

FOR SALE

3,320 SF Professional Office Condo in Downtown Long Beach



333 WEST BROADWAY, STE. 101

L O N G B E A C H , C A L I F O R N I A 9 0 8 0 2

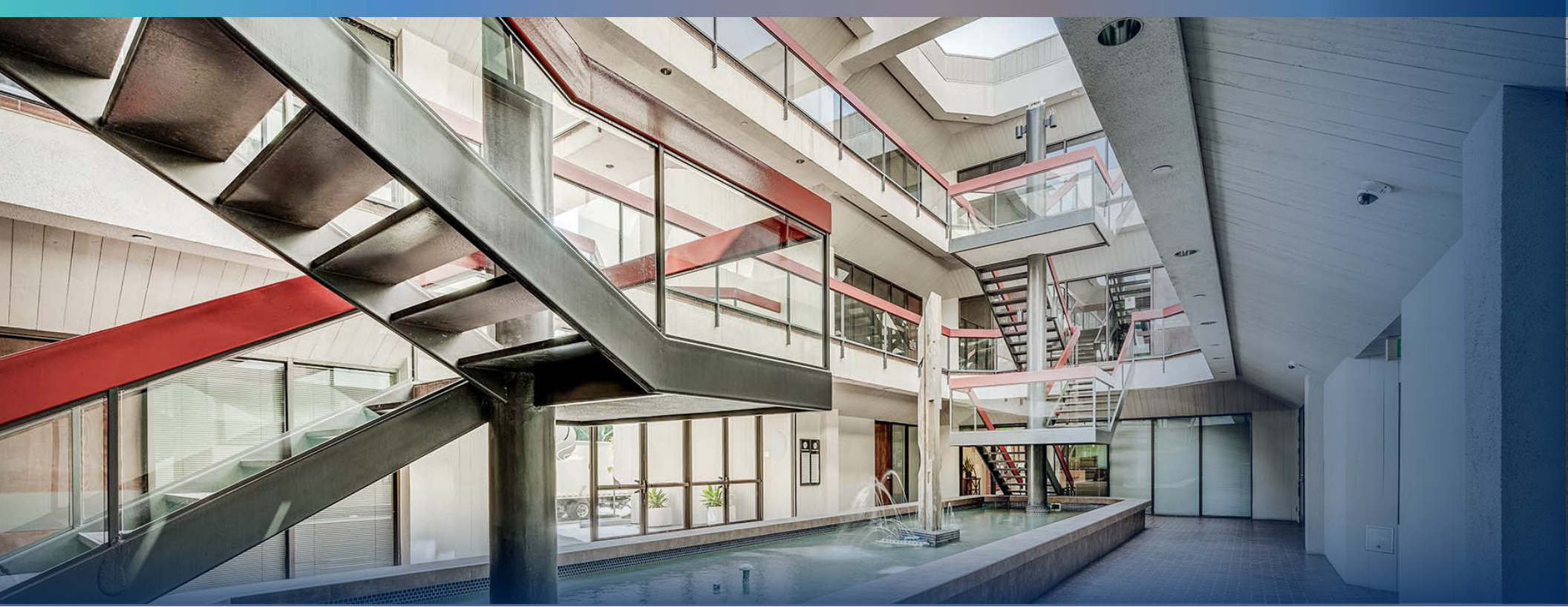
LISTING AGENTS: Sheva Hosseinzadeh | Principal | DRE# 01922147 | sheva@cbcblair.com

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**COLDWELL BANKER
COMMERCIAL**
BLAIR



333 WEST BROADWAY #101

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AVAILABLE:	3,320 SF
ASKING PRICE:	\$1,000,000 (\$301 PSF)
HOA FEE:	\$1,846/per month
BUILDING SIZE:	30,662 SF
LOT SF:	24,526 SF
ZONING:	LBPD30
APN:	7280-023-019

HIGHLIGHTS:

- Located in the heart of Downtown Long Beach
- Walking distance to various restaurant amenities, Pine Avenue, Deukmejian courthouse, City Hall, and Police Station
- Minutes to 710 Freeway
- Well maintained building with onsite property manager
- Multi-level gated parking structure with 11 dedicated parking stalls (#13,14, 25-29, 32-35) plus guest parking
- One of only two office condos available for sale in downtown Long Beach
- Great office for attorneys or professionals alike!

