

THE ARTS BUILDING

236 EAST 3RD STREET • LONG BEACH, CA

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The Arts Building offers an unprecedented opportunity for creative office space in a historic Downtown Long Beach building built in 1930, once home to Sun Newspapers. It offers a unique charm with modern, creative space contrasting from its timeless Art Deco façade, which won a Long Beach Heritage Award for Restoration and Preservation. The vintage touches, concrete floors, and modern layout combine to create a highly sought-after aesthetic and office environment that's irreplaceable in Downtown Long Beach.

The property is surrounded by many amenities and new developments as Downtown Long Beach continues to evolve and flourish. Within a minute's walk, there are many eclectic restaurants, drinking establishments, fitness options, not to mention a new distillery and world renowned brewery.

PROPERTY HIGHLIGHTS



- » ±14,010 SF of Basement Space Available
- » 2 Stories Plus Basement With Efficient Floor Plates
- » Built in 1930 // Renovated in 2012
- » Conveniently Located Near Long Beach Promenade
- » Free 2-Hour Parking Across The Street
- » Easy Access to the 710 Freeway
- » Architectural Heritage Award Winner



Lee & Associates Los Angeles-Long Beach, Inc.

5000 East Spring Street, Suite 600 • Long Beach, California 90815



AVAILABLE FOR LEASE

- » **Basement**
±14,010 RSF • \$1.35 / SF NNN
- » Zoning: LBPD30

FEATURES

- » High Ceilings
- » Abundant Sunlight With North-Facing Skylights
- » Ideal Location Surrounded By High-End Amenities and New Developments
- » Walk Score - "Walker's Paradise" (98)
- » Transit Score - "Excellent Transit" (78)

236





BASEMENT



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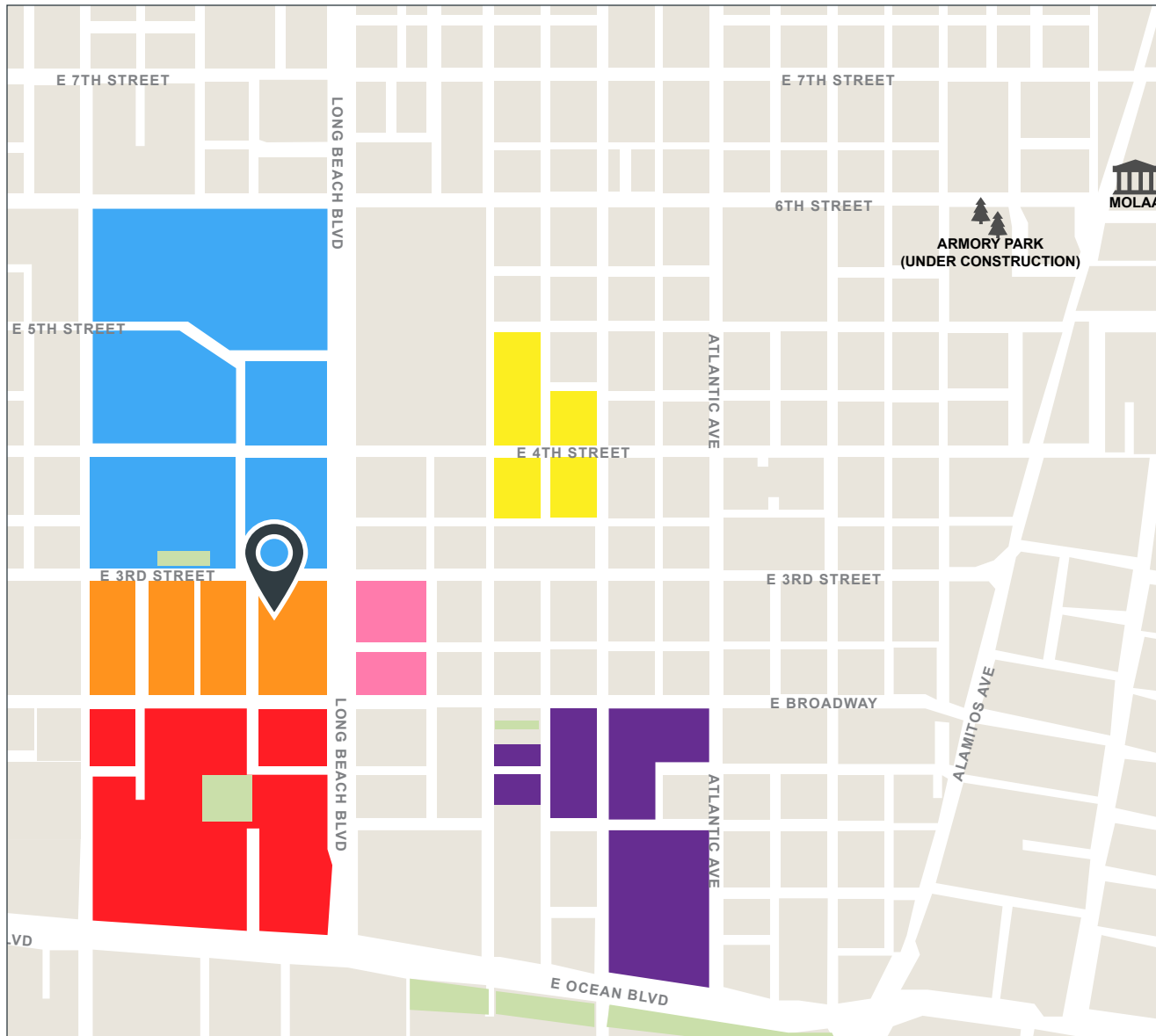
BASEMENT- FLOOR PLAN



