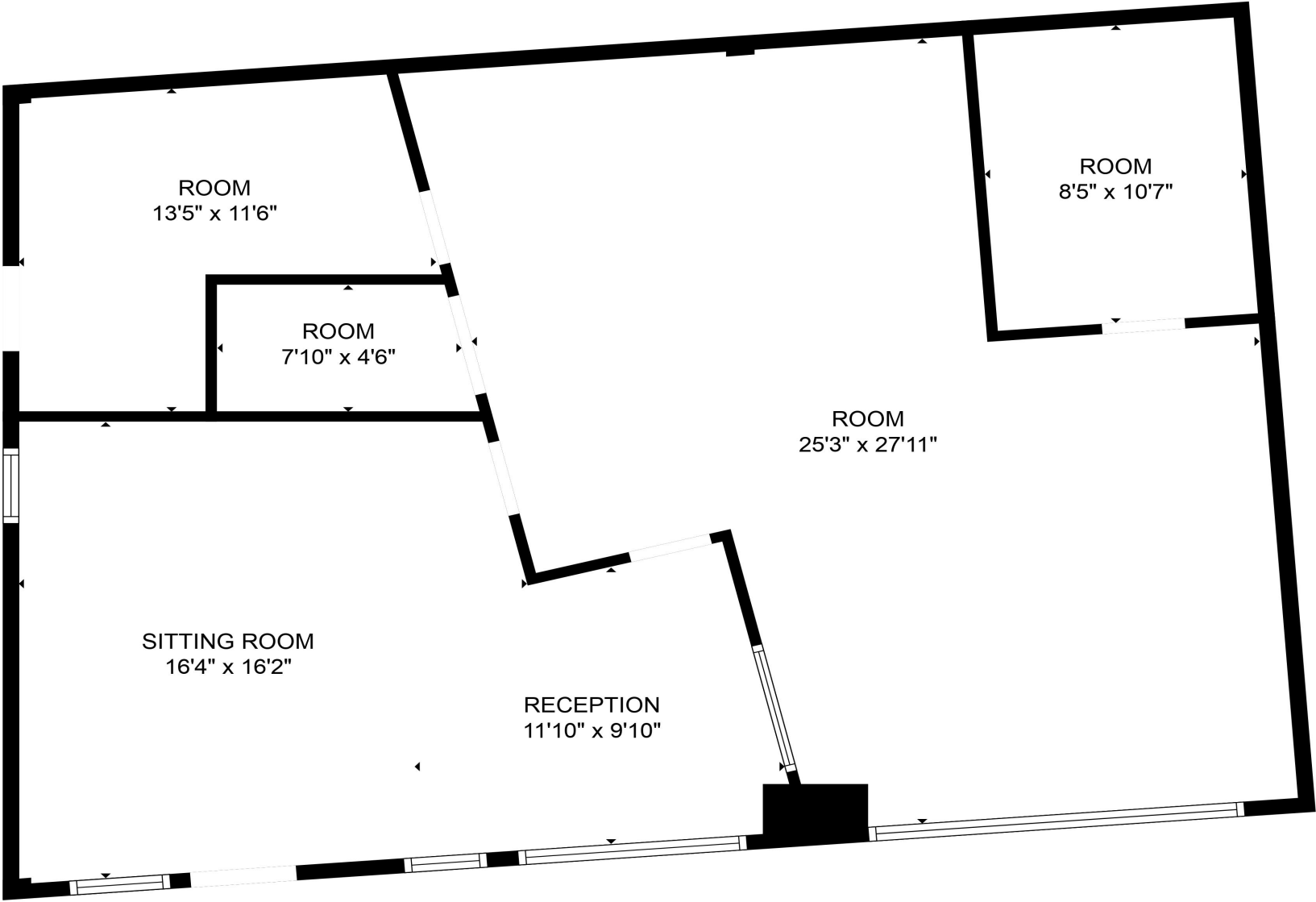
SUITE 212



SUITE 212 ALTERNATIVE LAYOUT



FLOOR PLAN



Property

DESCRIPTION



LOCATION DESCRIPTION

Long Beach is the 7th largest City in the State of California, and 36th in the nation, located just 25 miles south of Los Angeles. The City occupies 52 square miles with a population of over 550,000. Long Beach is a main player in the Southern California economy, plus the gateway to the Pacific Rim with the Port of Long Beach being one of the largest commerce and trade facilities in the World. Commerce and industry in the area have thrived with skilled, well-educated employees being on the driving force behind technology centers, aerospace, trade, sophisticated logistics, transportation, engineering, telecommunications, health care, and peripherals.

Long Beach is a diverse city that blends influences from around the world into lively destination earning it the nickname, "The International City." Both residential and industrial, urban and suburban, historic and innovative, Long Beach is a city that is constantly changing.

Long Beach combines the bustle of Los Angeles with the beach town vibe of Orange County and is geographically situated just between the two.

Long Beach is a premiere destination for beach activities and water sports including sailing, diving, swimming, beach volleyball and more. The city also features several destinations that attract visitors from across Southern California and from around the world. Long Beach Museum of Art, Long Beach Opera, and the Long Beach Convention Center host a variety of cultural and entertainment events. The RMS Queen Mary, a 1936 art deco ocean liner is permanently docked in the city and serves as a hotel and maritime museum. In addition, the Downtown District and Downtown Core are sites of a thriving retail and commercial environment in the city.



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