

OFFICE FOR LEASE
EAST VILLAGE ARTS DISTRICT

LONG BEACH
CALIFORNIA

CREATIVE OFFICE • LEASING OPPORTUNITY

408 East 1st Street

*Four boutique creative suites above ground-floor retail
in the heart of Downtown Long Beach.*

AVAILABLE

4 Suites

SIZE RANGE

819 – 1,926 SF

LEASE TYPE

Full Service Gross



A landmark corner building in Long Beach's East Village Arts District — now offering four distinctive second-floor creative suites above an active retail base.

408 East 1st Street sits at the cultural center of Downtown Long Beach, surrounded by independent galleries, cafés, restaurants and boutiques. The second floor delivers character-rich workspace — exposed brick, timber-beam ceilings and oversized windows — ideal for studios, creative agencies, wellness and professional users.

Suites are offered on flexible Full Service Gross terms, with availabilities ranging from an 819 SF private office to a 1,926 SF creative loft with floor-to-ceiling windows, a private kitchenette and restroom. All are steps from the Metro A Line and minutes to the 710 Freeway.

4,832	4	2nd	FSG
TOTAL AVAILABLE SF	CREATIVE SUITES	FLOOR · ABOVE RETAIL	LEASE STRUCTURE

PROPERTY HIGHLIGHTS

- Second-floor offices above ground-floor retail
- Hard corner in the East Village Arts District
- Walk to restaurants, galleries, shops & coffee
- Close proximity to the 710 Freeway
- Private restrooms & kitchenettes in select suites

PROPERTY FACTS

ADDRESS	CITY
408 E 1st Street	Long Beach, CA 90802
SUBMARKET	ZONING
East Village Arts	LBPD30
FLOOR	LEASE TYPE
Second	Full Service Gross

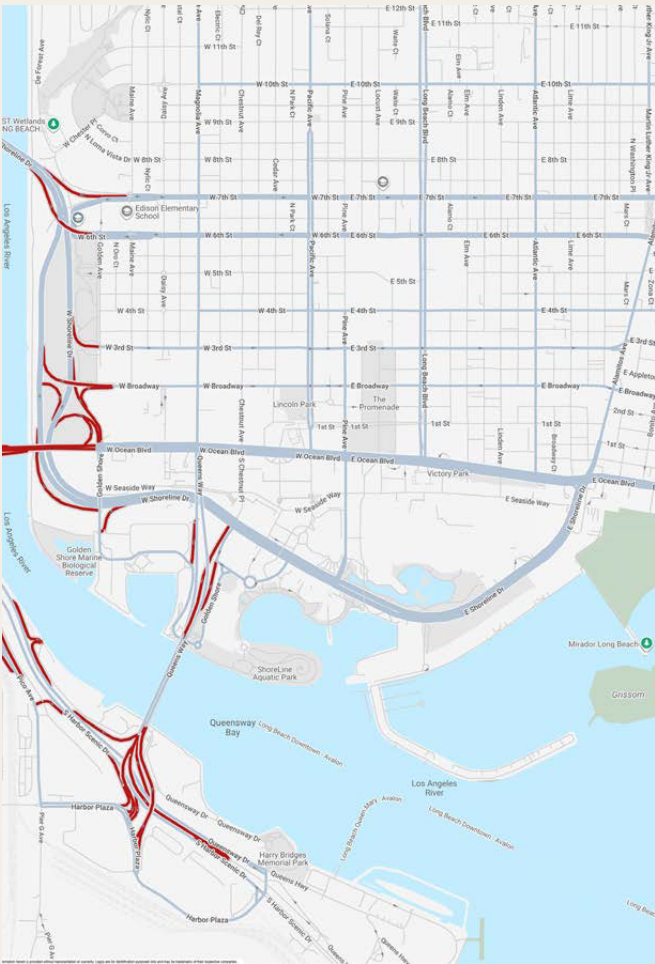
The East Village Arts District

Long Beach's most walkable creative neighborhood — a dense, pedestrian-friendly grid of galleries, music venues, cafés and independent retail just blocks from the waterfront.

Tenants enjoy immediate access to first-floor retail, street parking and the Metro A (Blue) Line, with Downtown's employment base, the Convention Center and Shoreline Village all within a short walk.

IN THE NEIGHBORHOOD

- Steps to 1st Street dining & nightlife
- 5 min to Shoreline Village & the waterfront
- Direct access to the 710 Freeway
- Metro A Line · Downtown Long Beach Station



DOWNTOWN LONG BEACH & THE 710 CORRIDOR

710

FREEWAY · CLOSE PROXIMITY

Metro A

BLUE LINE · WALKABLE

1st St

DINING · GALLERIES · COFFEE

Four suites, one address.

