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JUST LISTED!

2650 ELM AVENUE

LONG BEACH, CA 90806

2650 ELM AVENUE
LONG BEACH, CA

27TH STREET



LONG BEACH BLVD

ATLANTIC AVE.



COLDWELL BANKER
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2650 ELM AVENUE

L O N G B E A C H , C A L I F O R N I A 9 0 8 0 6

AVAILABLE:

Unit #317 - 319: 1,648 RSF
Lease Rate/ SF: \$3.25 - NNN
APN: 7422-005-095
7422-005-096
7422-005-097
Parking: 2 Reserved
Zoning: SP1M
Year Built: 1982

PROPERTY DESCRIPTION:

This medical office condominium totals approximately 1,648 square feet (SF) and is located within a large multi-tenant office building and is within walking distance to MemorialCare Long Beach Medical Center, Miller Children's Hospital and the Long Beach Ronald McDonald House. It is turnkey for a medical operator and consists of four exam rooms, two restrooms, three offices, and a waiting/reception area. This office condo comes with two reserved parking stalls and there is also free parking available on a first come first serve basis in all the parking lots surrounding the property.

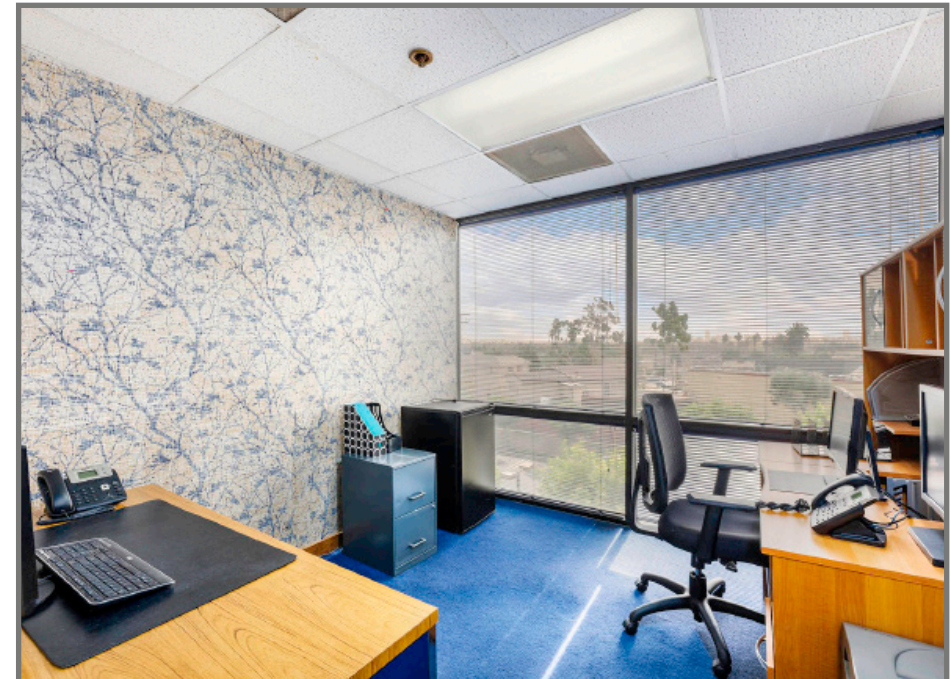
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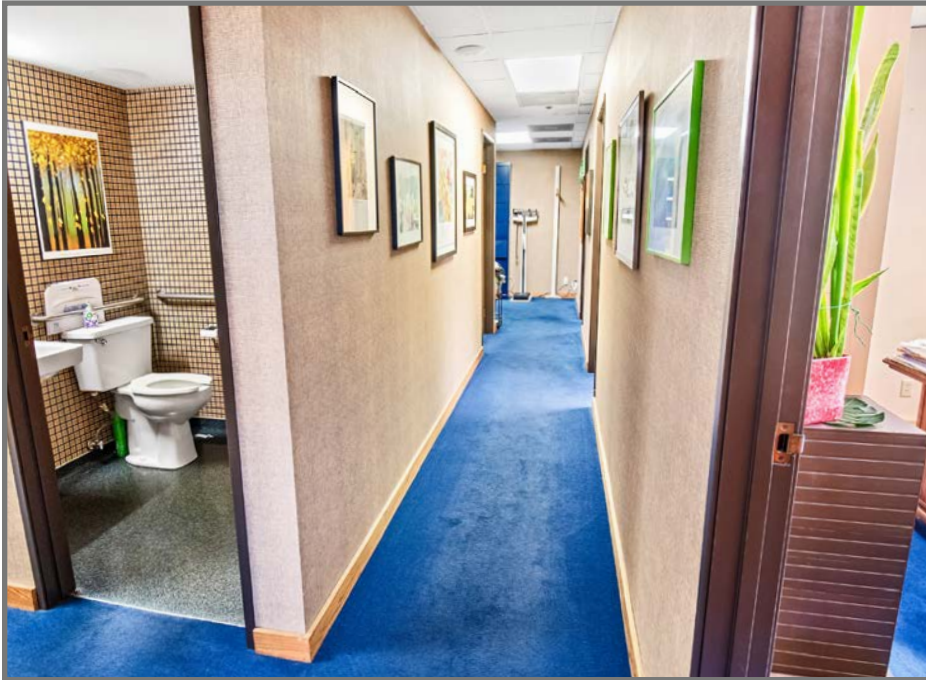
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ZONING:

