

CREATIVE INDUSTRIAL CONDOS **FOR LEASE**

Complete Refurbishment in 2021 | Units Range from ±4,330 - 8,751 SF

1355 ORIZABA AVE TEASER RATE: \$1.00 / SF GROSS



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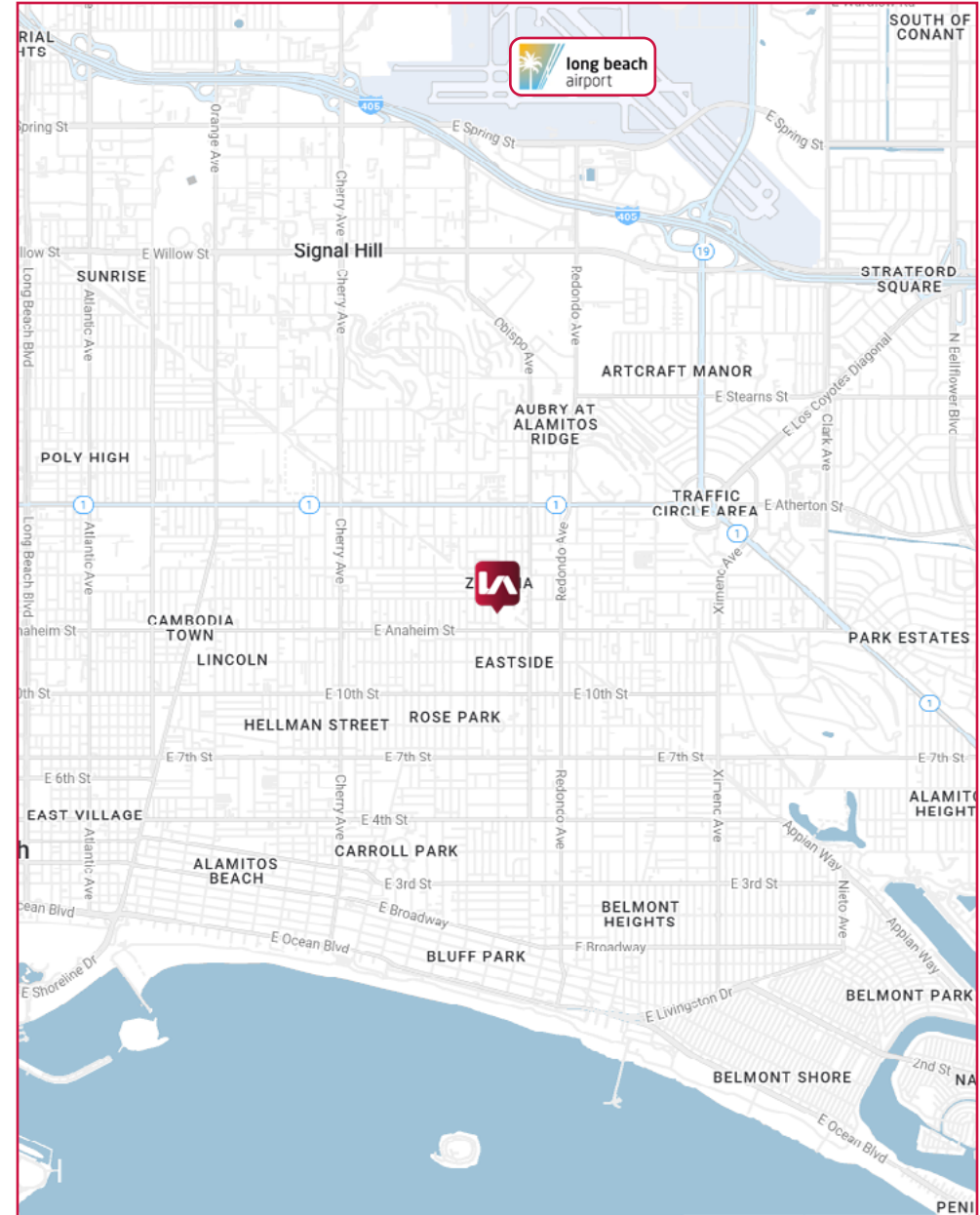
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PROPERTY HIGHLIGHTS