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PROPERTY DESCRIPTION

Coldwell Banker Commercial BLAIR is pleased to list the office condominium located at 333 West Broadway Ave Suite #101 in Long Beach. The subject property is approximately 3,320 square feet with a bonus patio area that is not included in the SF. This ground floor office condo is in the heart of downtown Long Beach and is within walking distance to the Deukmejian courthouse, City Hall, Port building, and Pine Avenue restaurants. This unit also comes with eleven (11) designated parking spaces located in the onsite gated parking garage. The building is well maintained with an on- site property manager. This property is in an ideal location for an attorney or office professionals alike.

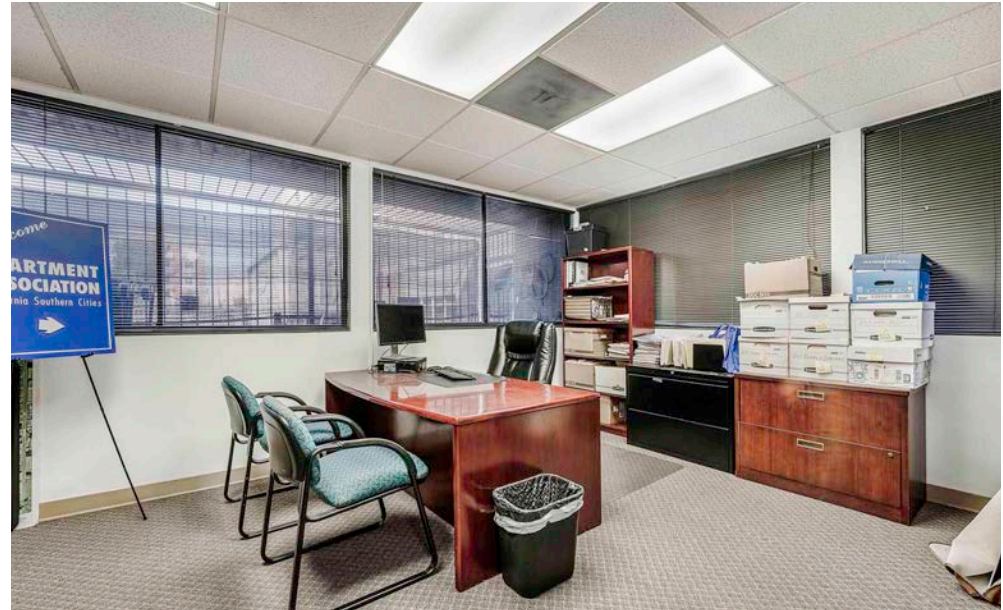
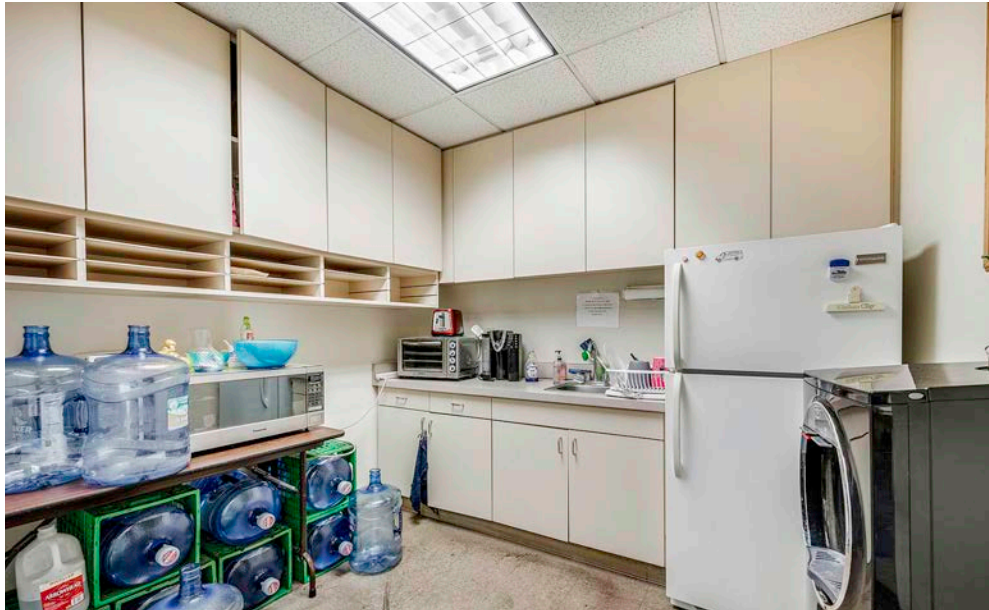
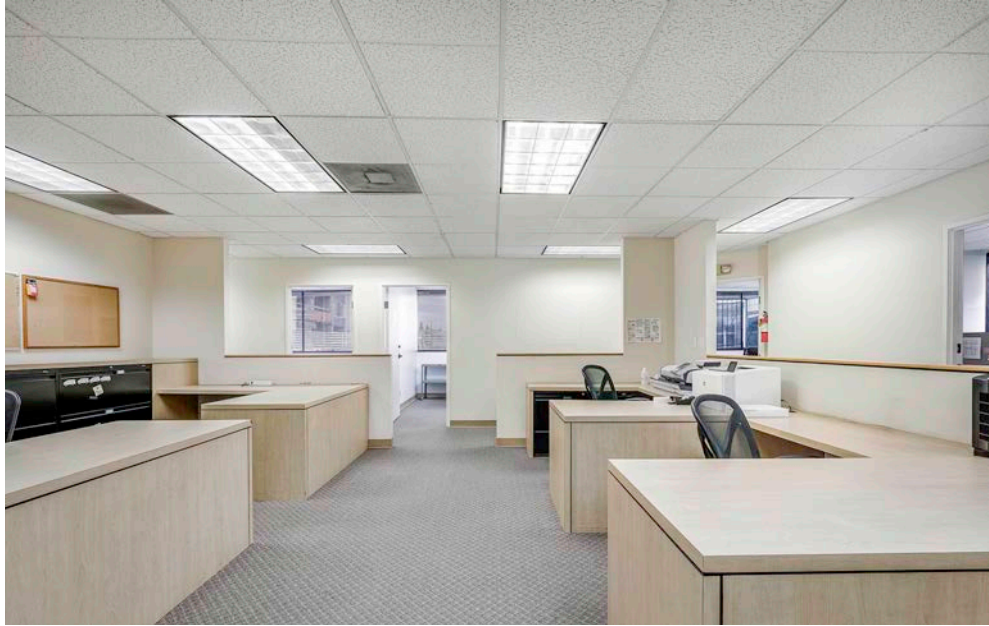
ZONING

