

180

EAST OCEAN



A WATERFRONT OFFICE TOWER IN THE HEART OF DOWNTOWN LONG BEACH



AND HERE



AND HERE



AND HERE



INTRODUCING THE TRANSFORMATION OF 180 EAST OCEAN

- + New modern, **impression-worthy entry**
- + Indoor and outdoor **communal workspaces** and creative environments
- + Relax outdoors in **fresh ocean air**
- + **Ruth's Chris Steakhouse** new fine dining experience (coming soon)



A DYNAMIC CORPORATE ADDRESS

- + A **12-story office tower** with up to 150,000-square-feet of available space and flexible 17,264 square foot floor plates
- + Spectacular **unobstructed views of the Pacific Ocean** and Downtown Long Beach waterfront
- + **Highest parking ratio** in Downtown Long Beach at 5:1,000
- + AT&T redundant/Fios/Fiber internet options
- + Energy Star rated



TENANT AMENITY AREAS

- + Relax in the **fresh beach air**
- + Unmatched **private outdoor amenity space** to socialize or entertain
- + A place to **enhance connectivity, wellness and productivity**
- + Indoor amenity lounge
- + Conference Facility

“Newly designed, exciting outdoor areas provide both creative and collaborative inspiration.”



THE ESSENTIAL BENEFITS

- + Located in the center of downtown Long Beach's **vibrant waterfront scene**
- + One of **America's Most Bikeable Cities** – with a Long Beach Bike Share station directly across the street and on-site lockable bike storage
- + A **“Walkers Paradise” Walk Score of 93** – Everything is closer than you think!
- + You have many options to get in and around Downtown Long Beach. **Whether you're driving, taking public transit, or riding a bike, Downtown Long Beach can accommodate you!**
- + **Walking distance to 6 hotels**, plus next to the “under renovation” Breakers, a historic and timeless upscale boutique hotel & spa
- + **Upscale fine dining on-site** along with 50+ restaurants, shopping and entertainment within walking distance.

THE COMPETITIVE ADVANTAGES

- + Workforce: With a **median age of 34**, Long Beach has a young diverse, educated local workforce. Plus the City is home to **California State University, Long Beach** and **Long Beach City College** with over 64,000 annual students.
- + Housing: Within walking distance to Downtown Long Beach offers an array of 10,000 units within walking distance of executive and employee housing options with **over 1,000 additional units under construction and 5,000 being planned**. Plus **housing costs are 20 to 30 percent lower** than surrounding coastal communities.
- + Transportation: While Long Beach is recognized for its **walkability and bike friendly focus**, the city also features a **Metro A Light Rail Line Bus Connection**, access to the **710, 405, 22 and 605 freeways** and **Long Beach Airport**.
- + Location: The City benefits from a **mid-point Southern California location** between the South Bay, Orange County and Los Angeles, offering shorter commute times and options.
- + Oceanfront: With **bustling boutiques, buzzworthy restaurants and the crisp ocean air**, Downtown Long Beach is yours to discover.



ARTWORK EVERYWHERE: (VICTORY PARK)

The Loop, at Pine + Ocean, is a 7,700-square-foot art installation and place to gather in Victory Park with music and food events like Lunch at the Loop and Live After 5 that bring activity and nightly light displays.

DOWNTOWN LONG BEACH - GREAT FOR BUSINESS AND EMPLOYEES

With an enviable oceanfront location, Downtown Long Beach is like no other. It's a city undergoing rapid transformation providing more reasons to work, play and live in this business-friendly city.



WORKFORCE

Downtown Long Beach provides companies with access to a Los Angeles and Orange County workforce as well as a downtown labor base of over 30,000. The Downtown Long Beach Alliance notes that downtown businesses strongly agree that is easy to find an educated workforce.



PLACES TO GO

Working downtown provides employees access to bustling boutiques, buzzworthy restaurants and craft breweries, one-of-a-kind waterfront attractions and public art all around.



MORE TO COME

The \$520 million Civic Center Project has brought a new Civic Center, Main Library, Port of Long Beach Headquarters, and renovated Lincoln Park further transforming Downtown bringing new energy and people to the neighborhood.

*"LOCALS ARE TRANSFORMING LONG BEACH FROM A COMMUTER TOWN INTO SOCAL'S HOTTEST CREATIVE HUB."
- SUNSET MAGAZINE*

GROWTH INDUSTRIES IN LONG BEACH

TECHNOLOGY

Technology is a major job provider in Long Beach. City leadership is committed to making the Long Beach the "Silicon Valley of the South," and several major tech firms are spearheading that goal.