- **Available:**
 - 1351 Orizaba Ave - ±4,330 SF
 - 1355 Orizaba Ave - ±4,421 SF
 - Available units may be combined for a total of ±8,751 SF
- **Lease Rate:**
 - 1351 Orizaba Ave - \$1.60 / SF Gross
 - 1355 Orizaba Ave - \$1.00 / SF Gross (Teaser Rate)
- **Operating Expenses:**
 - Approximately \$0.15 / SF
- Creative Industrial and Office Suites
- Newly Constructed Office in 2021
- Up to Two (2) Ground Level Doors
- 11' - 17' Clear Height
- Long Beach Design and Artist District Location



1351 Orizaba Ave Virtual Tour

CLICK HERE

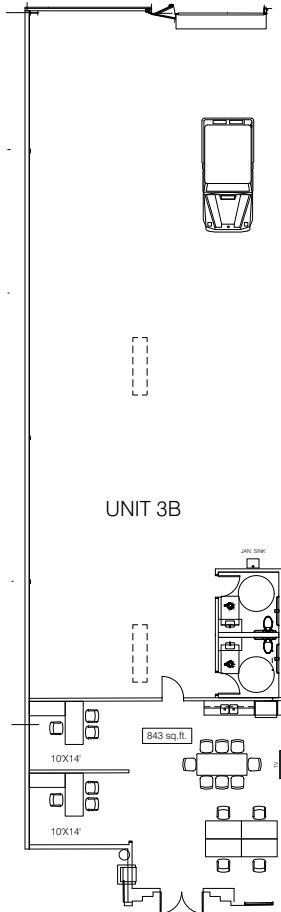


1355 Orizaba Ave Virtual Tour

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PROPERTY PLAN - 1351 ORIZABA AVE



- ±4,330 SF
- ±843 SF Office
- 1 GL Door
- 2 Restrooms

PROPERTY PHOTOS - 1351 ORIZABA AVE

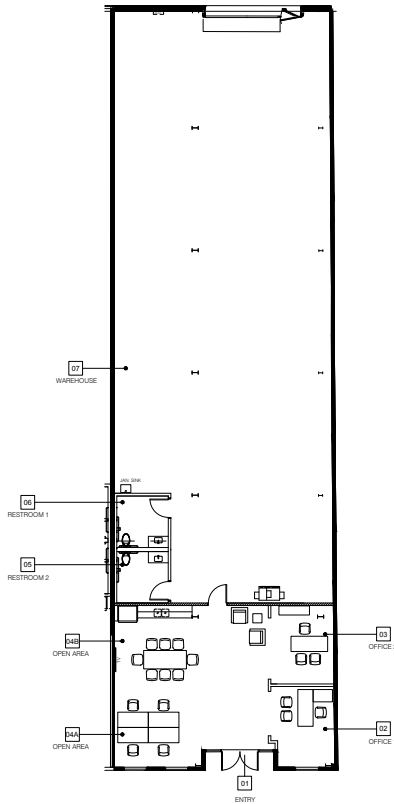


1351 Orizaba Ave Virtual Tour

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This plan and its measurements are approximate and not up to scale.
It is the responsibility of the buyer/lessor to verify the property's measurements independently.

PROPERTY PLAN - 1355 ORIZABA AVE



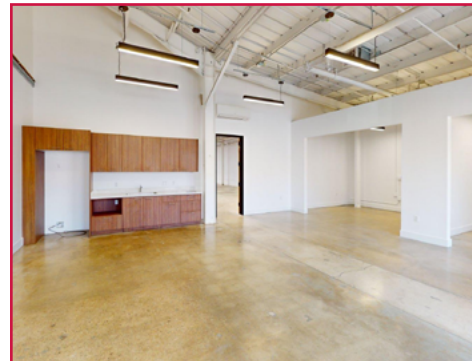
- ±4,421 SF
- ±975 SF Office
- 1 GL Door
- 2 Restrooms

