

# **4201 Long Beach Blvd** 4201 N Long Beach Blvd, Long Beach, CA 90807

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Rental Rate:	\$15.60 - \$16.20 /SF/Yr
Property Type:	Office
Building Class:	В
Rentable Building Area:	63,181 SF
Year Built:	1965
Walk Score ®:	84 (Very Walkable)
Transit Score ®:	52 (Good Transit)
Rental Rate Mo:	\$1.30 - \$1.35 USD/SF/Mo

## 4201 Long Beach Blvd

\$15.60 - \$16.20 /SF/Yr

Undergoing Extensive Remodel to common areas and exterior

Four Story elevator serviced office building with central  $\ensuremath{\mathsf{HVAC}}$ 

Located in front of the Virginia Country club and on the corner of Long Beach Blvd and San Antonio drive this building is freeway close to the 91,405 and 710 freeways.

Turn Key Office Suites Restaurant and Retail Close

• Excellent corner location in Bixby Knolls



#### 1st Floor Ste 101

Space Available	6,452 SF
Rental Rate	\$15.60 - \$16.20 /SF/Yr
Date Available	Immediate
Service Type	Full Service Gross
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

#### 1st Floor Ste 103

Space Available	700 SF
Rental Rate	\$15.60 - \$16.20 /SF/Yr
Date Available	Immediate
Service Type	Full Service Gross
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

#### 2nd Floor Ste 200

Space Available 1,985 SF Full Service Leas	
Rental Rate \$15.60 - \$16.20 /SF/Yr	
Date Available Immediate	
Service Type Full Service Gross	
Space Type Relet	
Space Use Office	
Lease Term Negotiable	

#### 2nd Floor Ste 203

Space Available	3,300 SF
Rental Rate	\$15.60 - \$16.20 /SF/Yr
Date Available	Immediate
Service Type	Full Service Gross
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

#### 2nd Floor Ste 218

Space Available	1,750 SF	Full Service Lease
Rental Rate	\$15.60 - \$16.20 /SF/Yr	
Date Available	30 Days	
Service Type	Full Service Gross	
Space Type	Relet	
Space Use	Office	
Lease Term	Negotiable	

#### 3rd Floor Ste 300

Space Available	2,300 SF
Rental Rate	\$15.60 - \$16.20 /SF/Yr
Date Available	Immediate
Service Type	Full Service Gross
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

#### 3rd Floor Ste 326

Space Available	6,500 SF
Rental Rate	\$15.60 - \$16.20 /SF/Yr
Date Available	30 Days
Service Type	Full Service Gross
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

#### 3rd Floor Ste 327

Space Available 1,500	SF
Rental Rate \$15.6	0 - \$16.20 /SF/Yr
Date Available Imme	diate
Service Type Full S	ervice Gross
Space Type Relet	
Space Use Office	1
Lease Term Nego	tiable

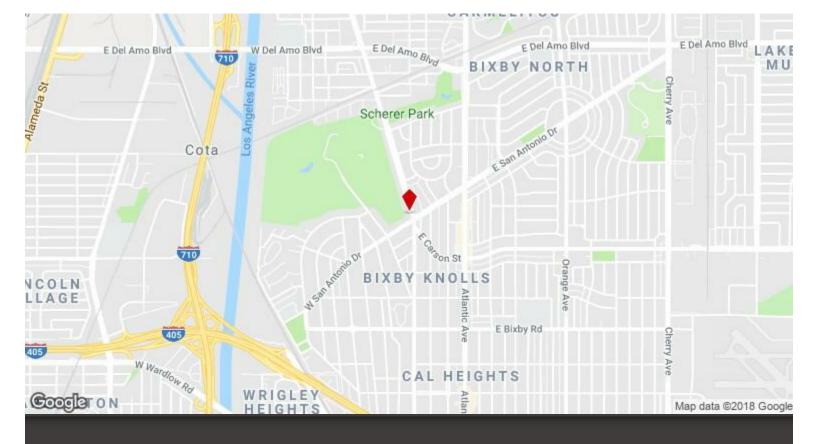
#### 4th Floor Ste 402

Space Available	825 SF	Full Service Lease
Rental Rate	\$15.60 - \$16.20 /SF/Yr	
Date Available	30 Days	
Service Type	Full Service Gross	
Space Type	Relet	
Space Use	Office	
Lease Term	Negotiable	

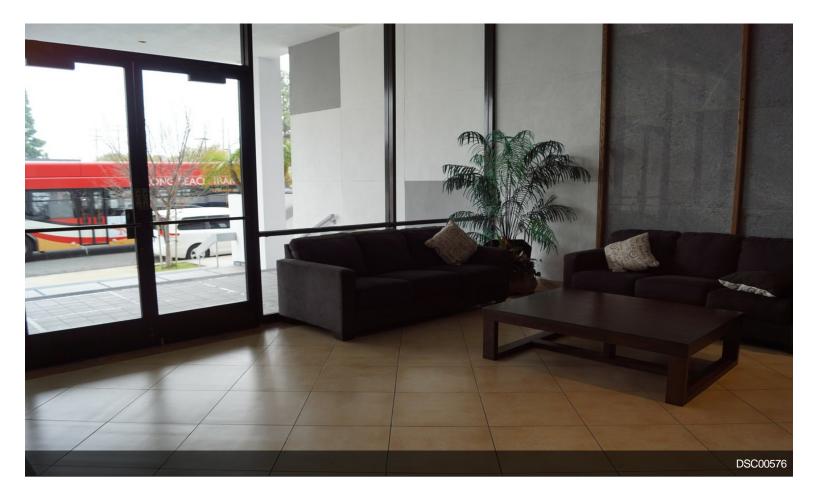
#### 4th Floor Ste 432

Space Available	2,150 SF
Rental Rate	\$15.60 - \$16.20 /SF/Yr
Date Available	Immediate
Service Type	Full Service Gross
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

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## **Property Photos**

