

**Downtown  
Long Beach**



# 235 E. BROADWAY

## PACIFIC TOWER FOR LEASE

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BRE# 01922147





**Subject Property**

Long Beach Blvd.

Broadway

Pacific Ave.

City Hall

Magnolia Ave.

World Trade Center

Ocean Blvd.

Alamitos Beach

HYATT

Long Beach Convention Center

THE PIKE  
OUTLETS



# 235

## EAST BROADWAY Long Beach, CA 90802

Available: 324 - 2,559 SF  
 Lease Rate: \$1.17 - \$1.60 MG  
 Building Size: 24,779 SF  
 Building Size: 106,754 SF  
 Year Built: 1923  
 Zoning: LBP30  
 APN: 7280-019-012

### FEATURES:

- Marble Entry
- Best Downtown Rates
- Café on Site
- 10 Foot Ceilings in some Suites
- Adjacent to Metro Rail (1st Street Station)
- Walk to Restaurants, Shops & Entertainment

**Excellent spaces in Downtown Long Beach. This historic building is located on the corner of Long Beach Boulevard and Broadway.**

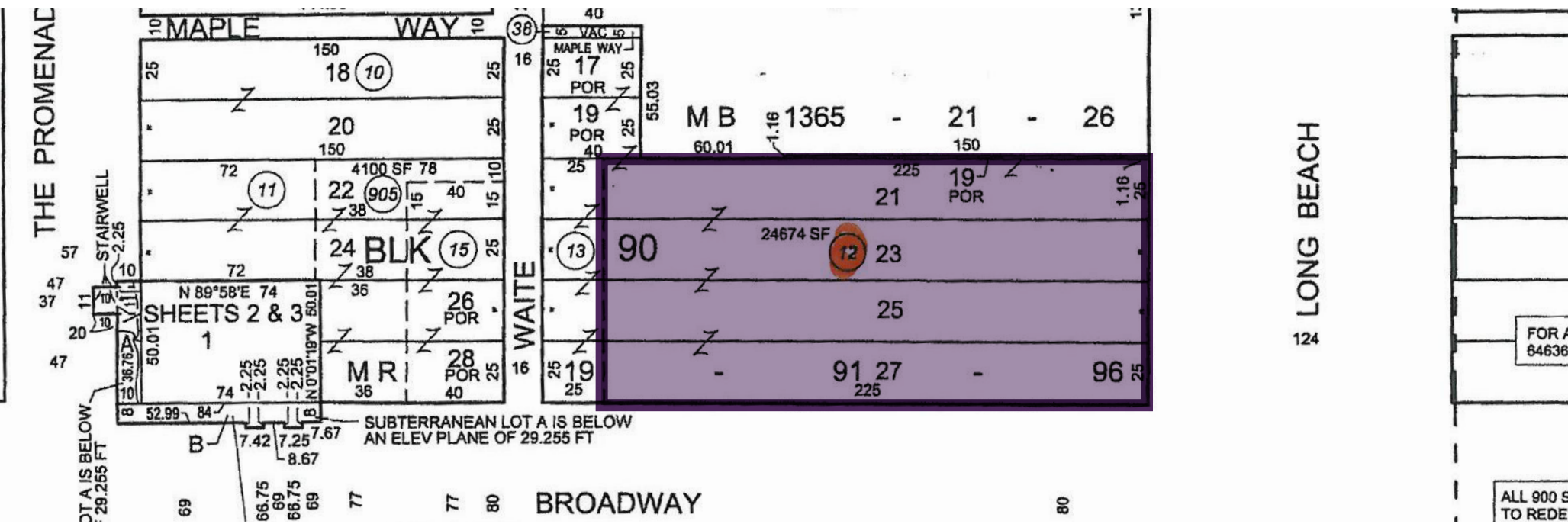
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## AVAILABLE SUITES

Suite	Sq Ft.	Rate	Rent	Improvements
205 Retail	670	\$1.35	\$905.00	Retail
211	858	\$1.50	\$1,287	Creative (2) Offices/ Open Area/Kitchen
421	324	\$1.50	\$486	(1) Office
506	2,559	\$1.17	\$2,995	Creative Office/Open Area/Kitchen
960	1,585	\$1.60	\$2,536	Creative (5) Offices/ Open Area/Kitchen