This property is zoned SP1M which is the Midtown Specific Plan. The Midtown Specific Plan regulates the project area through four development districts: Transit Node, Corridor, Medical, and Open Space. Each district has its own development standards and land use patterns. Overall, the 375-acre Specific Plan could ultimately support roughly 3,600 homes and 15,600 jobs in 2.9 million square feet of building space, concentrating and intensifying development at key transit and employment nodes. The Medical District establishes a comprehensive health campus based on the Long Beach Memorial Medical Center's master planning efforts. For more information visit the city of Long Beach zoning ordinances.







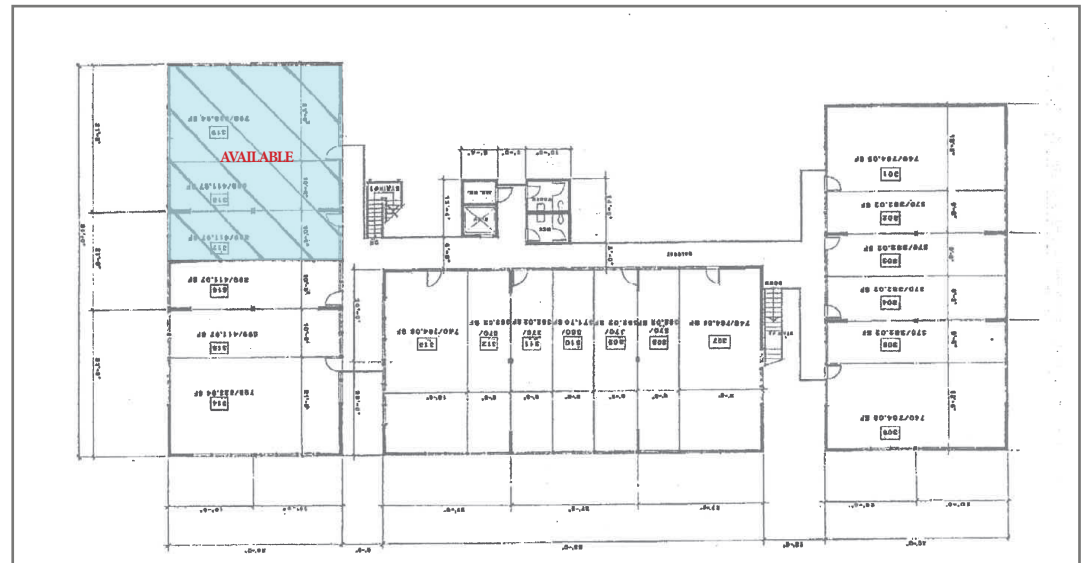
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ADDITIONAL PHOTOS



