



# **CIRCLE BUSINESS CENTER**

**4500 & 4510 EAST PACIFIC COAST HIGHWAY**

**LONG BEACH, CALIFORNIA 90815**



# CIRCLE BUSINESS CENTER

4500 & 4510 EAST PACIFIC COAST HIGHWAY  
LONG BEACH, CALIFORNIA 90815

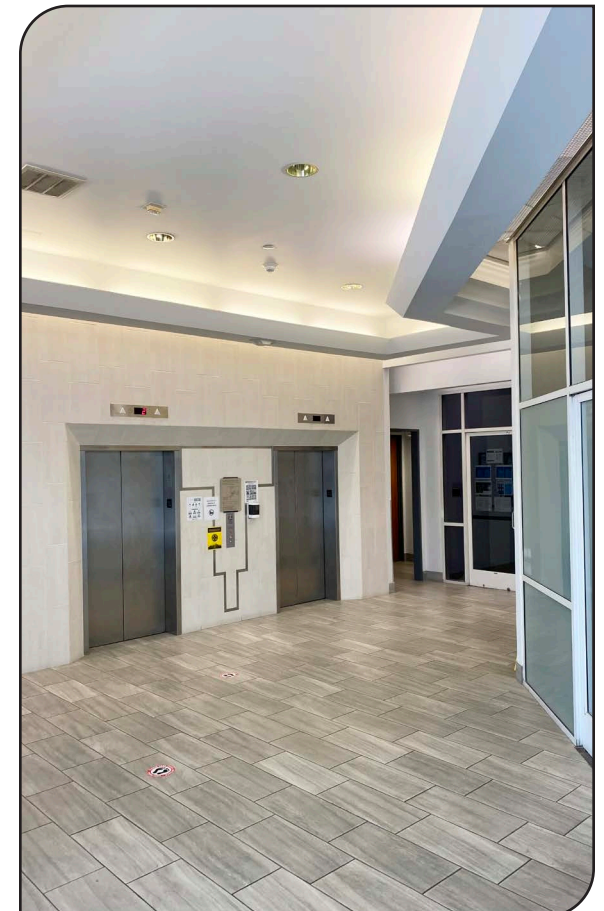


## PROPERTY FEATURES

**RATE:** \$2.25-\$2.30 / PSF Full Service Gross

- ▶ Walk to nearby restaurants and shops (Chick-fil-A, Starbucks, Chipotle, Raising Cane's, Vons, Sprouts, & More!)
  - ▶ Newly renovated common area, recently modernized elevator shafts and new elevator interiors, and new energy efficient building cooling towers
  - ▶ Corporate business park setting
  - ▶ LA Fitness on-site
  - ▶ Surface & covered structure parking available
  - ▶ On-site security, day porter, and management
  - ▶ Minutes away from 405 & 605 Freeways
- 
- ▶ Parking:

Unassigned Reserved stall	\$80 / Stall / Month
Covered/Reserved stall	\$100 / Stall / Month
Uncovered/Reserved stall	\$80 / Stall / Month



# CIRCLE BUSINESS CENTER

4500 & 4510 EAST PACIFIC COAST HIGHWAY  
LONG BEACH, CALIFORNIA 90815

**4500 E. PACIFIC COAST HWY**

SUITE	SIZE	SPACE DESCRIPTION
210	±4,129 SF	9 private offices, kitchen, conference room, open area
300	±4,898 SF	Available 11/1/2025
6th Floor	±6,022 - ±13,236 SF	<b>BUILDING TOP SIGNAGE AVAILABLE</b> Full top floor opportunity

Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein. 03.20.25

**FOR MORE INFORMATION, PLEASE CONTACT:**

**Jeff Coburn, CCIM, SIOR**  
**Principal** | DRE 01303169  
562.354.2511 | [jcoburn@leelalb.com](mailto:jcoburn@leelalb.com)

**Shaun McCullough, CCIM, SIOR**  
**Principal** | DRE 01380928  
562.354.2517 | [smccullough@leelalb.com](mailto:smccullough@leelalb.com)

**Coleman Kistner**  
**Associate** | DRE 02198995  
562.354.2535 | [ckistner@leelalb.com](mailto:ckistner@leelalb.com)

# CIRCLE BUSINESS CENTER

4500 & 4510 EAST PACIFIC COAST HIGHWAY  
LONG BEACH, CALIFORNIA 90815

**4510 E. PACIFIC COAST HWY**

SUITE	SIZE	SPACE DESCRIPTION
210	±1,214 SF	Reception area, 4 private offices
300	±2,626 SF	4 Private Offices, open area, breakroom
305	±3,098 SF	Reception, 5 offices, conference room, kitchen, bullpen
310	±2,653 SF	Breakroom, 3 private offices, conference room
315	±609 SF	Reception, 2 private offices
400	±3,256 SF	Double door entry off elevator, reception w/ hardwood flooring, 3 large executive offices, 1 regular office, glass lined conference room, bullpen, kitchen, large copy/storage room
550	±967 SF	Reception, 3 private offices, open area
575	±1,108 SF	Excellent South facing views

Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein. 03.20.25

**FOR MORE INFORMATION, PLEASE CONTACT:**

**Jeff Coburn, CCIM, SIOR**

**Principal** | DRE 01303169

562.354.2511 | [jcoburn@leelalb.com](mailto:jcoburn@leelalb.com)

**Shaun McCullough, CCIM, SIOR**

**Principal** | DRE 01380928

562.354.2517 | [smccullough@leelalb.com](mailto:smccullough@leelalb.com)

**Coleman Kistner**

**Associate** | DRE 02198995

562.354.2535 | [ckistner@leelalb.com](mailto:ckistner@leelalb.com)



# CIRCLE BUSINESS CENTER

4500 & 4510 EAST PACIFIC COAST HIGHWAY  
LONG BEACH, CALIFORNIA 90815



Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein. 03.20.25

FOR MORE INFORMATION, PLEASE CONTACT:

**Jeff Coburn, CCIM, SIOR**

Principal | DRE 01303169

562.354.2511 | jcoburn@leelalb.com

**Shaun McCullough, CCIM, SIOR**

Principal | DRE 01380928

562.354.2517 | smccullough@leelalb.com

**Coleman Kistner**

Associate | DRE 02198995

562.354.2535 | ckistner@leelalb.com