

FOR LEASE

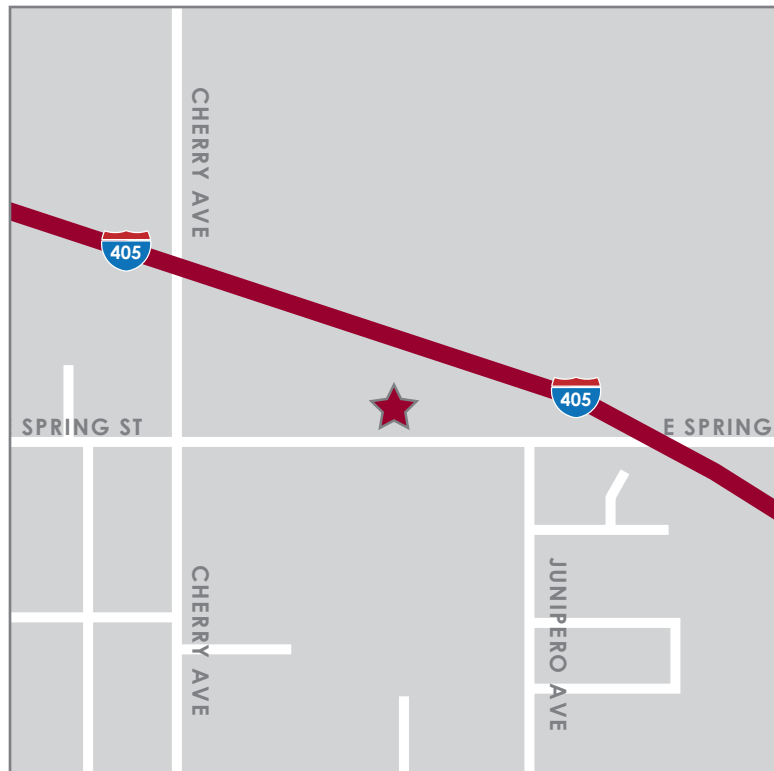
2165 E SPRING STREET  
LONG BEACH | CALIFORNIA, 90806



PROPERTY FEATURES

**AVAILABLE:** 2nd Floor - ± 4,000 SF  
**FOR LEASE:** \$2.35 PSF Modified Gross

- Podium Style Construction
- Completely Renovated in 2015
- Warm Shell Condition, ADA Updated, LED Lighting in Garage & Common Areas
- Secured Parking - 3.0/1,000 SF
- High Traffic Counts From 405 Freeway - 332,468 Cars Per Day



JEFF COBURN, CCIM, SIOR  
Principal  
BRE# 01303169  
PH: 562.354.2511  
E: jcoburn@leelalb.com

SHAUN R. McCULLOUGH, CCIM, SIOR  
Principal  
BRE# 01380928  
PH: 562.354.2517  
E: smccullough@leelalb.com

LEE & ASSOCIATES  
Los Angeles - Long Beach, Inc.  
5000 E. Spring Street, Suite 600  
Long Beach, CA 90815  
PH: 562.354.2500 | FX: 562.354.2501

