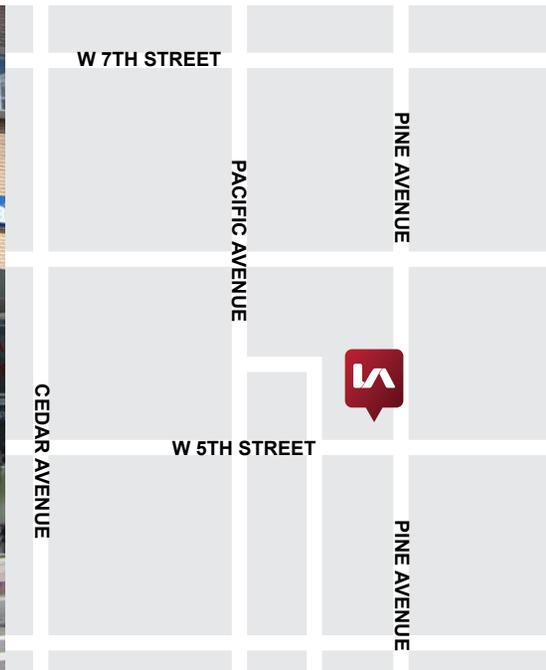
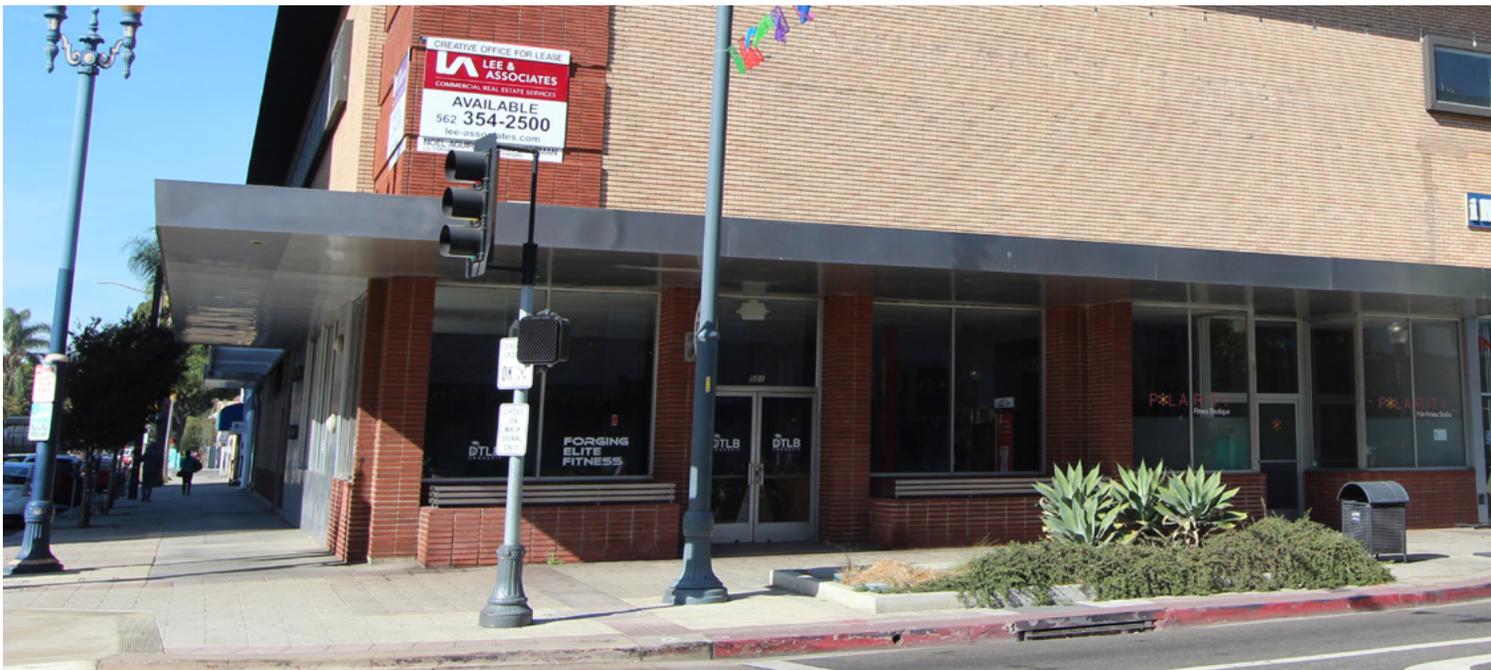


