

# THE ARTS BUILDING

236 EAST 3RD STREET • LONG BEACH, CA

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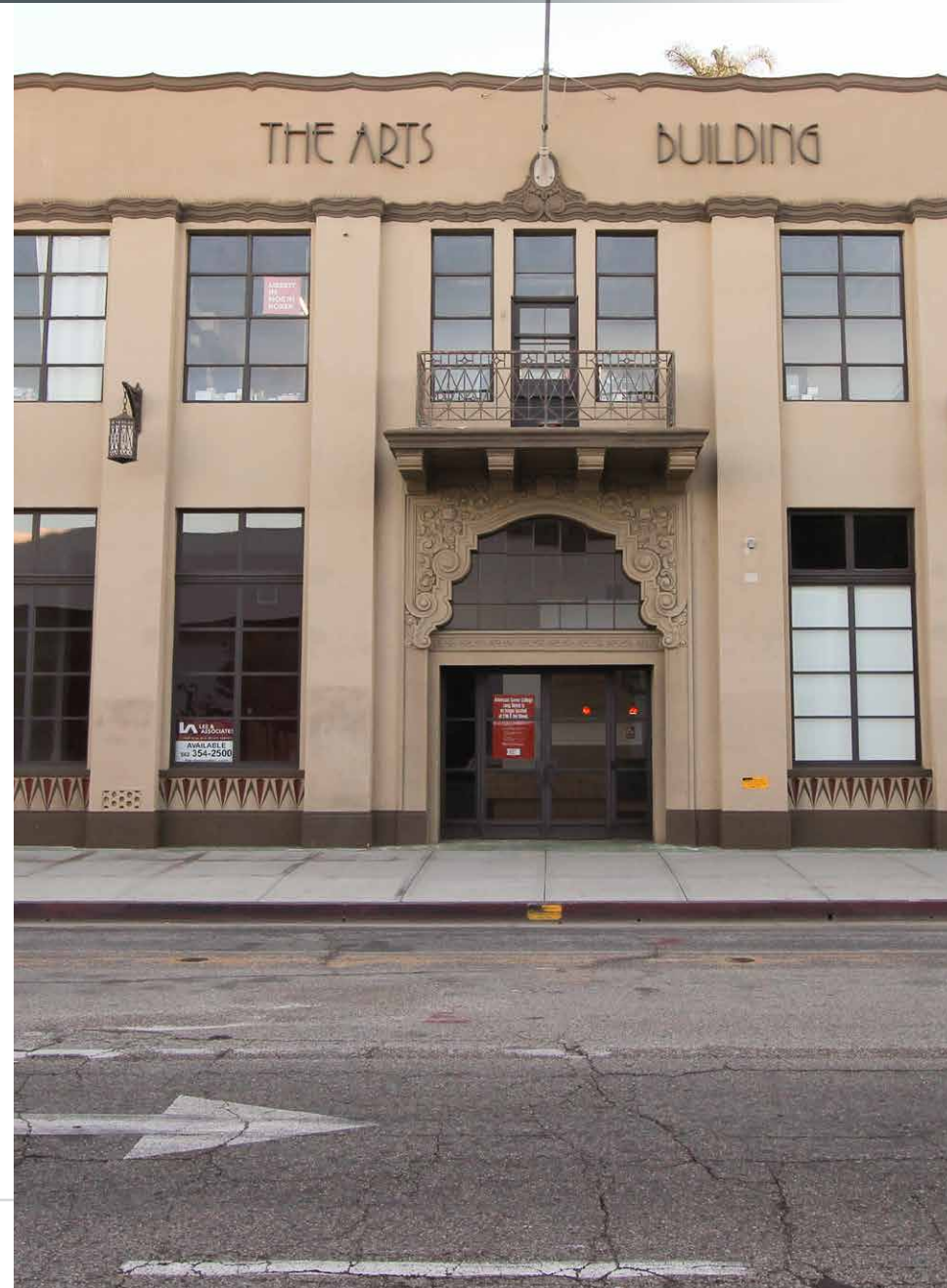
The Arts Building offers an unprecedented opportunity for creative office space in a historic Downtown Long Beach building built in 1930, once home to Sun Newspapers. It offers a unique charm with modern, creative space contrasting from its timeless Art Deco façade, which won a Long Beach Heritage Award for Restoration and Preservation. The vintage touches, concrete floors, and modern layout combine to create a highly sought-after aesthetic and office environment that's irreplaceable in Downtown Long Beach.

