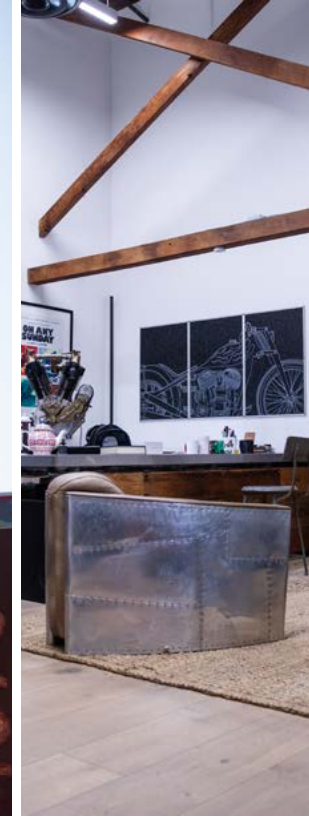




1365 OBISPO AVE.

— LONG BEACH, CALIFORNIA —



VIEW
PROPERTY
VIDEO

±21,424 SQ. FT. CREATIVE OFFICE / RETAIL / R&D BUILDING FOR LEASE

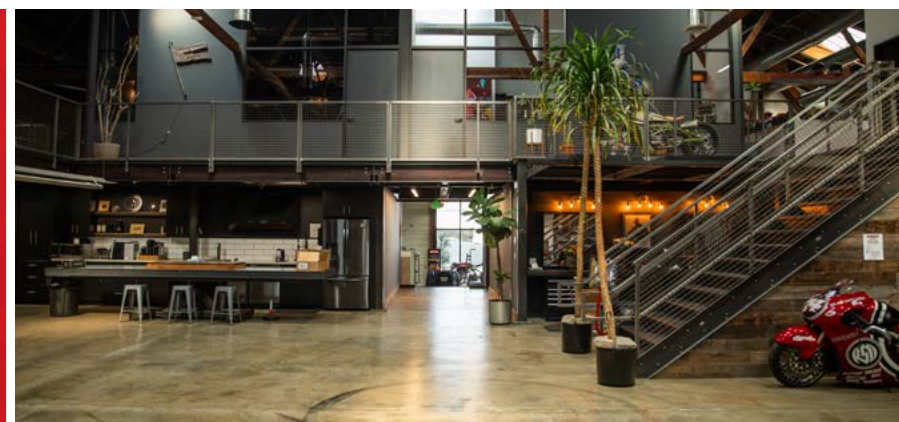


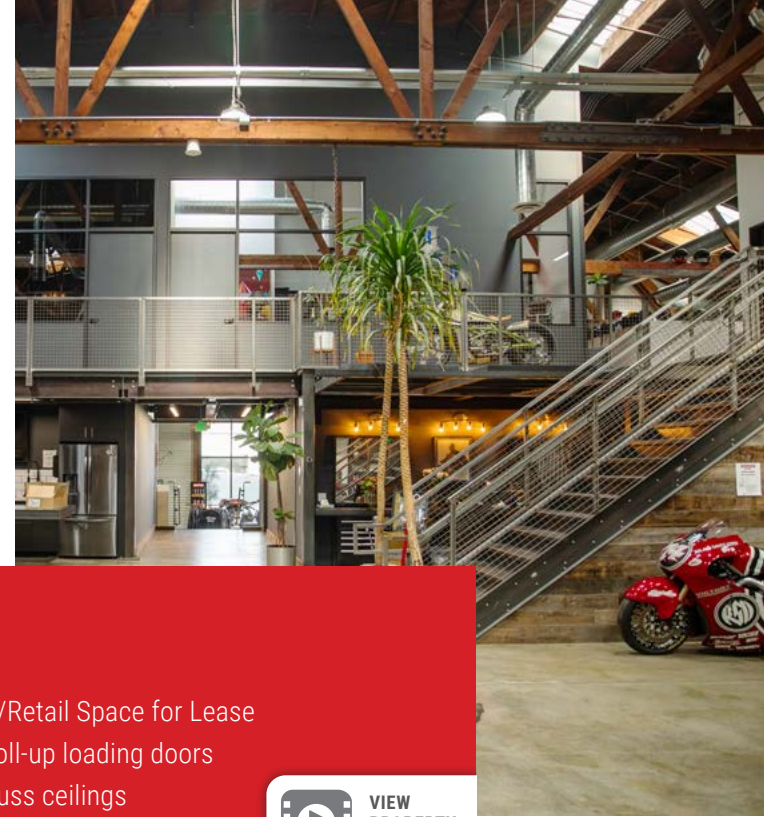
LEASE ADVISORY:
MIKE VERNICK, SIOR
714.935.2354
mvernick@voitco.com