FINANCIAL/BANKING

The city has developed a robust financial services industry since the early 20th Century, natural resources created fortunes in the area.



INTERNATIONAL TRADE

International trade is a major driver for the local economy thanks to the presence of the Port of Long Beach/Los Angeles, the largest port in the nation.



TOURISM

The Long Beach Convention & Visitors Bureau (CVB) estimated that at least 7.9 million visitors came to the city in 2018 to attend its attractions and events. The city is a first class visitor and convention destination complete with top quality accommodations and "must see" attractions.



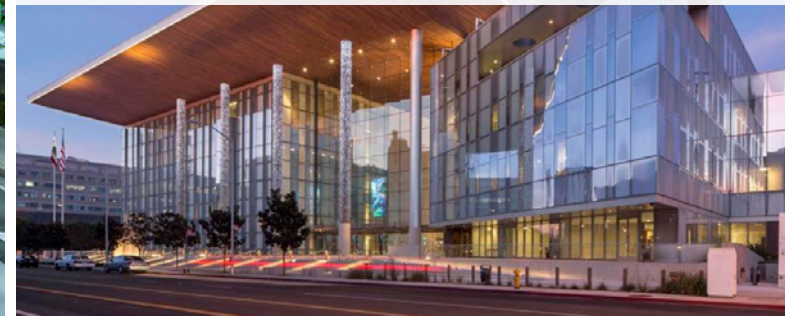
AVIATION/AEROSPACE

Many aviation and aerospace companies operate throughout Long Beach. These include Long Beach Airport's largest leaseholder, Gulfstream, which employs approximately 800 workers in the city.



LEGAL

The recently completed \$490 million Deukmejian Courthouse creates a driver to legal firm and their related businesses to come and grow in Downtown Long Beach.





RESTAURANTS

1. Ruth's Chris Steak House
2. King's Fish House- Pine Ave
3. George's Greek Cafe
4. Alegria Cocina La na
5. L'Opera
6. Pier 76 Fish Grill
7. Rock Bottom Brewery
8. BO-beau kitchen + roof tap
9. Cafe Sevilla
10. The Federal - Long Beach
11. Taco Beach Cantina
12. Octopus Japanese Restaurant
13. Wokcano
14. Michael's Downtown
15. Beachwood Brewing & BBQ
16. Congregation Ale House
17. The Stave Bar
18. Subway
19. Island's Burgers
20. CPK
21. Chili's
22. Outback Steakhouse
23. PF Chang's
24. Gladstones
25. Famous Dave's BBQ
26. Yard House
27. Tequila Jack's
28. Parkers' Lighthouse

COFFEE HOUSES

1. Starbucks
2. Starbucks
3. Starbucks
4. Java Junction
5. Recreational Coffee

HOTELS

1. Hyatt Regency Long Beach
2. Hyatt Centric The Pike Long Beach
3. Renaissance Long Beach Hotel
4. The Westin Long Beach
5. Courtyard by Marriott Long Beach
6. Best Western Plus Hotel at the Convention Center
7. The Breakers of Long Beach (under renovation)

CONVENIENCE

1. Bank of America
2. 7-11
3. Chase Bank
4. F&M Bank
5. Long Beach Performing Arts
6. Cinemark Theaters
7. The Pike Outlets



30 MIN
to Los Angeles
International Airport
(LAX)

MINUTES
to Long Beach Airport
(LGB)

30 MIN
to John Wayne Airport
(SNA)

**180 EAST OCEAN
BOULEVARD**
LONG BEACH, CA



180

EAST OCEAN

180 EAST OCEAN
BOULEVARD
LONG BEACH, CA



For more information, please contact:

ROBERT S. GAREY

robert.garey@cushwake.com

+1 562 276 1409

Lic. #01019650

JIM MCFADDEN

jim.mcfadden@cushwake.com

+1 562 276 1401

Lic. #00895223

Cushman & Wakefield, Long Beach | 3780 Kilroy Airport Way, Suite 100 | Long Beach, CA 90806 | www.cushmanwakefield.com

©2020 Cushman & Wakefield. All Rights Reserved. The Information Contained In This Communication Is Strictly Confidential. This Information Has Been Obtained From Sources Believed To Be Reliable But Has Not Been Verified. No Warranty Or Representation, Express Or Implied, Is Made As To The Condition Of The Property (Or Properties) Referenced Herein Or As To The Accuracy Or Completeness Of The Information Contained Herein, And Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Withdrawal Without Notice, And To Any Special Listing Conditions Imposed By The Property Owner(S). Any Projections, Opinions Or Estimates Are Subject To Uncertainty And Do Not Signify Current Or Future Property Performance.