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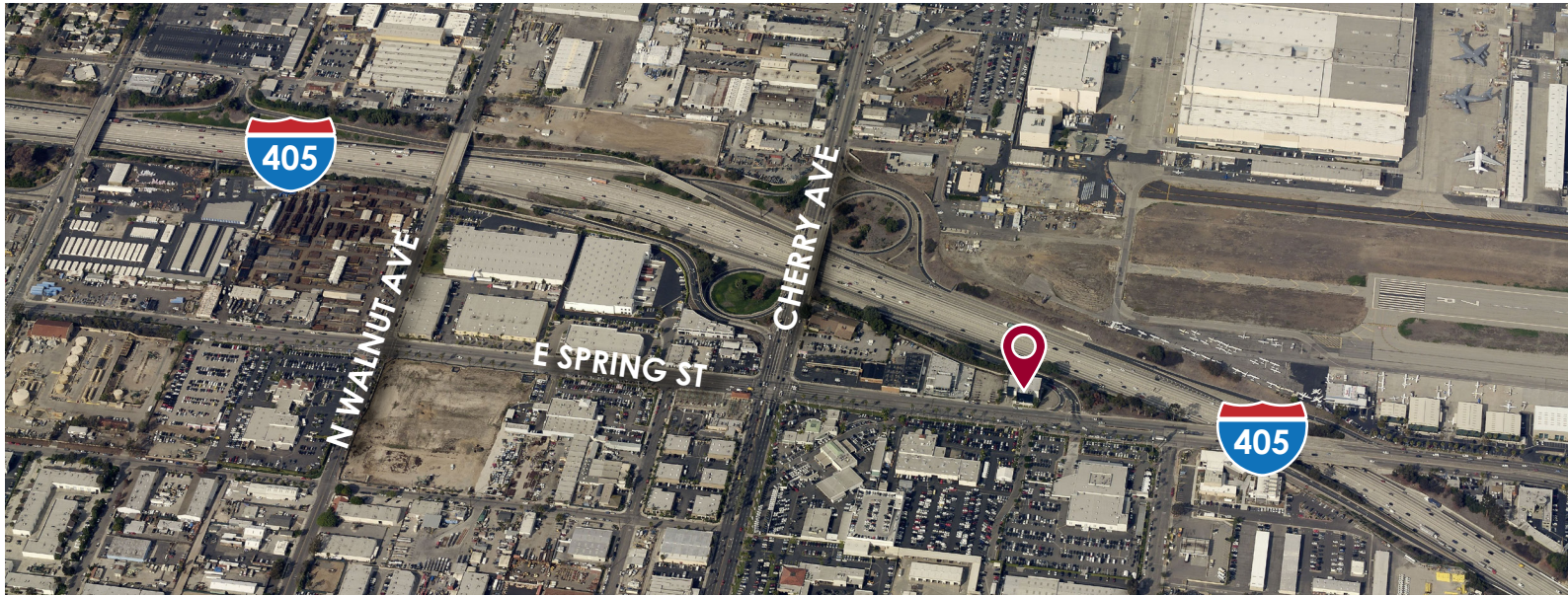
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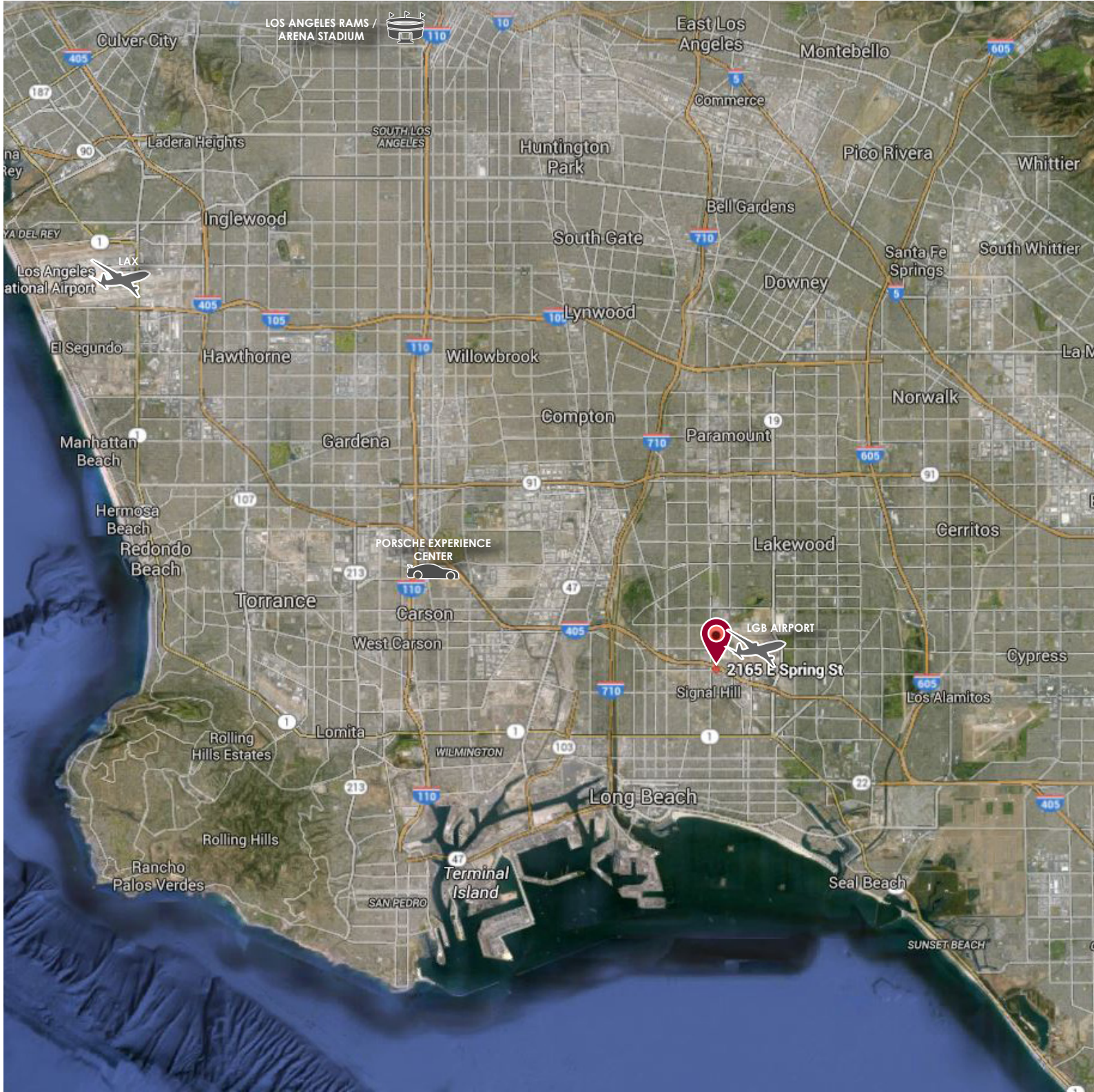
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