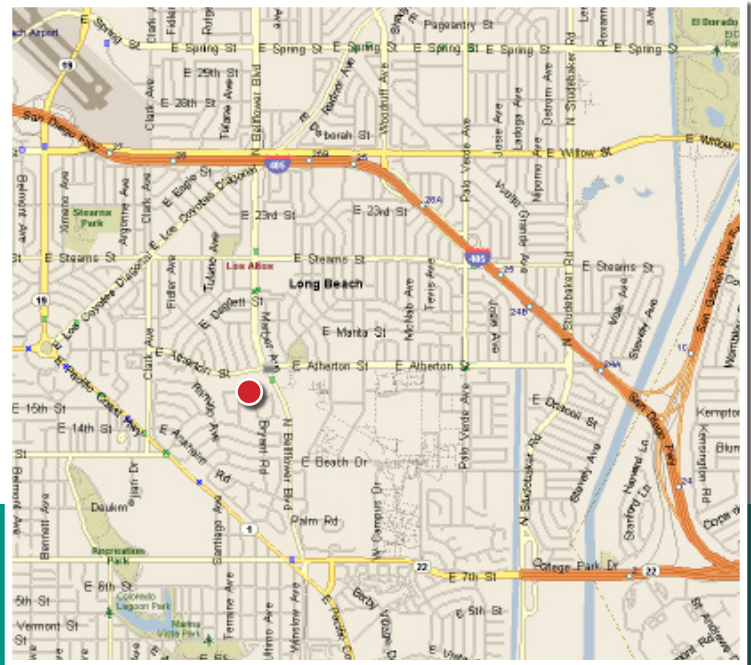


# OFFICE BUILDING FOR LEASE:

5500 E. Atherton Street, Long Beach



- **406 TO 2,822 SF AVAILABLE**
- **ASKING RATE: \$1.50/SF MG**
- **AVAILABLE FOR IMMEDIATE OCCUPANCY**
- **3 TO 5 YEAR TERM**
- **UNIQUE, MULTI-STORY, GARDEN-STYLE BUILDING, WELL LOCATED NEAR CAL STATE LONG BEACH**
- **DESIRABLE EAST SIDE LOCATION**
- **WALKING DISTANCE TO ALL AMENITIES**
- **COVERED PARKING**



For further information, please contact our exclusive agent:

Scott Frazier 949.608.2081 [sfrazier@ngkf.com](mailto:sfrazier@ngkf.com)  
CA RE License #00996524

Corporate CA RE #01355491

**Newmark Grubb  
Knight Frank**

4675 MacArthur Court, Suite 1600 Newport Beach, CA 92660

[www.ngkf.com](http://www.ngkf.com)

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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5500 E. Atherton Street, Long Beach



Suite	Size	Rate	Comments
300	960 RSF	\$1.50/MG	Reception, 2 Private Offices, Conference Rm, 2 <sup>nd</sup> Entrance
306	674 RSF	\$1.50/MG	Reception, 3 Private Offices, Break Area (Available with 30 days prior notice)
314	1,354 RSF	\$1.50/MG	Reception, 5 Private Offices, 2 <sup>nd</sup> Entrance
320	1,518 RSF	\$1.50/MG	Reception, 4 Private Offices, Open Area
314/320	2,872 RSF	\$1.50/MG	Suite 314 and 320 combined

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