The property is surrounded by many amenities and new developments as Downtown Long Beach continues to evolve and flourish. Within a minute's walk, there are many eclectic restaurants, drinking establishments, fitness options, not to mention a new distillery and world renowned brewery.

## PROPERTY HIGHLIGHTS



- » 2 Stories Plus Basement With Efficient Floor Plates
- » Built in 1930 // Renovated in 2012
- » Conveniently Located Near Long Beach Promenade
- » Free 2-Hour Parking Across The Street
- » Easy Access to the 710 Freeway
- » Architectural Heritage Award Winner



## AVAILABLE FOR LEASE

### » Suite 217

±2,895 RSF • \$2.65 / SF Modified Gross

### » Suite 100B - Basement

±12,826 RSF • \$1.25 Modified Gross

## FEATURES

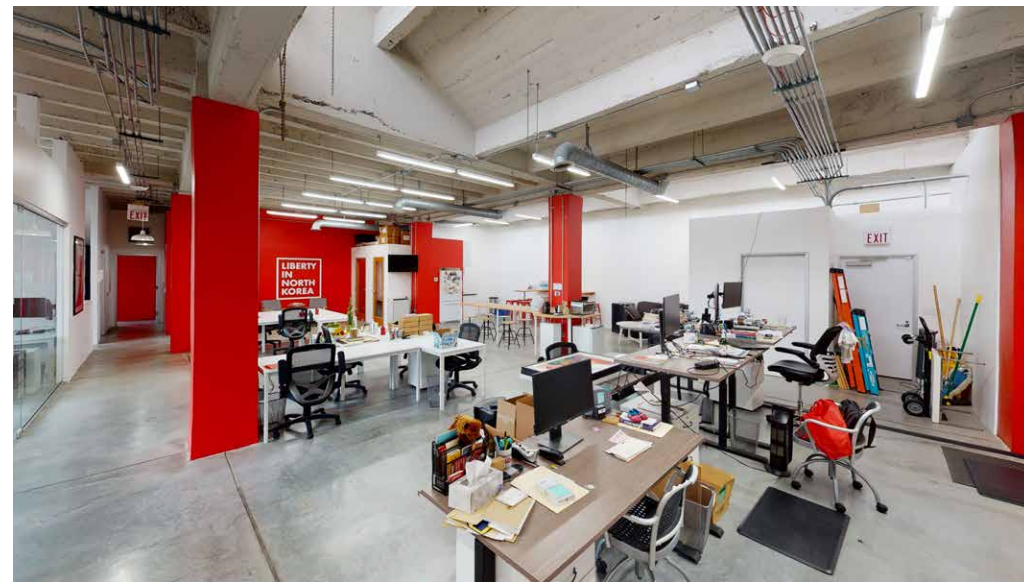
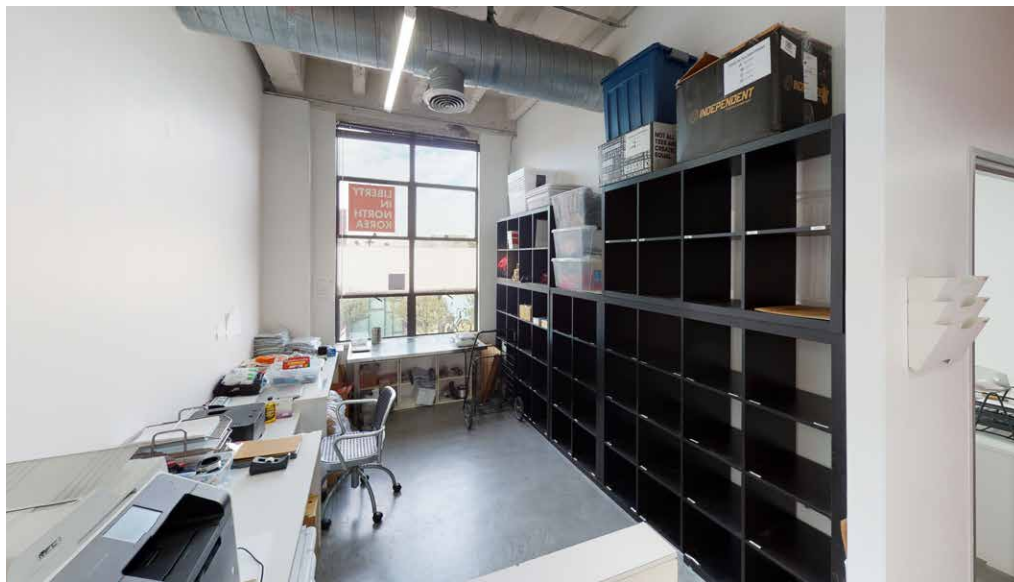
- » Creative Space with High, Exposed Ceilings
- » Large, Operable Windows Overlooking 3rd St
- » Abundant Sunlight With North-Facing Skylights
- » Ideal Location Surrounded By High-End Amenities and New Developments
- » Walk Score - "Walker's Paradise" (98)
- » Transit Score - "Excellent Transit" (78)
- » Zoning: LBPD30