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NEARBY AMENITIES



-
- Octopus Japanese Restaurant
- Gaucho Grill
- Starbucks
- Agaves Kitchen & Tequila Restaurant
- Michael's Pizzeria
- Beachwood BBQ
- Under the Sun
- Congregation Ale House
- Rainbow Juices
- Beachwood Blendery
- Yoga 108
- Recreational Coffee
- Dog Haus
- Beer Belly
- 123 Pho
- The Ordinarie

-
- Portugese Bend Distillery
- Table 301
- BurgerIM
- Loose Leaf Tea
- Romeo Chocolates
- Pie Bar
- PokiCat
- Ammatoli

-
- Berlin Cafe
- Fingerprints
- Atlantic Studio
- Lyon Art Supplies
- Ahimsa

-
- City Hall East
- Acres of Books

-
- Federal Bar
- Wokano
- BO-Beau
- Sevilla
- Foundation Sandwich Shop
- The Stave Bar
- Pinkberry
- Broadway Pizza Company
- The Daily Catch

-
- Naree Thai
- 555 Steakhouse
- District Wine
- Blind Donkey
- James Republic
- Crème De La Crepe
- House of Hayden

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NEARBY AMENITIES



RAINBOW JUICES



RECREATIONAL COFFEE



BEER BELLY



BEACHWOOD BBQ



YOGA 108

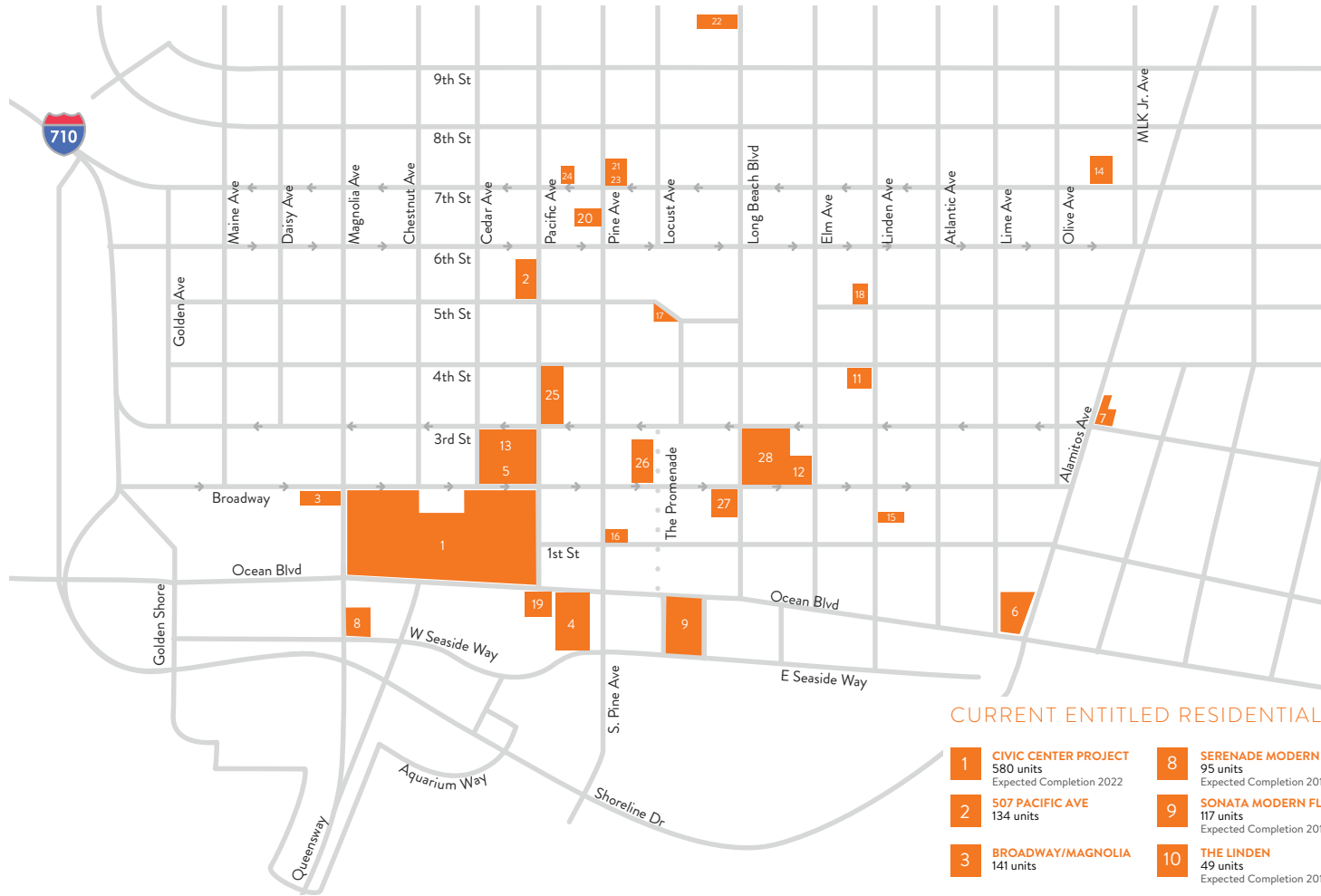


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NEW DEVELOPMENTS



CURRENT ENTITLED RESIDENTIAL PROJECTS

- | | | | |
|---|--|--|--|
| <p>1 CIVIC CENTER PROJECT
580 units
Expected Completion 2022</p> <p>2 507 PACIFIC AVE
134 units</p> <p>3 BROADWAY/MAGNOLIA
