



# 2000 PINE



2000  
PINE

**200  
PINE**

**200 PINE // LONG BEACH, CA 90802  
OFFICE AVAILABLE FOR LEASE**



**6-Story Office Tower in the Heart  
of Downtown Long Beach**



**Within Walking Distance of  
First Class Dining, Shopping  
& Hospitality Amenities**



**Walk Score: 97/100 - "Walker's  
Paradise" & Bike Score: 87/100 -  
"Very Bikeable"**

## PROPERTY FEATURES

The 200 Pine Building has an attached 123-stall parking structure. This Long Beach office building offers steel and concrete construction and over 90% historical tenant retention since the early 1990s. This building has Class-A common area and tenant improvements which has been recently upgraded, and its retail tenants includes Agaves Kitchen & Tequila and Agaves Ultra Lounge. It is a visual landmark of Downtown Long Beach. The abundant window line is provided by a smaller floorplate, and there is top of the building monument signage available. Located in the heart of the Pine Avenue entertainment district offering numerous restaurants, Altar Society Brewing Company and shopping, this building finds itself located within 2 blocks of City Hall, Billie Jean King Public Library, George Deukmejian County Court House and the State Building (as

well as 2 blocks from new expanded Convention Center). Located on Local Downtown Transit Route (runabout shuttle every 10 minutes) and the Metro A Line is one block from building.

**Visit Our Website At: <http://www.rtlcollab.com/200pine>**

**FOR MORE INFORMATION, PLEASE CONTACT:**



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

**NOEL AGUIRRE**

Principal | DRE#: 01263417  
562.354.2526 | [naguirre@leelalb.com](mailto:naguirre@leelalb.com)

**JEFF COBURN, CCIM, SIOR**

Principal | DRE#: 01303169  
562.354.2511 | [jcoburn@leelalb.com](mailto:jcoburn@leelalb.com)





PROFESSIONALLY MANAGED BY:

**LINCOLN  
PROPERTY  
COMPANY**



200 PINE // LONG BEACH, CA 90802  
OFFICE AVAILABLE FOR LEASE

## AVAILABLE SPACES

SUITE	SQ FT	RATE	NOTES	3D TOUR
200	±3,388 RSF	\$2.50 / FS FSG	Polished Concrete Floors, 5 Private Window Line Offices, 3 In Line Offices, Collaboration Area, Kitchen Area and Open Lounge Area.	 <a href="#">Click to View!</a>
320	±1,492 RSF	\$2.55 / SF FSG	Reception + Collaboration Area, 2 Private Office, 1 Private Window Line Office, and Kitchen/Break Room	 <a href="#">Click to View!</a>
360	±1,233 RSF	\$2.40 / SF FSG	Polished Concrete Floors, 1 Private Window Line Office, 1 Private Office, Collaboration Area, and Kitchenette	 <a href="#">Click to View!</a>
515	±1,246 RSF	\$2.65 / SF FSG	Creative Office/Studio, 2 Office Line Windows, Collaboration Area, and Kitchenette/Break Area	 <a href="#">Click to View!</a>

**200  
PINE**

200 PINE // LONG BEACH, CA 90802  
OFFICE AVAILABLE FOR LEASE

COMMON AREAS // PHOTOS



Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.

FOR MORE INFORMATION, PLEASE CONTACT:

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

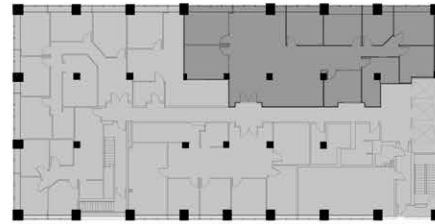
**NOEL AGUIRRE**  
Principal | DRE#: 01263417  
562.354.2526 | [naguirre@leelalb.com](mailto:naguirre@leelalb.com)

**JEFF COBURN, CCIM, SIOR**  
Principal | DRE#: 01303169  
562.354.2511 | [jcoburn@leelalb.com](mailto:jcoburn@leelalb.com)

PROFESSIONALLY MANAGED BY:

**LINCOLN  
PROPERTY  
COMPANY**

SUITE 200 // MARKETING BOARD (NOT DRAWN TO SCALE)



KEY PLAN

LEGEND

- PRIVATE OFFICE
- OPEN OFFICE
- CONFERENCE / MEETING
- BREAK ROOM



SPACE PLAN | ± 3,388 RSF



200 PINE // LONG BEACH, CA 90802  
OFFICE AVAILABLE FOR LEASE

SUITE 200 // PHOTOS



Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.