From a private 819 SF office to a 1,926 SF creative loft — all offered on Full Service Gross terms and available now.

SUITE	SIZE	RATE · PSF/MO	MONTHLY · FSG	STATUS
201	1,926 SF Creative loft · windows · kitchenette · restroom	\$1.90	\$3,659	AVAILABLE
202	1,200 SF Private restroom · closet / break room	\$1.90	\$2,280	AVAILABLE
204–206	819 SF Combined suite · closet / storage	\$1.80	\$1,474	AVAILABLE
208	887 SF Corner suite · windows · storage	\$1.75	\$1,552	AVAILABLE



COMMON TO ALL SUITES

- Full Service Gross — utilities & common areas included
- Exposed brick & timber-beam character
- Ground-floor retail & street parking below
- Flexible terms · available immediately

FEATURED SUITE

±1,926 SF

UNIT 201 • CREATIVE LOFT

The Loft

Floor-to-ceiling windows, timber ceilings & a private kitchenette.

SIZE

1,926 SF

RATE

\$1.90 FSG

MONTHLY

\$3,659

RESTROOM

Private



An open creative loft with rare character.

Unit 201 is the building's signature space — a wide-open studio wrapped in floor-to-ceiling windows that overlook 1st Street, with a juliet balcony and abundant afternoon light.

Exposed timber-beam ceilings, spiral ductwork and original brick give the suite a true creative-loft feel, while a private kitchenette and restroom make it turnkey for a studio, agency or boutique team.

SUITE FEATURES

- Floor-to-ceiling windows & juliet balcony
- Exposed timber ceilings & spiral ductwork
- Private kitchenette · full-size refrigerator, sink & cabinetry
- Designer tile, polished floors & private restroom

Suite	201
Rentable Area	1,926 SF
Lease Rate	\$1.90 PSF/Mo
Monthly · FSG	\$3,659
Configuration	Open Loft
Kitchenette	Yes
Restroom	Private

FLOOR PLAN

An open creative loft — no interior demising walls. Configure the full ±1,926 SF to suit.



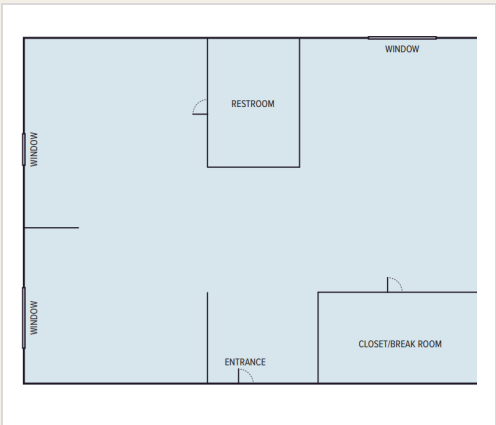
Bright, finished office with a private restroom.

A turnkey 1,200 SF suite combining open work areas with floor-to-ceiling street windows, exposed brick and warm wood floors — plus a private restroom and dedicated closet / break room. Fully built-out and move-in ready.

SUITE FEATURES

- Private restroom & vanity
- Exposed brick feature wall
- Floor-to-ceiling street windows
- Closet / break room & wood floors

Suite	202
Rentable Area	1,200 SF
Lease Rate	\$1.90 PSF/Mo
Monthly · FSG	\$2,280
Restroom	Private
Status	Available Now



OPEN WORK AREA · PRIVATE RESTROOM · FLOOR PLAN (±1,200 SF)



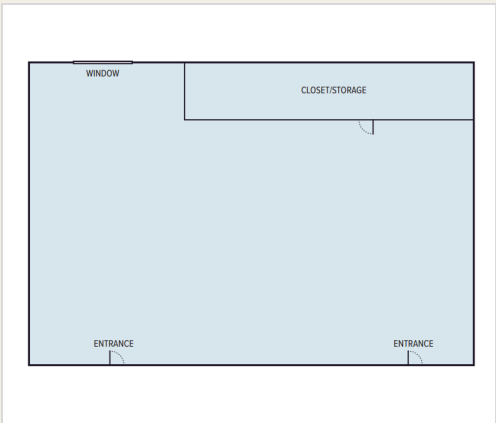
A combined creative suite with real personality.