Voit
REAL ESTATE SERVICES



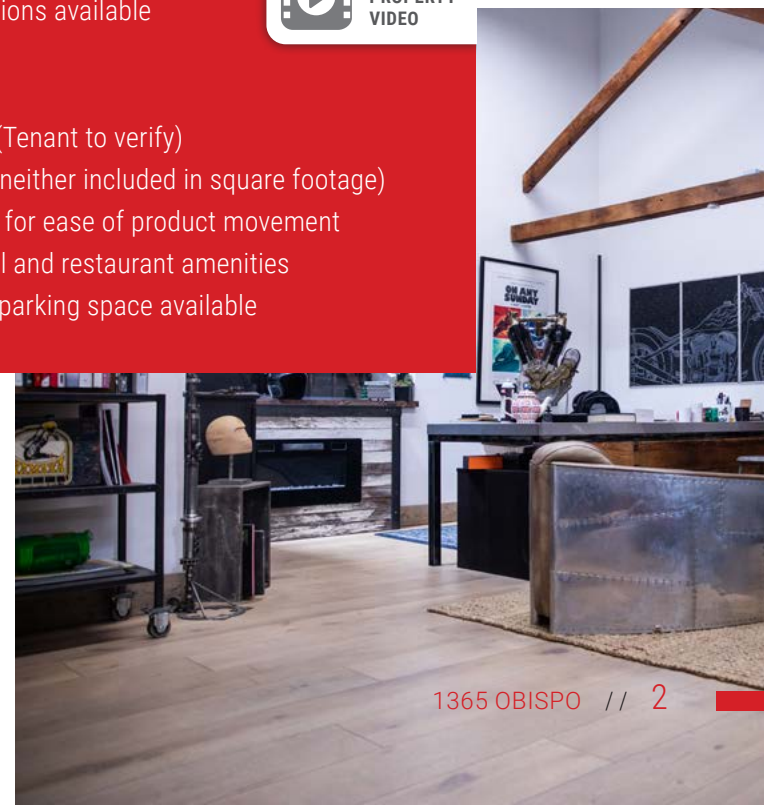
