



# THE ARTS BUILDING

236 EAST 3RD STREET • LONG BEACH, CA

AVAILABLE FOR SUBLEASE

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236 EAST 3RD STREET | LONG BEACH, CA

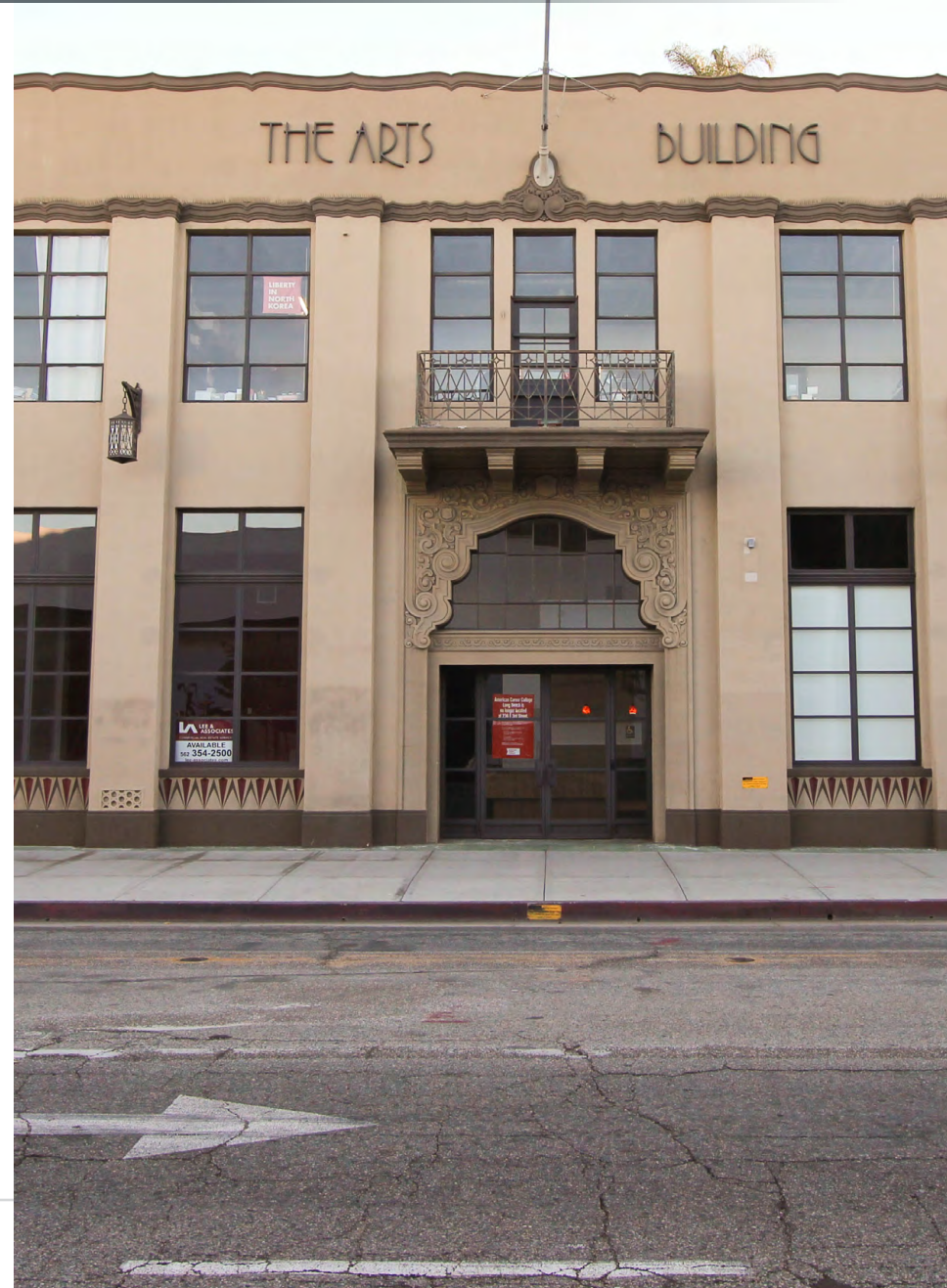
The Arts Building offers an unprecedented opportunity for creative office space in a historic Downtown Long Beach building built in 1930, once home to Sun Newspapers. It offers a unique charm with modern, creative space contrasting from its timeless Art Deco façade, which won a Long Beach Heritage Award 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 SUBLEASE