501-515

PINE AVENUE LONG BEACH, CA 90802





PROPERTY FEATURES

- 2nd Floor Creative Office Space at the Corner of 5th St and Pine Ave in Downtown Long Beach
- Elevator Lobby Entrance on 5th Street
- Potential for Single or Multiple Tenants
- Exposed Brick, Exposed Ceilings, and Skylights
- Ample Dining Options Within Walking Distance
- Free 2-hr Parking Across the Street and Monthly Parking Passes Available
- Convenient Access to the I-710 Freeway

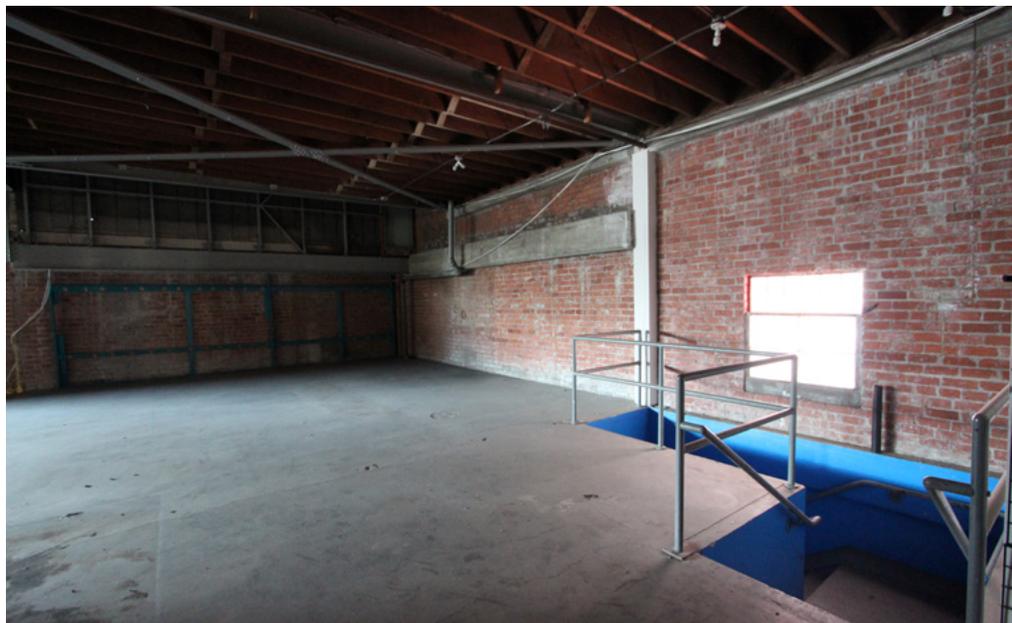
AVAILABLE FOR LEASE

UNIT	SIZE	RATE	DESCRIPTION	
123 W 5th St, 2nd Floor	±5,000- 17,360 RSF	\$1.95 - \$2.15 / SF NNN	2nd Floor office; divisible	Click For 3D Tour!