236





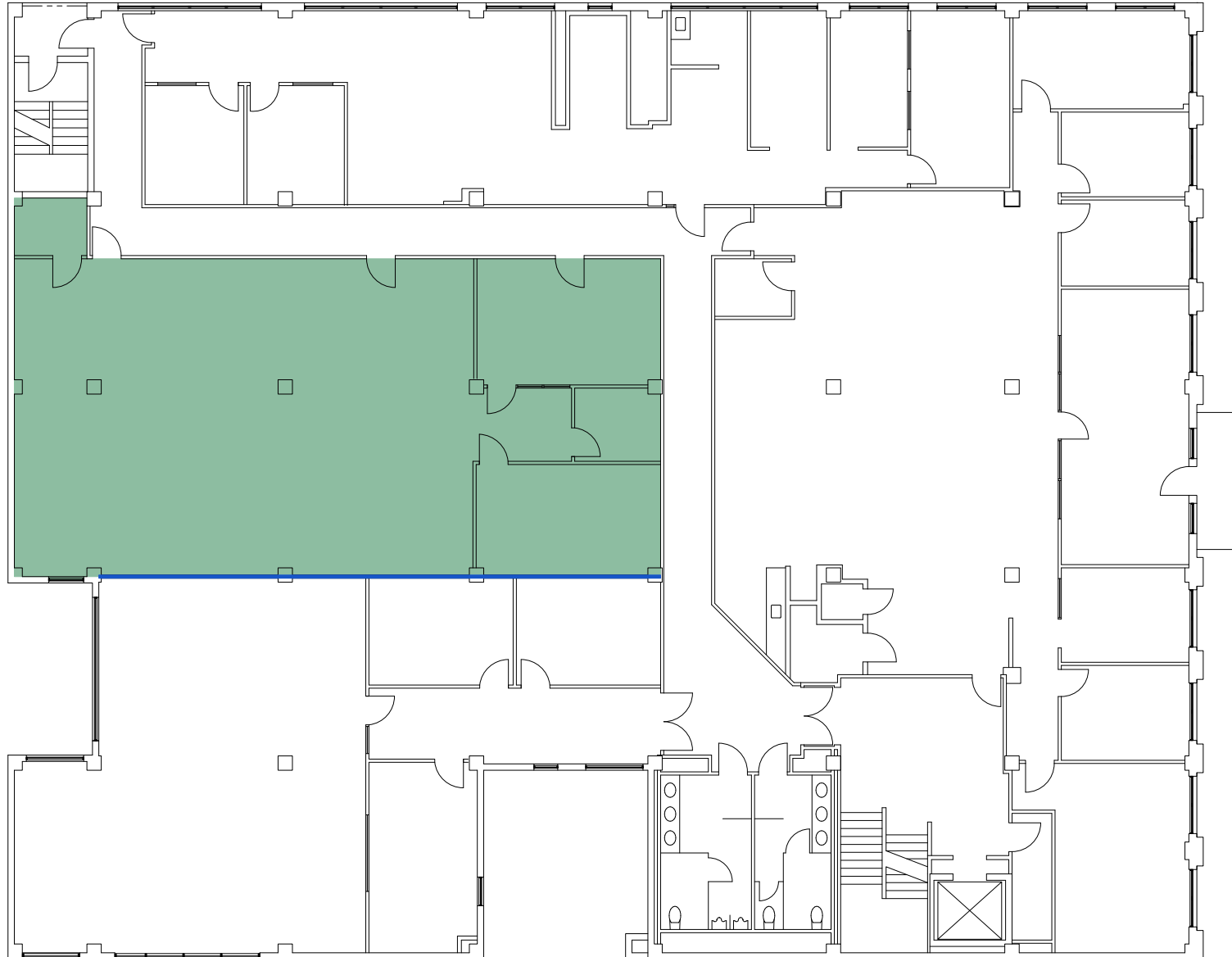
SUITE 210 PHOTOS