141 units</p> <p>4 OCEANAIRE
216 units
Expected Completion 2018</p> <p>5 PARC BROADWAY
222 units
Expected Completion 2018</p> <p>6 SHORELINE GATEWAY
315 units</p> <p>7 320 ALAMITOS
77 units</p> | <p>8 SERENADE MODERN FLATS
95 units
Expected Completion 2018</p> <p>9 SONATA MODERN FLATS
117 units
Expected Completion 2018</p> <p>10 THE LINDEN
49 units
Expected Completion 2019</p> <p>11 THE ALAMITOS
136 units
Expected Completion 2019</p> <p>12 THE HUXTON TOWNHOMES
40 units
Expected Completion 2019</p> <p>13 THE PACIFIC
163 units
Expected Completion 2019</p> <p>14 825 E 7TH STREET
19 units</p> | <p>15 RESIDENCES @ LINDEN
82 units</p> <p>16 SECURITY PACIFIC NATIONAL BANK BUILDING
118 units</p> <p>17 RESIDENCES @ THE STREETS
20 units</p> <p>18 437 E 5TH STREET
18 units</p> <p>19 OCEAN VIEW TOWER
94 units</p> <p>20 635 PINE AVE
142 units</p> <p>21 810 PINE AVE
64 units</p> | <p>22 927 LONG BEACH BLVD
100 units</p> <p>23 117 E. 8TH STREET
0 units</p> <p>24 PACIFIC LOFTS
36 units</p> <p>25 3RD & PACIFIC
325 units</p> <p>26 BROADWAY & THE PROMENADE
132 units</p> <p>27 BROADWAY & LONG BEACH BLVD
166 units</p> <p>28 BROADWAY BLOCK SITES A & B
375 units</p> |
|---|--|--|--|

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BUILDING

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COMMERCIAL REAL ESTATE SERVICES