Suites 204 and 206 combine into a single 819 SF space — a bold op-art mural wall, a private window office and a light-filled open area with new wood-style floors throughout. Two entrances and dedicated storage make it flexible for a small team or studio.

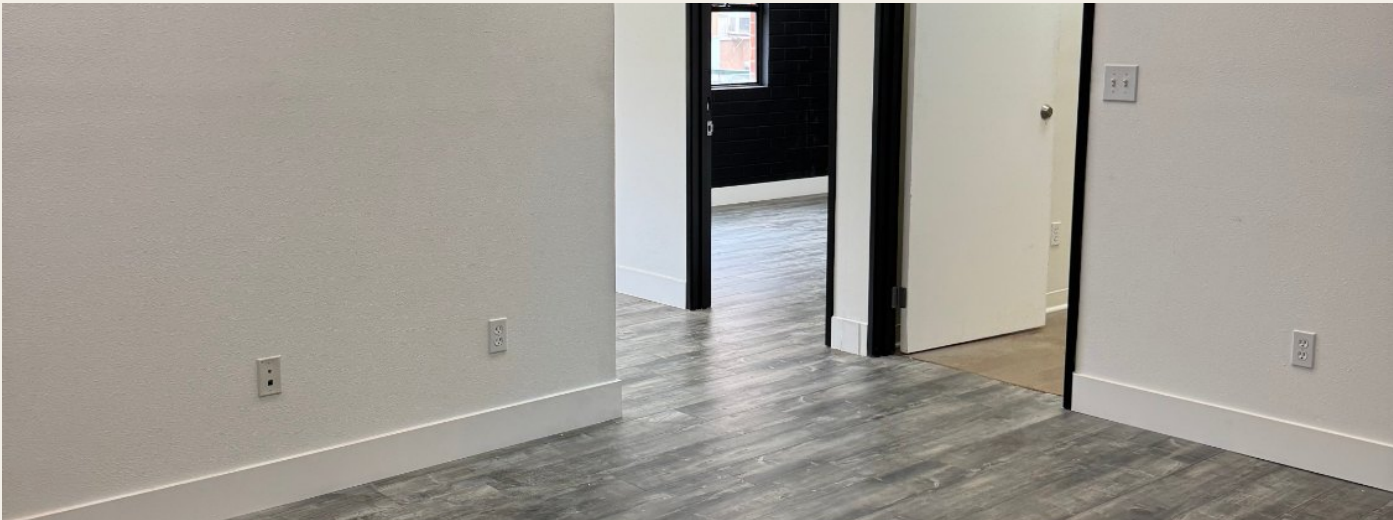
SUITE FEATURES

- Statement op-art mural wall
- Private window office · black accent wall
- Two private entrances & storage
- New wood-style floors throughout

Suite	204 – 206
Rentable Area	819 SF
Lease Rate	\$1.80 PSF/Mo
Monthly · FSG	\$1,474
Entrances	Two
Status	Available Now



OPEN AREA · PRIVATE WINDOW OFFICE · FLOOR PLAN (±819 SF)



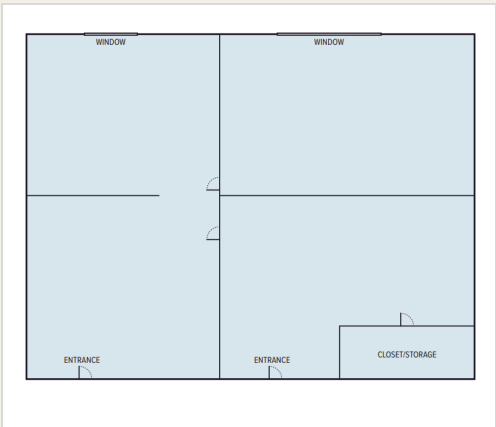
A light-filled corner office with bold accents.

An 887 SF corner suite with two private entrances, dramatic black-brick accent walls, a sunlit window office and new wood-style floors throughout — flexible, move-in-ready space above the building’s ground-floor retail.

SUITE FEATURES

- Two private entrances · corner exposure
- Black-brick accent walls
- Sunlit window office & storage
- New wood-style floors throughout

Suite	208
Rentable Area	887 SF
Lease Rate	\$1.75 PSF/Mo
Monthly · FSG	\$1,552
Entrances	Two
Status	Available Now



WINDOW OFFICE · BLACK-BRICK ACCENTS · FLOOR PLAN (±887 SF)

SCHEDULE A TOUR

Let's find your space at 408.

For availability, tours and lease terms, contact the exclusive leasing team.

JP Gormly

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