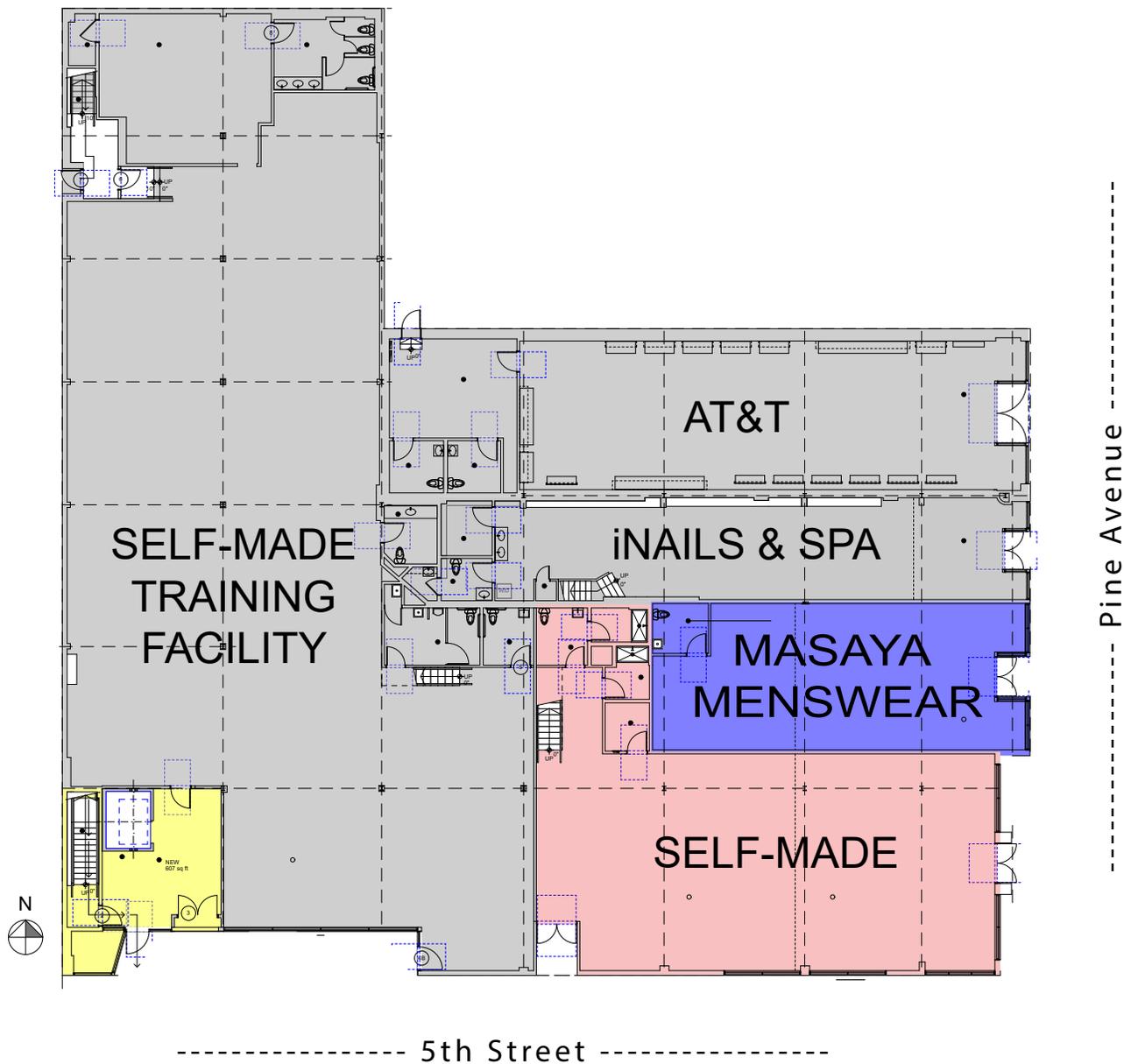
**NNNs estimated to be approximately \$0.16 / RSF*



