



Colliers

For Lease

\$16,541.70 Per Month
(\$1.05 PSF)
Op Ex \$6,301.60 (\$0.40 PSF)

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2500 Mira Mar Ave Long Beach, CA 90815 Long Beach Business Center

Features

- Building: ±15,754 SF
- Land Size: ± 32,039 SF (±0.73 Acres)
- Office Size: ± 4,213 SF
- Special Features: ± 5,461 SF Lab Space/R&D (*can be removed*)
- Warehouse: Potential to expand warehouse SF by removing lab space
- Loading: 1 Dock High (Indentured Well) 1 Ground Level Door
- Clearance: 18'
- Power: ± 600 Amps
- Fire Sprinklered: Yes
- Lights: LED
- Yard: Well Maintained Asphalt Parking Lot
- Parking: ± 41
- Year Built: 1981
- Zoning: LBP7
- Professionally Managed Property
- APN: 7218-002-008

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Accelerating success.

This architectural floor plan illustrates the layout of a building, featuring a variety of functional spaces. The plan is characterized by numerous dimensions for room sizes and corridor widths, as well as structural annotations such as 'SH: 36' and 'HH: 76'.

Room Layout and Dimensions:

- RECEPTION:** 8'-10" CLG, 20'-9" x 13'-10".
- STORAGE:** 8'-10" CLG, 10'-1" x 13'-10".
- OFFICE:** 8'-10" CLG, 13'-10" x 16'-5".
- OFFICE:** 8'-10" CLG, 13'-10" x 6'-2".
- OFFICE:** 8'-10" CLG, 20'-9" x 14'-5".
- LAB:** 8'-10" CLG, 28'-7" x 27'-6".
- MULTIPURPOSE:** 8'-10" CLG, 16'-7" x 14'-1".
- OFFICE:** 8'-10" CLG, 16'-7" x 14'-1".
- STORAGE:** 8'-10" CLG, 33'-3" x 8'-10".
- FABRICATION:** 8'-10" CLG, 34'-10" x 107'-9".
- WAREHOUSE:** 20'-5" LOW, 15'-0" x 39'-5".
- BREAK ROOM:** 8'-10" CLG, 12'-1" x 13'-4".
- LOBBY:** 8'-10" CLG, 22'-0" x 10'-8".
- UP TO STORAGE:** 8'-0" CLG, 10'-9" x 10'-9".
- OFFICE:** 8'-10" CLG, 11'-1" x 11'-1".
- OFFICE:** 8'-10" CLG, 18'-1" x 14'-10".

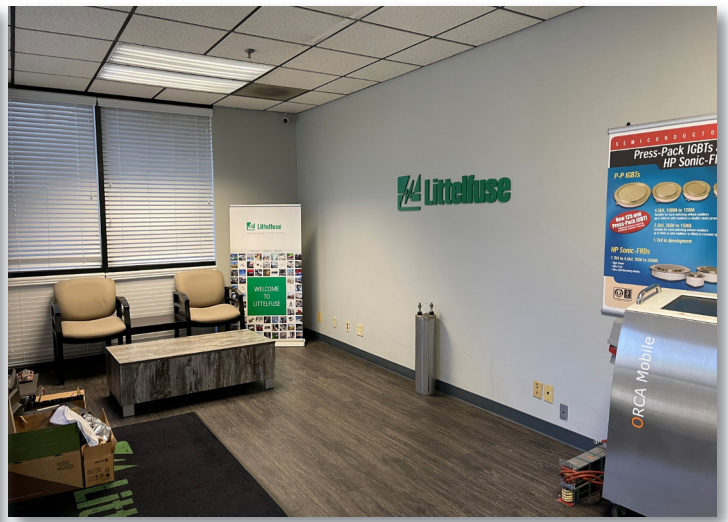
Structural and Other Annotations:

- SH: 36:** Structural height indicator, appearing in multiple locations along the left and bottom edges.
- HH: 76:** Horizontal height indicator, located near the Reception and Office areas.
- HH: 78:** Horizontal height indicator, located near the Lab and Office areas.
- CLG:** Abbreviation for 'Clearance' or 'Clear Height', used throughout the plan.
- Dimensions:** Numerous linear dimensions are provided for room sizes, corridor widths, and overall building footprints.

Exterior Photos



Interior Photos



Demographics

Long Beach is a charming city located within the Los Angeles County. As of 2020, it stands as the seventh-most populated city in California, holding a population of more than 460,000 residents. It is well-recognized for its beautiful waterfront landmarks, diverse crowds, historic nature and houses one of the world's largest shipping ports, the Port of Long Beach.

This coastal region offers locals and tourists ample opportunity for several deep-sea adventures, tours of local breweries, a vibrant dining and nightlife, as well as nearby vacation retreats. Because it is near the 5, 405 and 710 freeways, and Long Beach airport, Long Beach is a commuter's dream. Neighboring cities include Seal Beach, Carson, Lakewood, Torrance and Cypress.

With a robust economy, Long Beach delivers a solid workforce. Its top employer is the Long Beach Unified School District, retaining more than 12,000 employees. Other reputable businesses include Molina Healthcare, Long Beach City Hall, Denso Sales California, Inc., as well as Lineage Logistics and Westin Hotels & Resorts. There is a prominent construction, industrial and manufacturing presence in this beach town, with recent news announcing the opening of Relativity Space's new one million square-foot headquarters at the previously occupied Boeing facility.