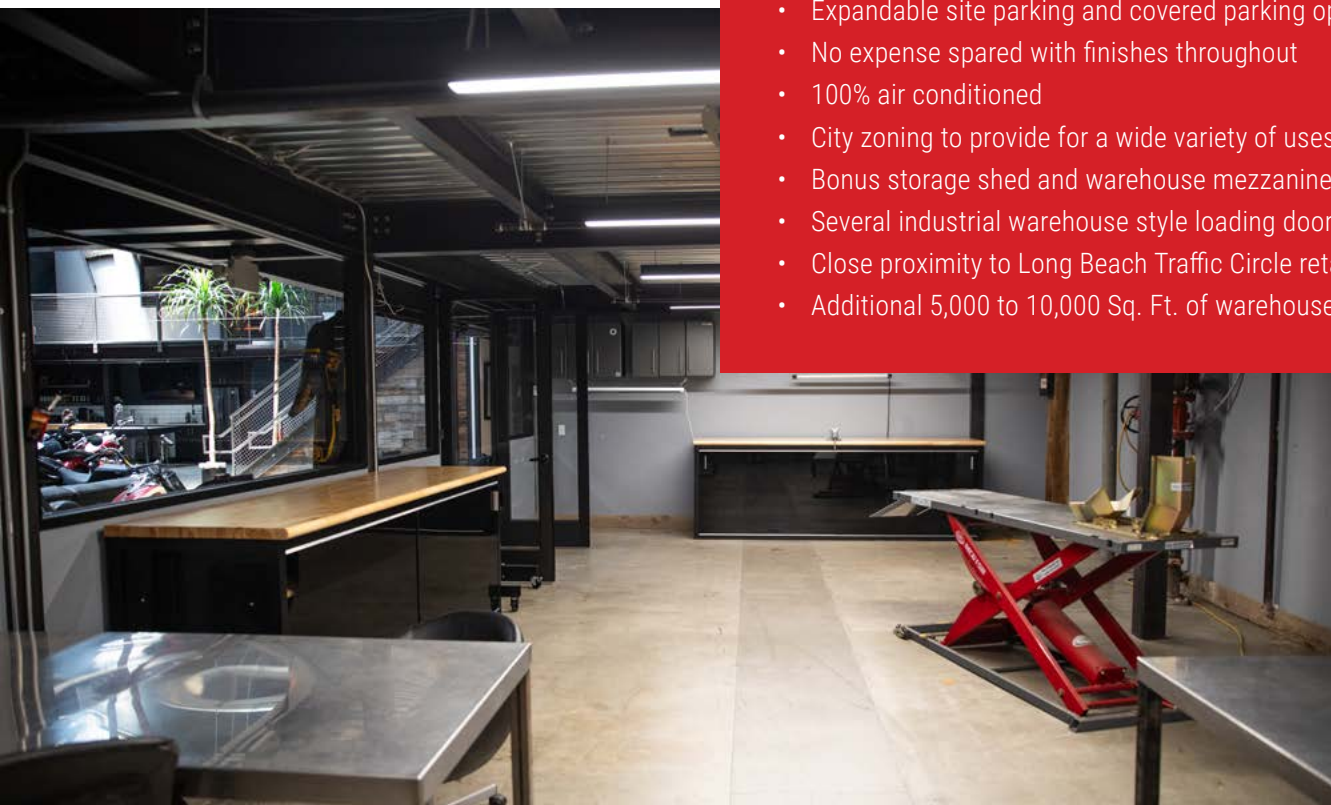
HEFNER
VERNICK
TEAM