FOR MORE INFORMATION, PLEASE CONTACT:



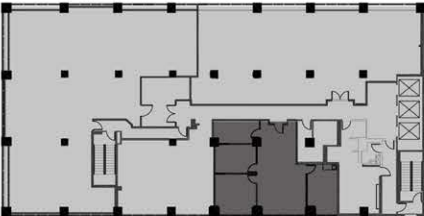
**NOEL AGUIRRE**  
Principal | DRE#: 01263417  
562.354.2526 | [naguirre@leelalb.com](mailto:naguirre@leelalb.com)

**JEFF COBURN, CCIM, SIOR**  
Principal | DRE#: 01303169  
562.354.2511 | [jcoburn@leelalb.com](mailto:jcoburn@leelalb.com)

PROFESSIONALLY MANAGED BY:



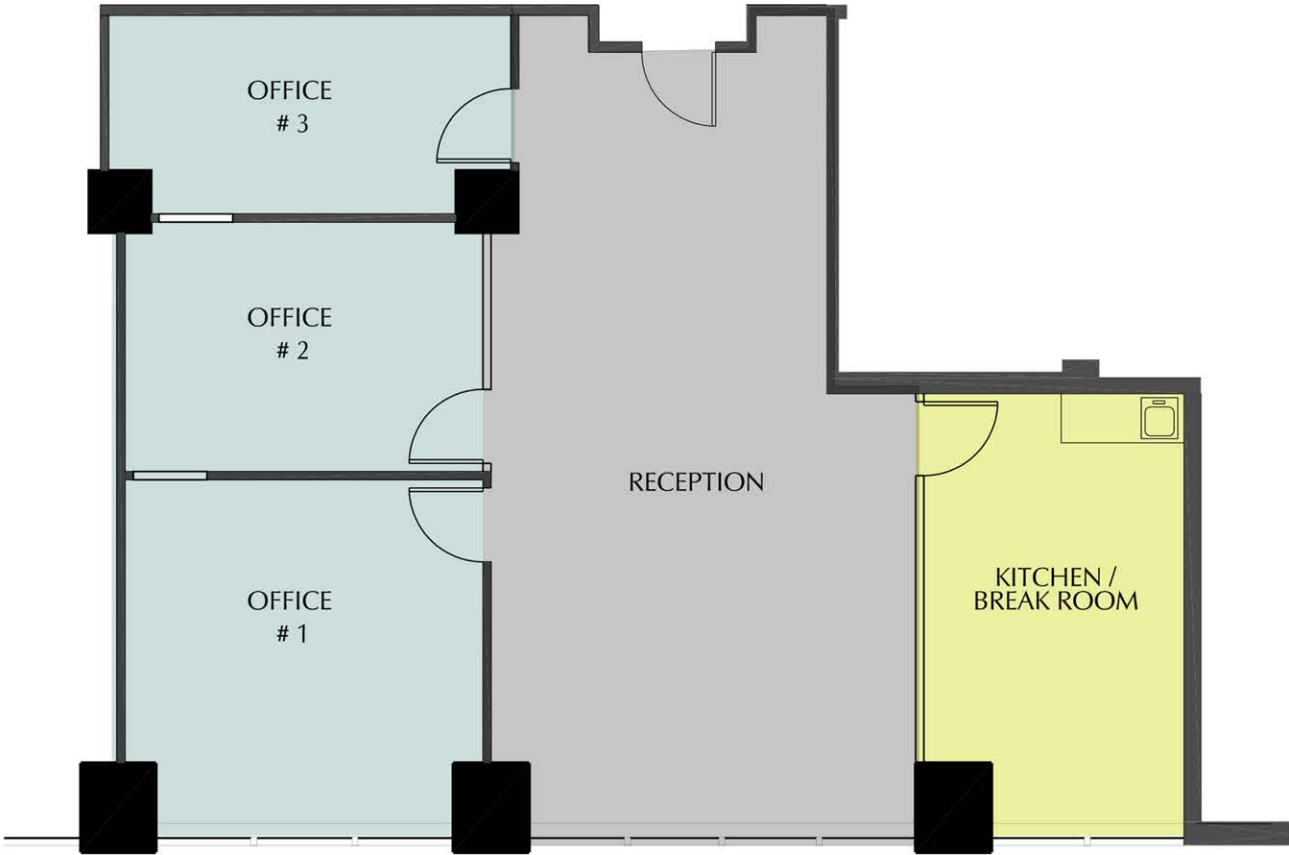
SUITE 320 // MARKETING BOARD (NOT DRAWN TO SCALE)



KEY PLAN

LEGEND

- PRIVATE OFFICE
- OPEN OFFICE
- CONFERENCE / MEETING
- BREAK ROOM
- RECEPTION / WAITING



SPACE PLAN | ±1,492 RSF



200 PINE // LONG BEACH, CA 90802  
OFFICE AVAILABLE FOR LEASE

SUITE 320 // PHOTOS



Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.