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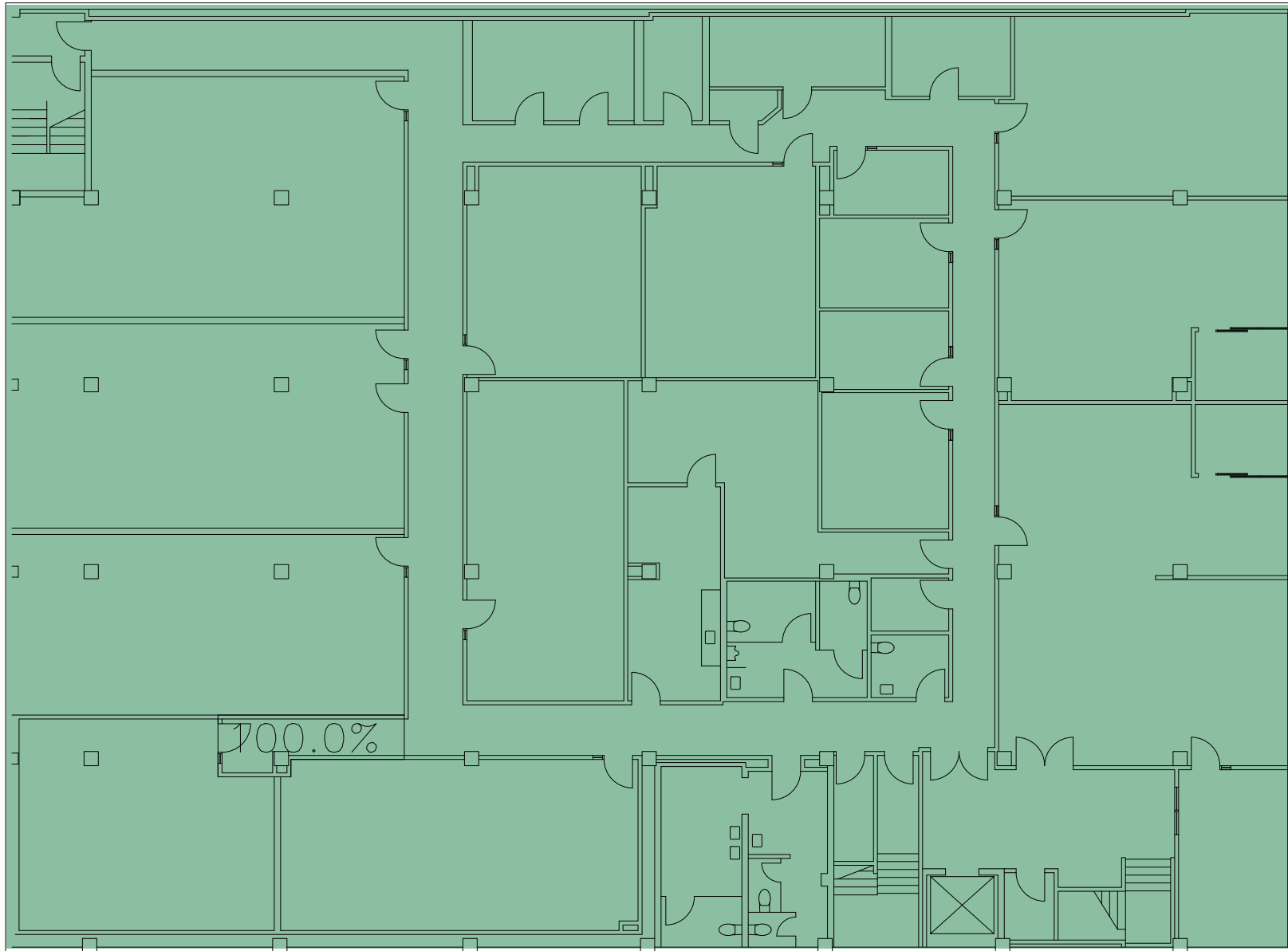
SUITE 217- FLOOR PLAN