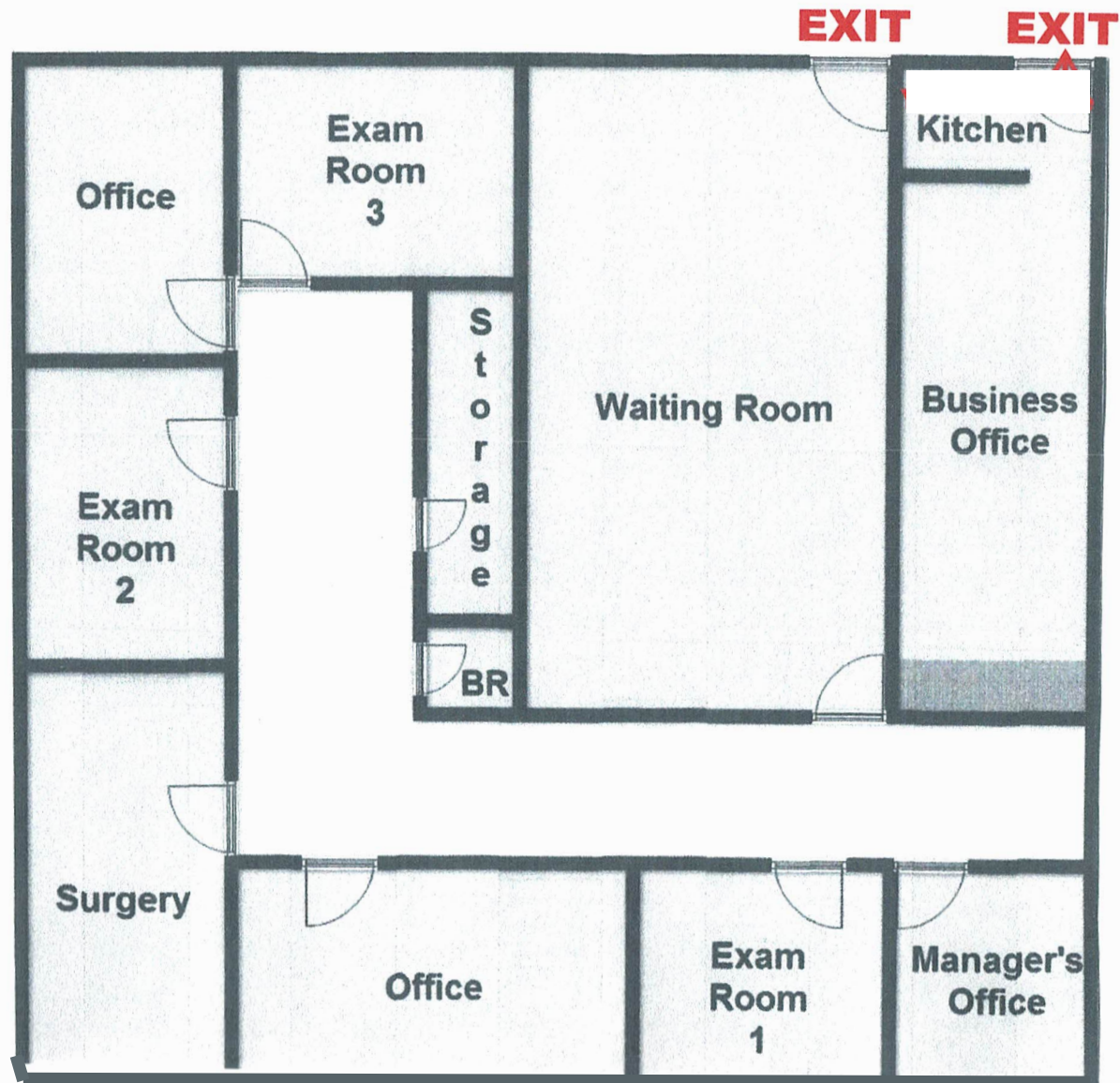
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SITE PLANS



2650 ELM AVENUE, LONG BEACH

FLOOR PLAN



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TRADE MAP



2650 ELM AVENUE

C O N T A C T

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