# Aerial & Parcel Map



# CONTEMPORARY BUILD OUT/RETAIL SPACE

Suite 205



# CONTEMPORARY BUILD OUT/OFFICE SPACE

Suite 211



# CONTEMPORARY BUILD OUT/OFFICE SPACE

Suite 421



Suite 421

Suite 524

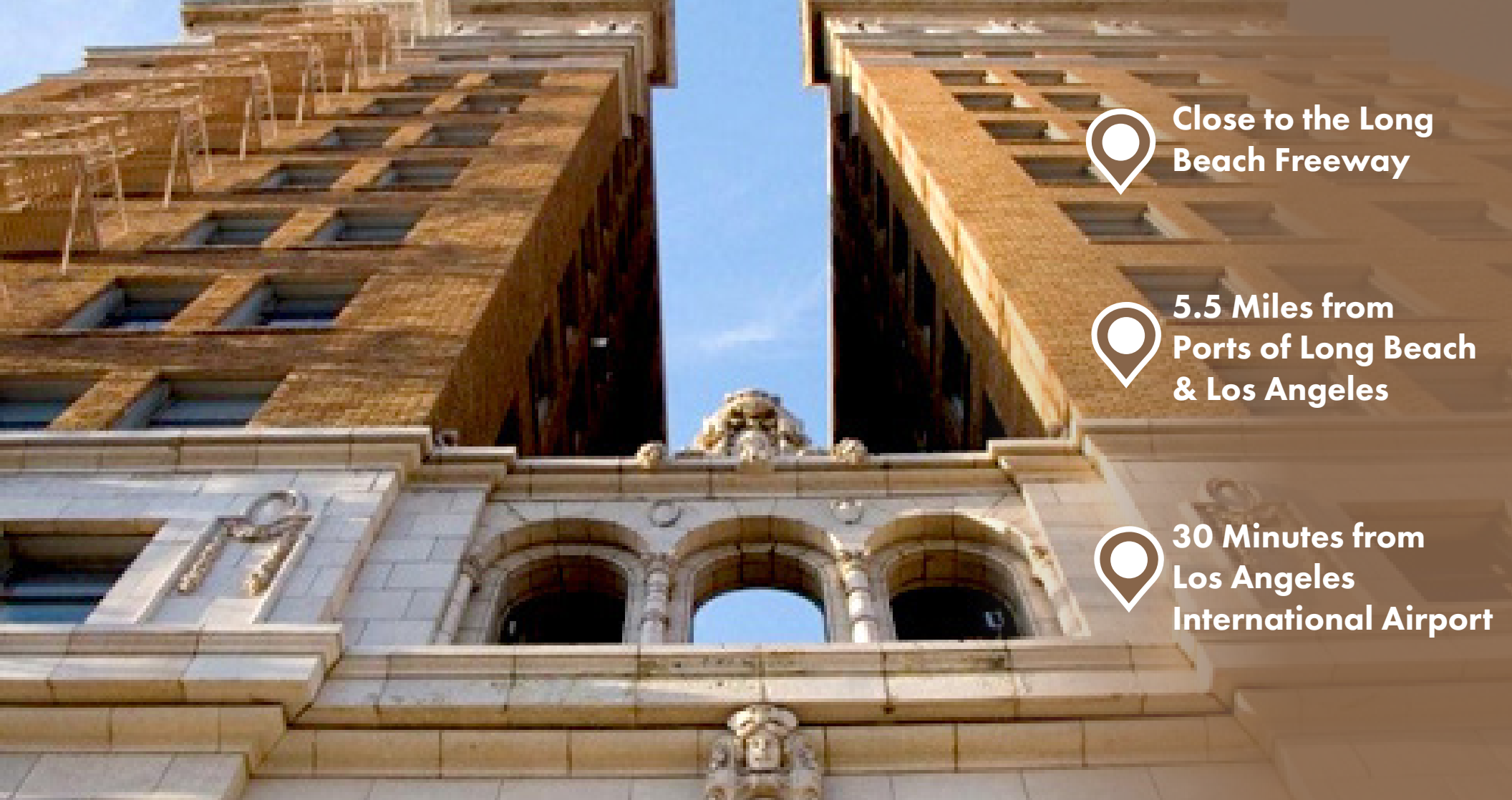
Suite 421

# CONTEMPORARY BUILD OUT/OFFICE SPACE

Suite 906







**Close to the Long Beach Freeway**



**5.5 Miles from Ports of Long Beach & Los Angeles**



**30 Minutes from Los Angeles International Airport**

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