Property Features

- One of a Kind 21,424 Sq. Ft. Creative Office/R&D/Retail Space for Lease
- 2,654 Sq. Ft. of warehouse/storage space with roll-up loading doors
- Open ceiling creative space with exposed bow truss ceilings
- Expandable site parking and covered parking options available
- No expense spared with finishes throughout
- 100% air conditioned
- City zoning to provide for a wide variety of uses (Tenant to verify)
- Bonus storage shed and warehouse mezzanine (neither included in square footage)
- Several industrial warehouse style loading doors for ease of product movement
- Close proximity to Long Beach Traffic Circle retail and restaurant amenities
- Additional 5,000 to 10,000 Sq. Ft. of warehouse/parking space available



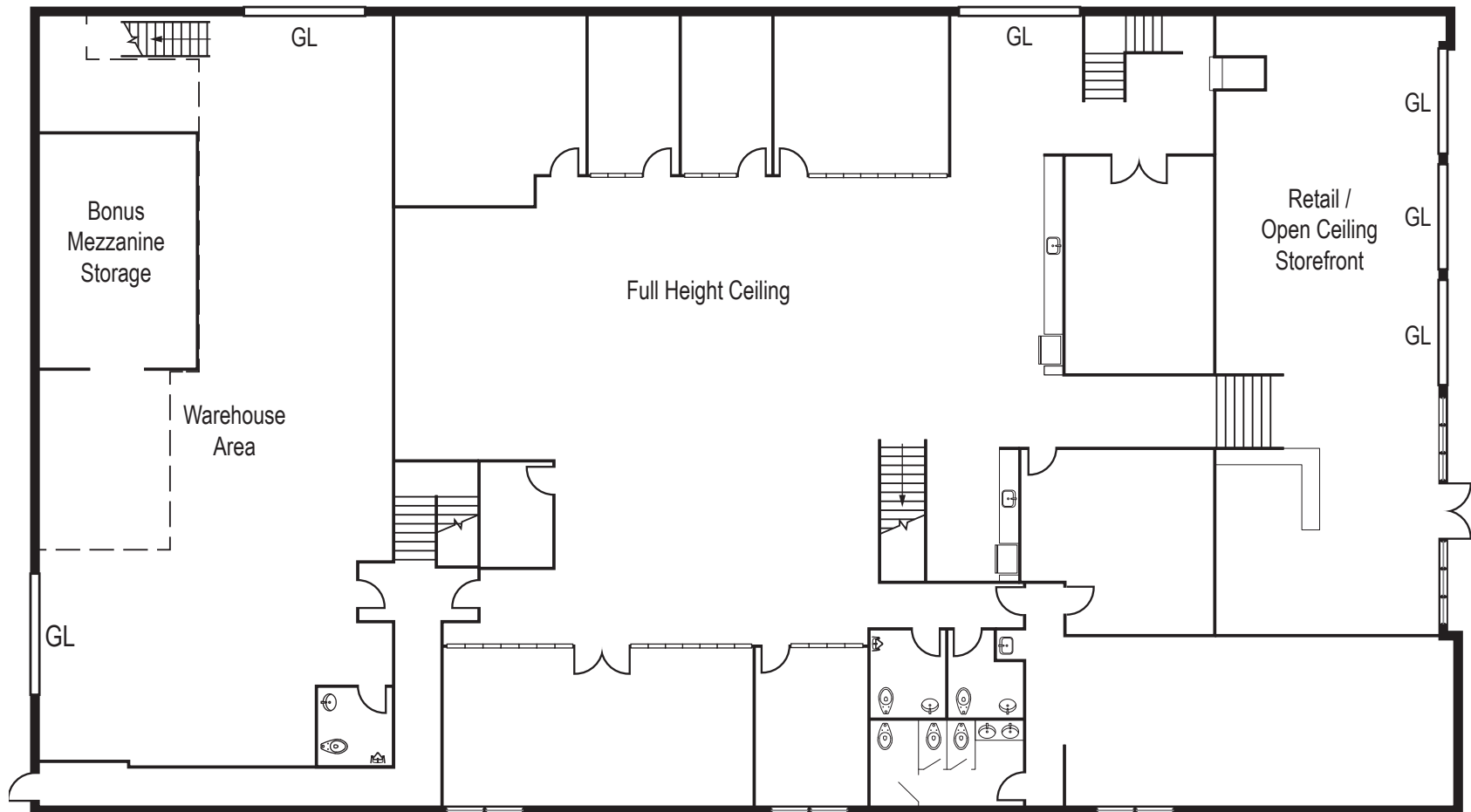


**Possible expandable parking inside adjacent building.*

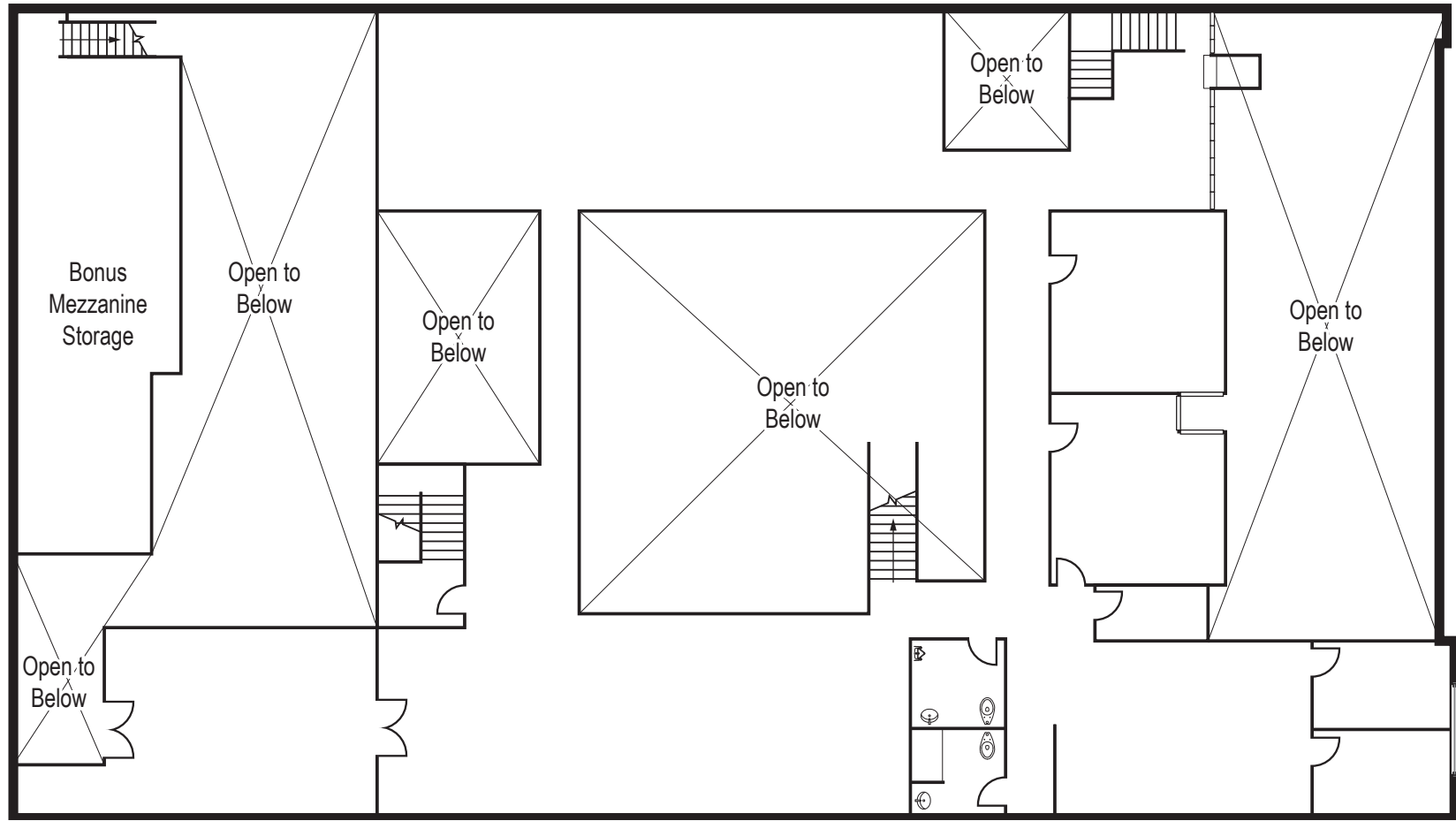
***5,000 to 10,000 square feet of additional space could be made available.*

Site plan not to scale.