FOR MORE INFORMATION, PLEASE CONTACT:



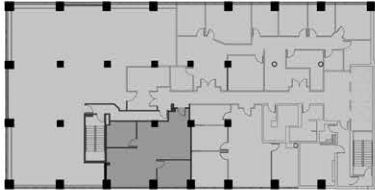
**NOEL AGUIRRE**  
Principal | DRE#: 01263417  
562.354.2526 | [naguirre@leelalb.com](mailto:naguirre@leelalb.com)

**JEFF COBURN, CCIM, SIOR**  
Principal | DRE#: 01303169  
562.354.2511 | [jcoburn@leelalb.com](mailto:jcoburn@leelalb.com)

PROFESSIONALLY MANAGED BY:



SUITE 360 // MARKETING BOARD (NOT DRAWN TO SCALE)



KEY PLAN

- LEGEND
- PRIVATE OFFICE
  - OPEN OFFICE
  - CONFERENCE / MEETING
  - BREAK ROOM



SPACE PLAN | ±1,233 RSF

**200  
PINE**

200 PINE // LONG BEACH, CA 90802  
OFFICE AVAILABLE FOR LEASE

SUITE 360 // PHOTOS



Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.

**FOR MORE INFORMATION, PLEASE CONTACT:**

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

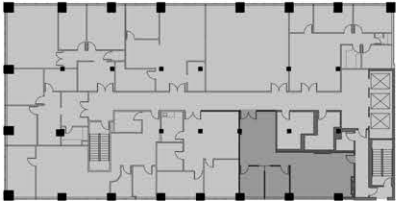
**NOEL AGUIRRE**  
Principal | DRE#: 01263417  
562.354.2526 | [naguirre@leelalb.com](mailto:naguirre@leelalb.com)

**JEFF COBURN, CCIM, SIOR**  
Principal | DRE#: 01303169  
562.354.2511 | [jcoburn@leelalb.com](mailto:jcoburn@leelalb.com)

PROFESSIONALLY MANAGED BY:

**LINCOLN  
PROPERTY  
COMPANY**

SUITE 515 // MARKETING BOARD (NOT DRAWN TO SCALE)



KEY PLAN

- LEGEND
- PRIVATE OFFICE
  - OPEN OFFICE
  - CONFERENCE / MEETING
  - BREAK ROOM
  - RECEPTION / WAITING



SPACE PLAN | ±1,246 RSF

**200  
PINE**

200 PINE // LONG BEACH, CA 90802  
OFFICE AVAILABLE FOR LEASE

SUITE 515 // PHOTOS



Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.

FOR MORE INFORMATION, PLEASE CONTACT:

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**NOEL AGUIRRE**  
Principal | DRE#: 01263417  
562.354.2526 | [naguirre@leelalb.com](mailto:naguirre@leelalb.com)

**JEFF COBURN, CCIM, SIOR**  
Principal | DRE#: 01303169  
562.354.2511 | [jacoburn@leelalb.com](mailto:jcoburn@leelalb.com)

PROFESSIONALLY MANAGED BY:

**LINCOLN  
PROPERTY  
COMPANY**



- Next Door by Agaves
  - Ubuntu
  - ISM Brewing
  - Sonora Town
  - El Viejon
  - Rise Juice
  - Beachwood Blendery
  - Yoga 108
  - Recreational Coffee
  - Dog Haus
  - 123 Pho
  - Doly's Delectables
  - The Carvery
  - Baby Bros Pizza
  - Altar Society Brewing Company
- 
- Broken Spirits Distillery
  - Toma
  - Zen Maru
  - The Pie Bar
  - Fresh Kabobs
  - Wingstop
  - AMMATOLI Mediterranean Bites
  - Loose Leaf Boba Company
  - Homayera
- 
- BO-Beau
  - Cafe Sevilla
  - King's Fish House
  - The Stave Bar
  - Pinkberry
  - Big Catch Seafood House
  - Broadway Pizza & Grill
  - L'Opera
- 
- Naree Thai
  - 555 Steakhouse
  - District Wine
  - Blind Donkey
  - Crème De La Crepe
  - House of Hayden
- 
- City Hall East
- 
- Right Mealz
  - Fingerprints Music
  - Atlantic Studio
  - Higher Taste



**FOR MORE INFORMATION, CONTACT YOUR LOCAL MARKET EXPERTS:**

**NOEL AGUIRRE**

Principal | DRE#: 01263417

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

**JEFF COBURN, CCIM, SIOR**

Principal | DRE#: 01303169

T: 562.354.2511 | E: [jacoburn@leelalb.com](mailto:jcoburn@leelalb.com)