

FOR LEASE

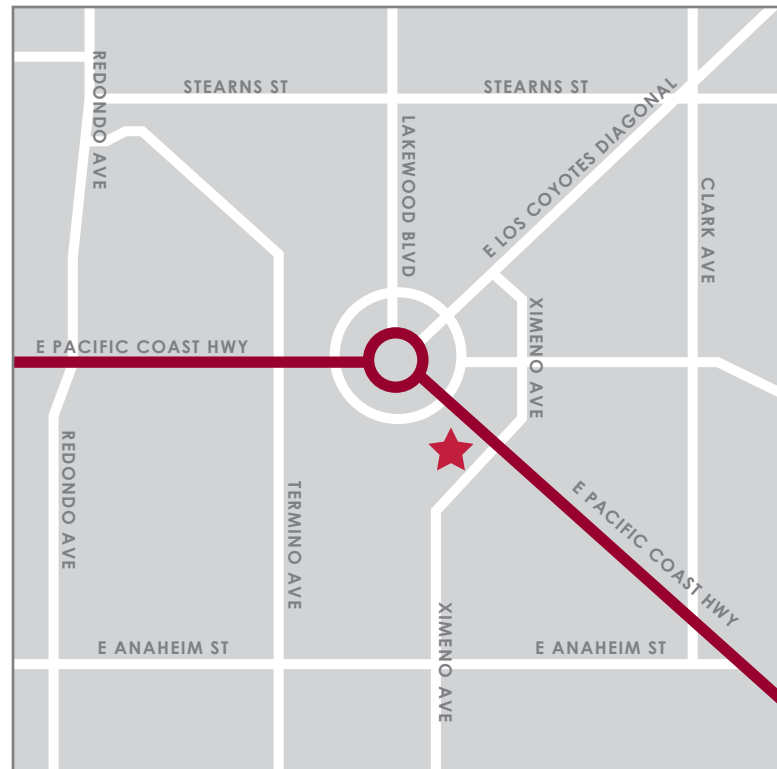
4500 & 4510 E. PACIFIC COAST HWY
LONG BEACH | CALIFORNIA, 90804



PROPERTY FEATURES

Aggressive Asking Rate: \$1.90 PSF FSG

- Excellent Location With Many Retail & Dining Amenities
- Corporate Business Park Setting
- LA Fitness On-Site
- Surface & Covered Structure Parking Available
- On-Site Security, Day Porter, and Management
- Minutes Away From 405 & 605 Freeways



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4500 E. PACIFIC COAST HWY

SUITE	SQ. FT.	SPACE DESCRIPTION
120	715	Reception, 2 Offices, IT Room
290	1,251	Server Room, 3 Private Offices, Open Area
610	6,411	Bullpen, 7 Private Offices, Conference Room, Kitchen, Server Room

4510 E. PACIFIC COAST HWY

SUITE	SQ. FT.	SPACE DESCRIPTION
200	2,006	Large Bullpen, Glass Conference, Kitchen, 1 Office
240	1,197	Reception, 2 Private Offices, Open Area, IT Closet
280	1,700	Open Area, Storage, 2 Exterior Offices, Interior Offices, Large Break Room With Sink
301	1,170	TBD
*410	7,375	TBD
*420	2,725	Bullpen, 5 Private Offices, Conference Room, Kitchen
*500	5,246	7 Offices, Conference Room, Kitchen, IT Closet, Reception Area, Large Bullpen
*550	2,205	Reception, 6 Private Offices, Open Area, IT Closet, Storage
*590	1,656	Reception, Conference Room, 4 Private Offices, Open Area
630	2,960	Reception, Bullpen, 8 Private Offices, Conference Room, Kitchen, IT Closet, Storage

* Contiguous Suites:

Suites 410, & 420 : 10,100 SF | **Suites 500, 550, & 590** : 9,107 SF

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