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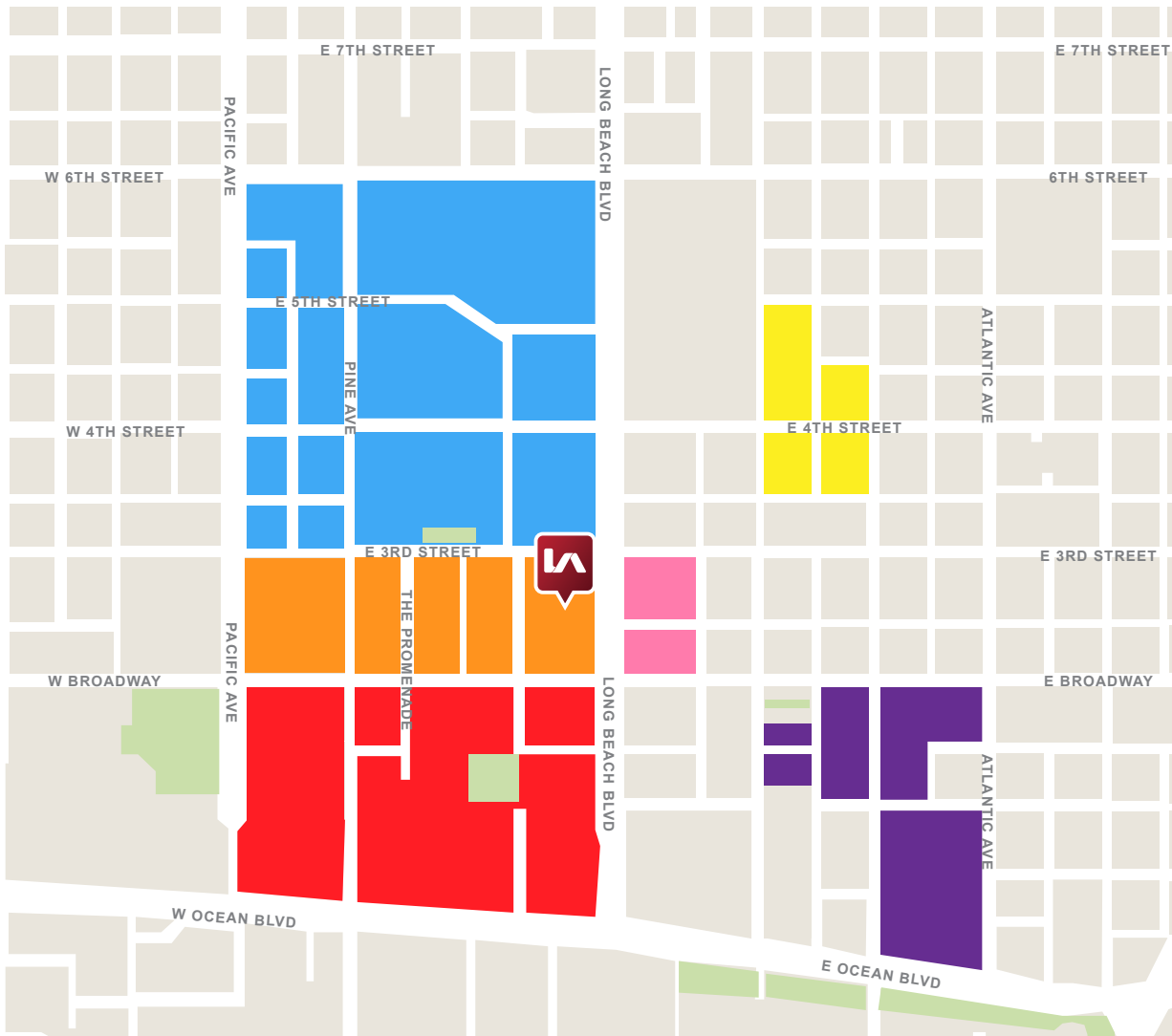
BASEMENT FLOOR PLAN