The property is zoned LBP30 which is within the boundary of the Downtown Plan Area. The roots of this document were formed in a highly social “visioning process” that began in 2006 with the volunteer efforts of a Visioning Committee and input received through public workshops. This initial process resulted in a message that combined words and imagery to convey what the future might of downtown Long Beach would look like. This visioning provided a necessary foundation for the Downtown Plan and, as a reference to that important foundational work. Going forward, the document will exist as the formal policy document to be used by City Staff daily to (1) keep true to the community’s vision, and (2) provide specific standards and guidelines to reference when working with developers. Allowable uses in the plan would include mixed-use requirements by right as well as retail uses such as restaurants, outdoor dining, business support services, and basic professional and personal services.



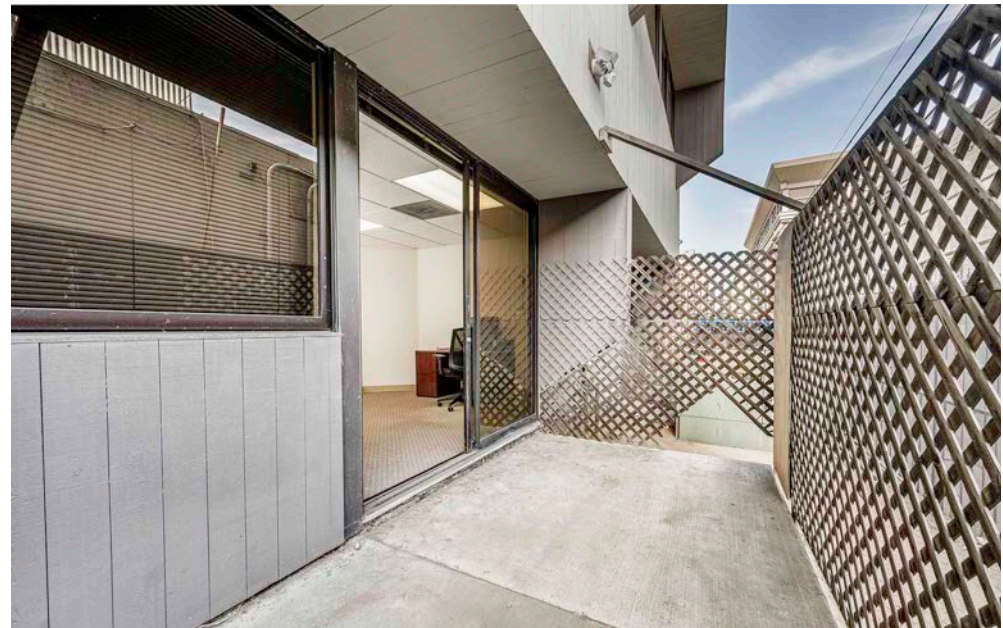
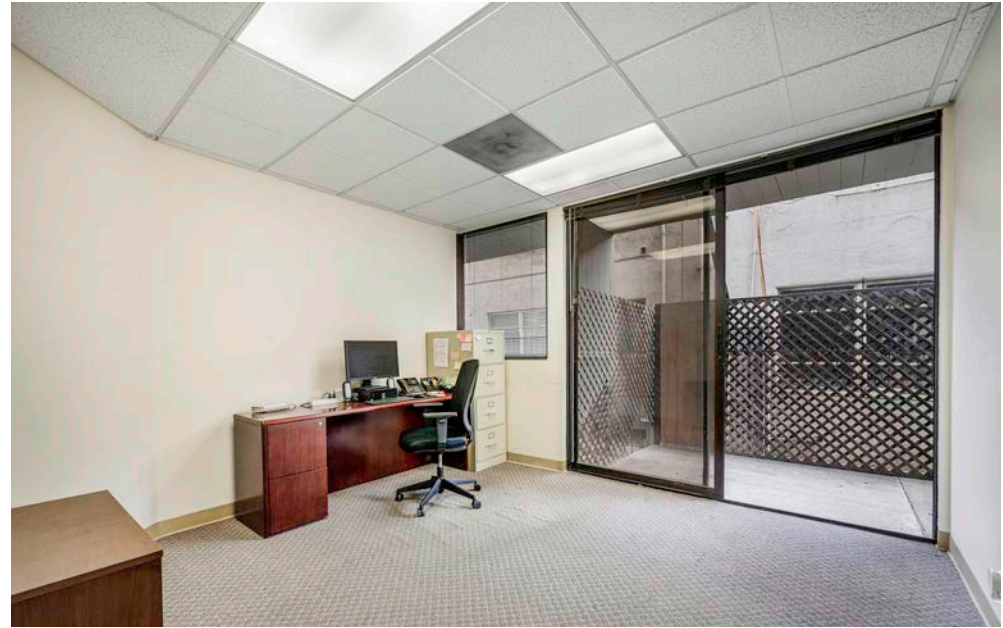
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I N T E R I O R P H O T O S



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I N T E R I O R P H O T O S



NEW LOCAL DEVELOPMENT



LOCAL RETAIL MAP

D O W N T O W N L O N G B E A C H