- » **Ground Floor - Suite 100**  
±4,592 RSF With Additional Mezzanine Space
- » Fully Furnished Creative Office Build Out  
(Grand Lobby/Media Area, Large Collaborative Area, Conference Room, Lounge and Kitchen Area, Storage/Server Room, Six (6) Private Phone Booths, Indoor Bike Storage)

## FEATURES

- » Zoning: LBP30
- » Downtown Long Beach Entertainment Location
- » Ideal Location Surrounded By High-End Amenities and New Developments
- » Walk Score of 97 Walker's Paradise
- » Bike Score of 87 Very Bikeable
- » Transit Score 81 Excellent Transit



SUITE 100

Suite 100 - 3D Virtual Tour

Mezz / Patio - 3D Virtual Tour



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SUITE 100 - FLOOR PLAN

COMMON AREAS

LEASED AREAS

AVAILABLE - SUITE 100

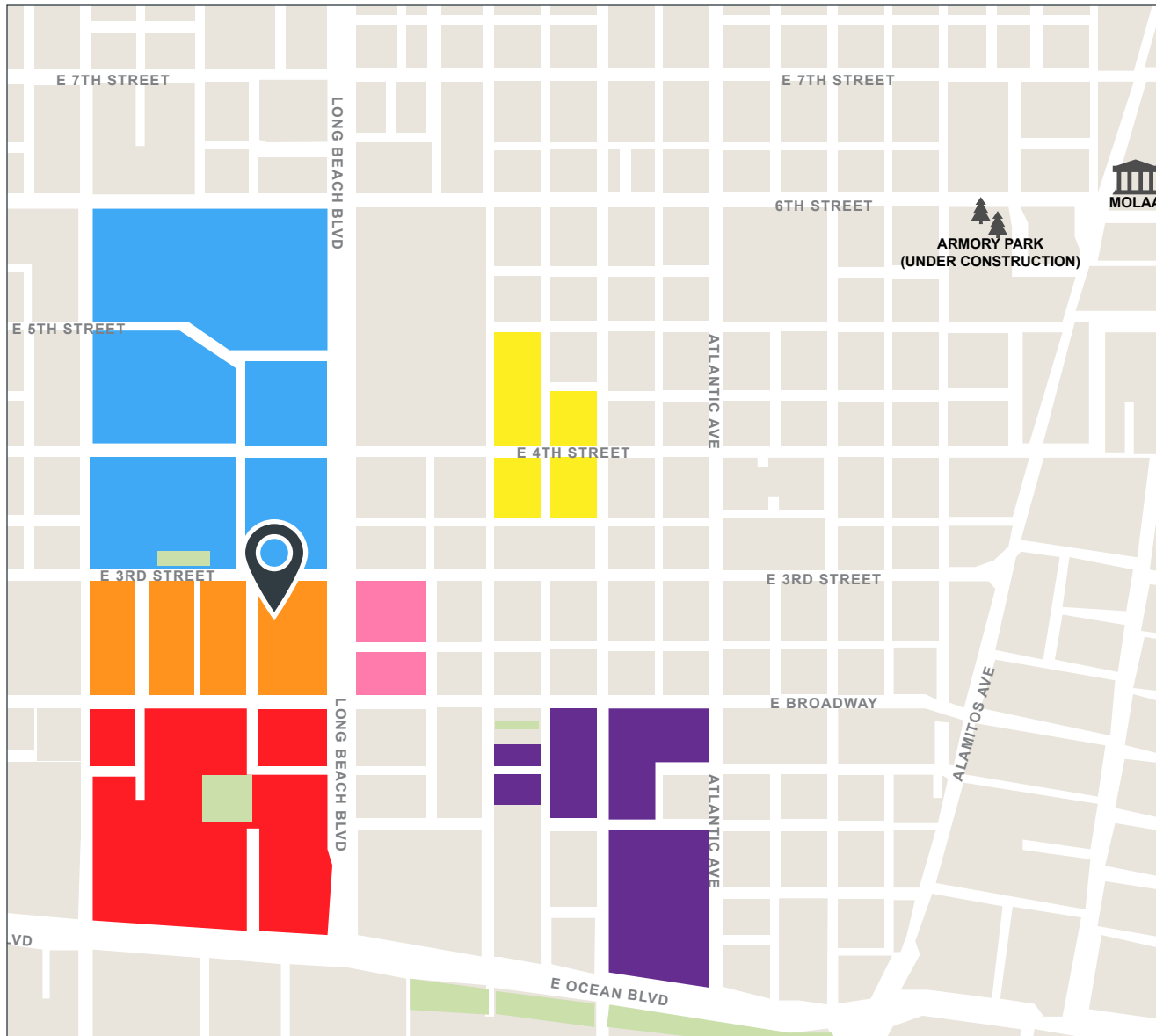
WAITE COURT



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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 Ordinary
  