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NEARBY AMENITIES



AMENITIES

- Sake Secret
- Sushi Zenmaru
- The Pie Bar
- Fresh Kabobs
- Wingstop
- Next Door by Agaves
- Ubuntu "The Greatest Neighborhood Cafe"
- Beachwood BBQ/Proudly Serving
- Donburi Cafe
- The Ordanarie
- Rosemallows
- Sonoratown
- Fingerprints Music
- Atlantic Studio
- City Hall East
- BO-Beau
- Cafe Sevilla
- The Stave Bar
- Pinkberry
- Big Catch Seafood House
- Stinkin Crawfish of Long Beach
- Naree Thai
- 555 Steakhouse
- District Wine
- AMMATOLI Mediterranean Bites
- Loose Leaf Boba Company
- Crab Shack Express
- Rainbow Juices
- ISM Brewing & Kitchen
- Yoga 108
- Recreational Coffee
- Dog Haus
- 123 Pho
- Dolly's Delectables
- Broken Spirits Distillery
- Ahimsa Vegan Cafe
- Right Mealz
- Broadway Pizza & Grill
- Starbucks
- George's Greek Cafe
- King's Fish House
- Solita Tacos & Margaritas
- Blind Donkey
- Crème De La Crepe
- House of Hayden

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NEARBY AMENITIES



RAINBOW JUICES



RECREATIONAL COFFEE



BEER BELLY



BEACHWOOD BBQ



YOGA 108



THE ORDINARIE

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NEW DEVELOPMENTS

1. Jefferson Ocean (580 units)
2. 507 Pacific Ave (134 Units)
3. Broadway/Magnolia (141 Units)
4. OceanAire (216 Units)
5. AMLI Park Broadway (222 Units)
6. Ocean Center Building (74 Units)
7. Shoreline Gateway (315 Units)
8. 320 Alamitos (77 Units)
9. Serenade Modern Flats (95 Units)
10. The Crest (112 Units)
11. The Linden (49 Units)
12. The Alamitos (136 Units)
13. Westside Gateway (756 Units)
14. Long Beach Blvd Boutique Hotel
15. The Pacific (163 Units)
16. 825 E 7th Street (19 Units)
17. Residences at Linden (82 Units)
18. Security Pacific National Bank Building (118 Rooms)
19. The Mosaic DTLB (20 Units)
20. 437 E 5th St (18 Units)
21. Ocean View Tower (106 Units)
22. Pacific-Pine Project (271 Units) - Completed
23. 810 Pine Ave (78 Units)
24. 923 / 927 Long Beach Blvd (100 Units)
25. Pacific Lofts (36 Units)
26. 3rd & Pacific (345 units)
27. Inkwell (189 Units)
28. Aster (218 Units)
29. Broadway Block (375 Units)
30. Pine & Ocean Hotel (427 Rooms)
31. The Breakers Hotel (185 Rooms)



DEVELOPMENT PROGRESS UNDER DOWNTOWN PLAN

	RESIDENTIAL (UNITS)	OFFICE (SQ FT)	RETAIL / COMMERCIAL (SQ FT)	HOTEL (ROOMS)
Expected Growth 2012-2035	5,000	1,500,000	480,000	800
Under Construction / Approved	1,787	578,927	52,852	34
Pending	1,276	0	31,680	0
Percent Under Construction	61%	39%	18%	4%

Source: City of Long Beach, "Downtown Plan Update 2018"

Development Map

■ Completed  
■ Under Construction / Approved  
■ Proposed / Under Review



THE ARTS

BUILDING



COMMERCIAL REAL ESTATE SERVICES

## YOUR LOCAL MARKET EXPERTS.

**Sean Lieppman, CCIM**

Principal | DRE 01905266

PH: 562.354.2528 | E: [slieppman@leelalb.com](mailto:slieppman@leelalb.com)

**Noel Aguirre**

Principal | DRE 01263417

PH: 562.354.2526 | E: [naguirre@leelalb.com](mailto:naguirre@leelalb.com)

**Graham Gill**

Senior Associate | DRE 01903867

PH: 562.354.2518 | E: [grahamgill@leelalb.com](mailto:grahamgill@leelalb.com)