1355 Orizaba Ave Virtual Tour

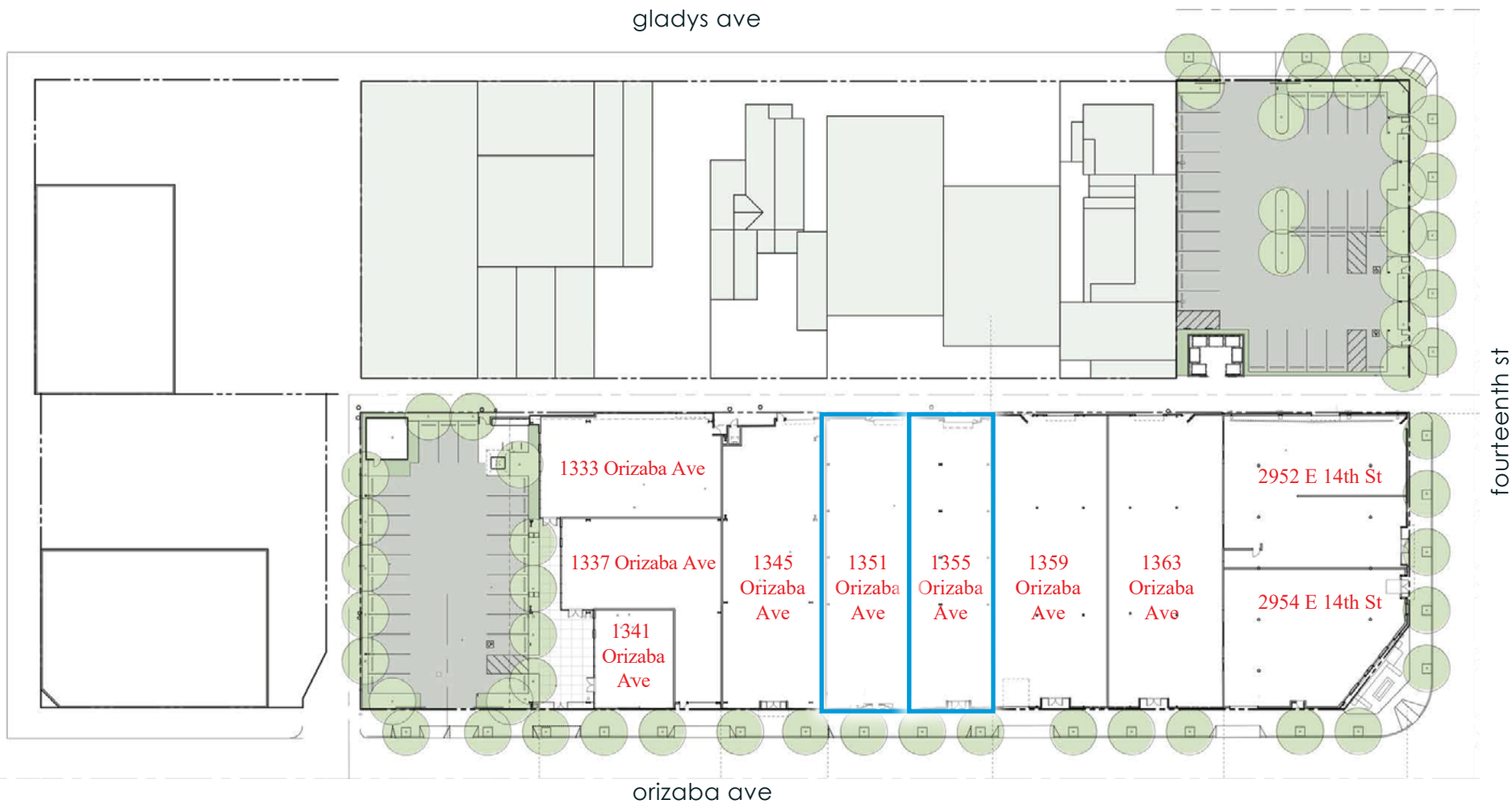
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PROPERTY PHOTOS - 1355 ORIZABA AVE



PROPERTY SITE PLAN



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