- 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

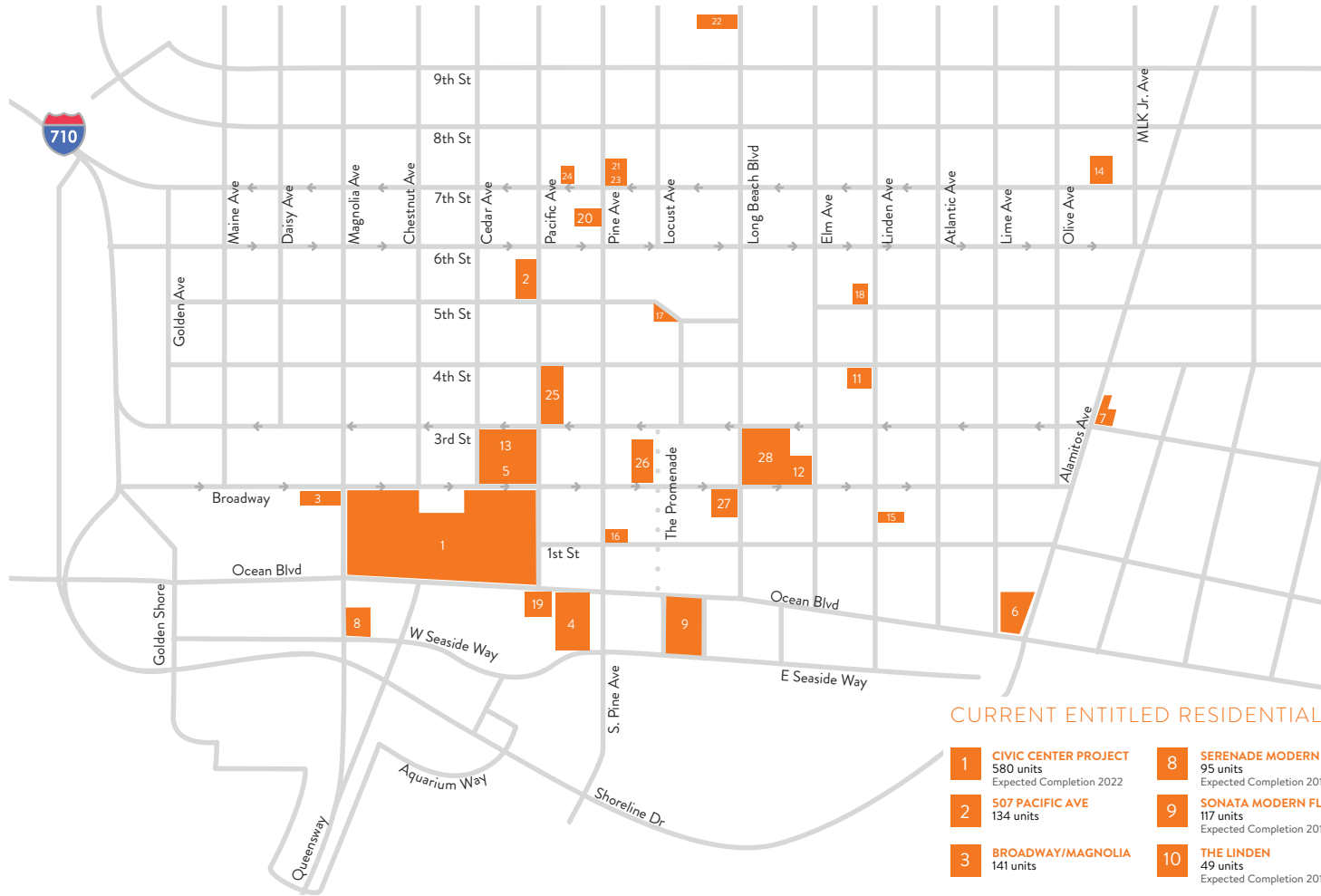


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NEW DEVELOPMENTS



CURRENT ENTITLED RESIDENTIAL PROJECTS

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

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THE ARTS

BUILDING

**YOUR LOCAL MARKET EXPERTS.**



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