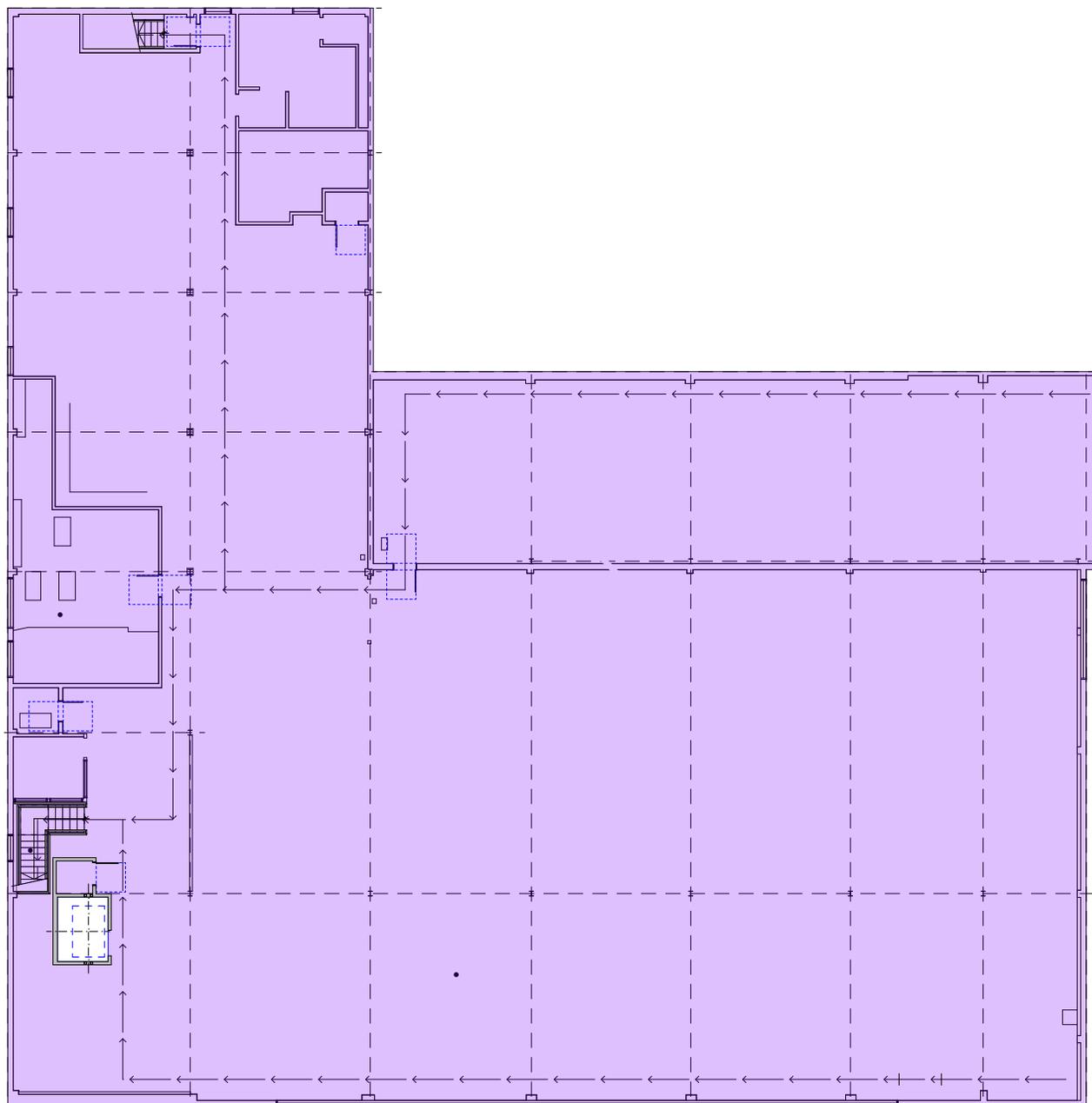
PROPERTY PHOTOS



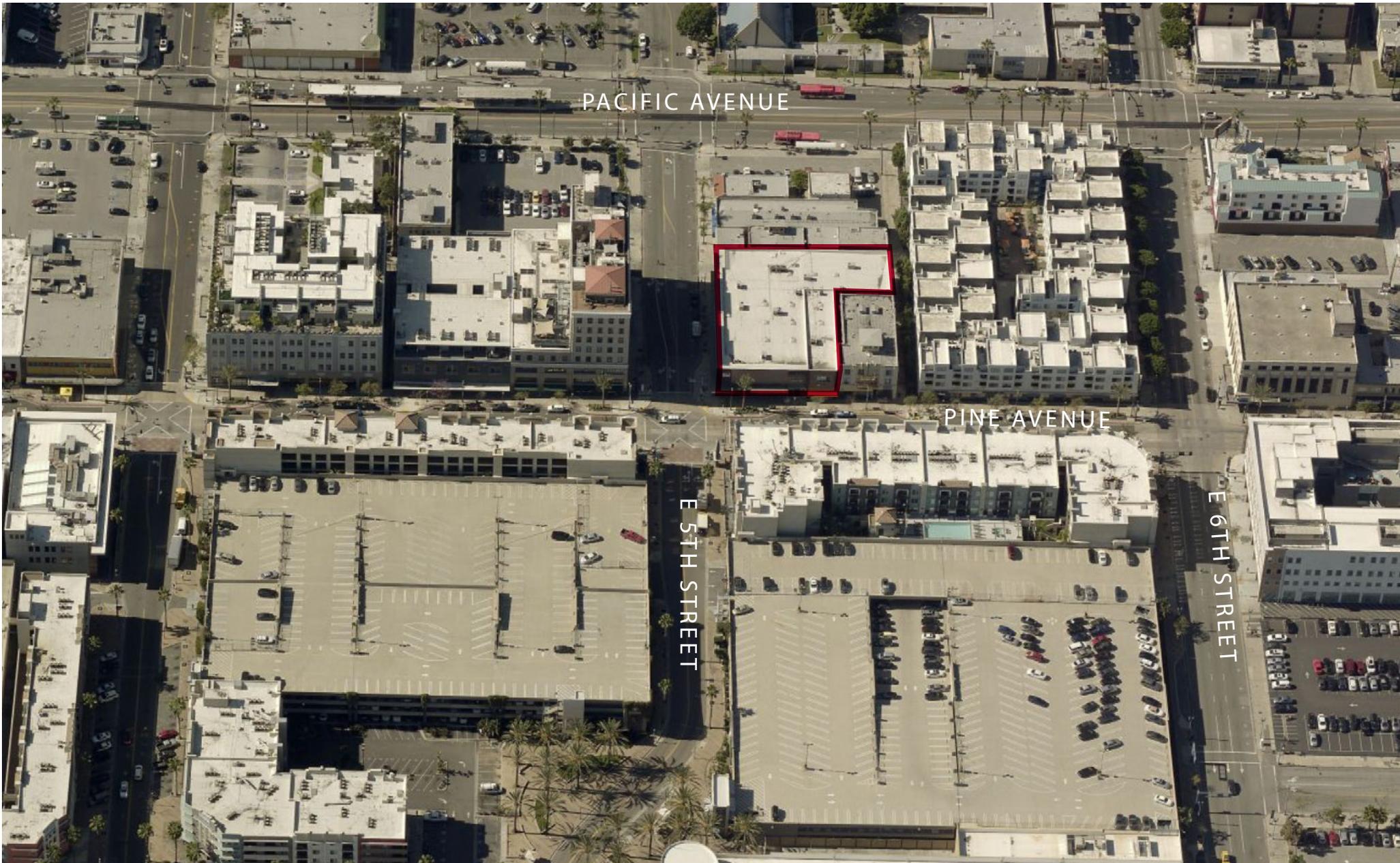
SITE PLAN

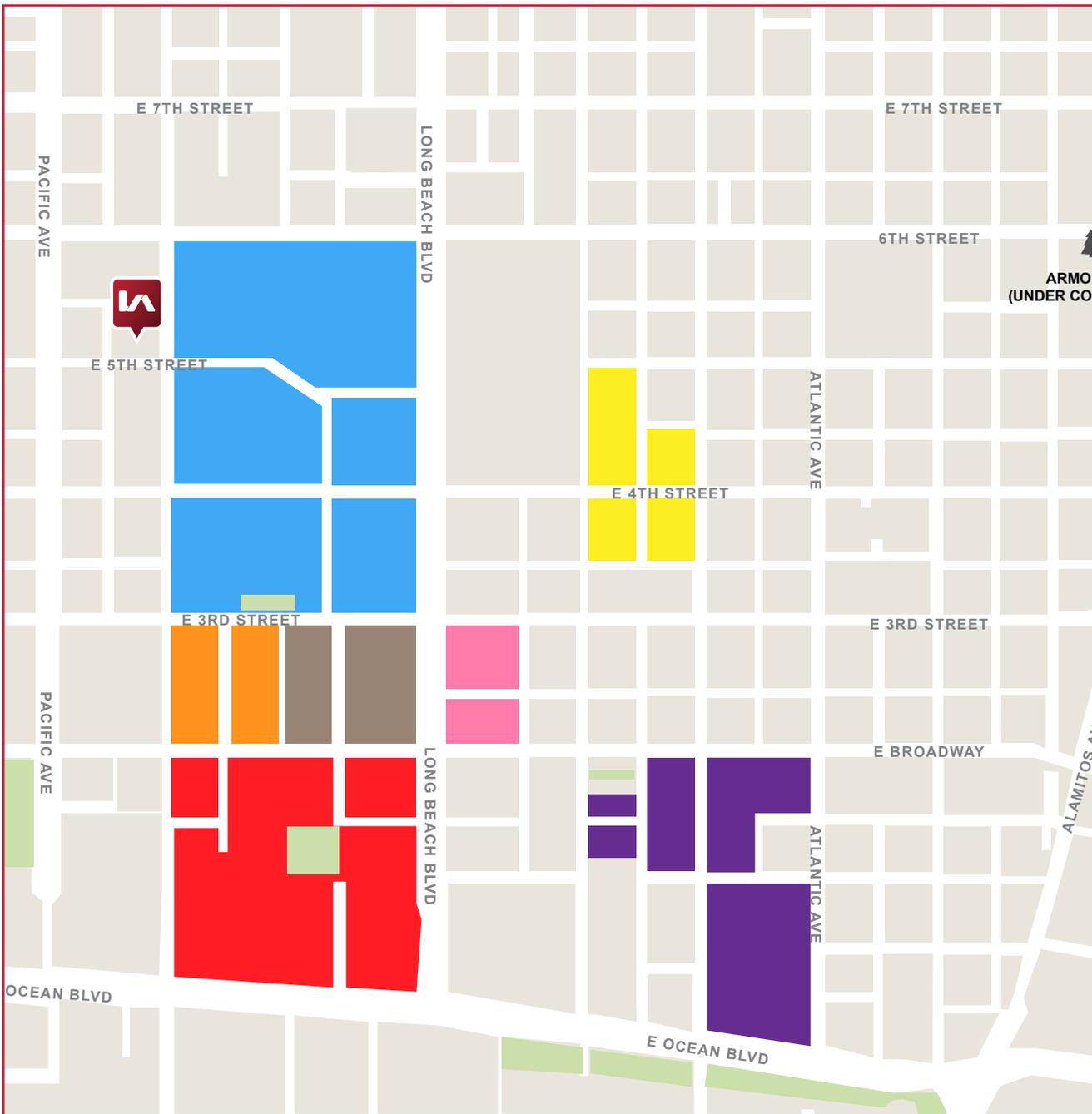


123 W 5TH STREET - 2ND FLOOR PLAN



PROPERTY AERIAL





AMENITIES

- Portugese Bend Distillery
- Table 301
- Octopus Japanese Restaurant
- Gaucho Grill
- Berlin Cafe
- Fingerprints
- Atlantic Studio
- Lyon Art Supplies
- City Hall East
- Federal Bar
- Wokano
- BO-Beau
- Sevilla
- Foundation Sandwich Shop
- The Stave Bar
- Naree Thai
- 555 Steakhouse
- District Wine
- Blind Donkey
- Michael's Pizzeria
- Beachwood BBQ
- Under the Sun
- Congregation Ale House
- Rainbow Juices
- Beachwood Blendery
- Yoga 108
- BurgerIM
- The Streets
- Starbucks
- Agaves Kitchen & Tequila Restaurant
- Ahimsa
- Acres of Books
- Pinkberry
- Broadway Pizza Company
- The Daily Catch
- James Republic
- Crème De La Crepe
- House of Hayden
- Recreational Coffee
- Dog Haus
- Beer Belly
- 123 Pho



Pine Ave

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