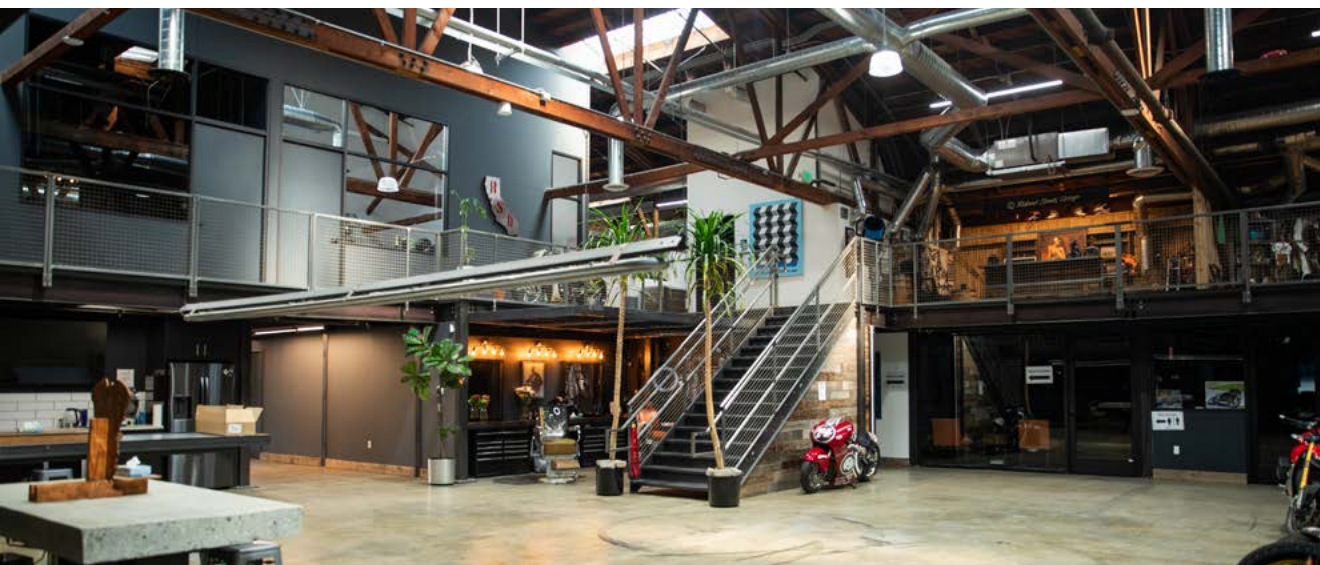
Site Plan



Floor Plan
FIRST FLOOR

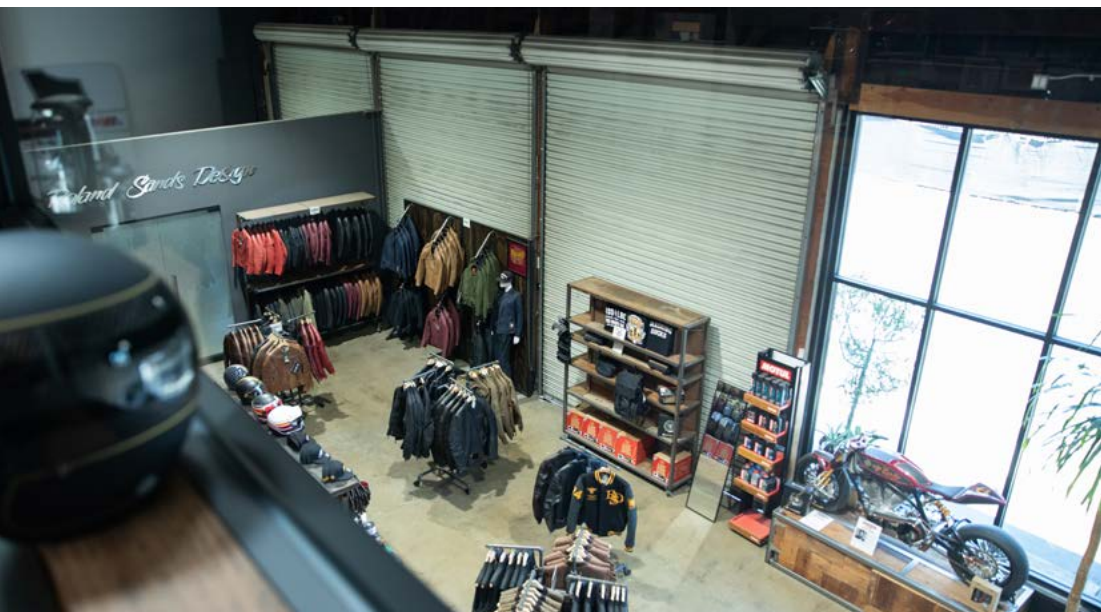


Floor Plan SECOND FLOOR



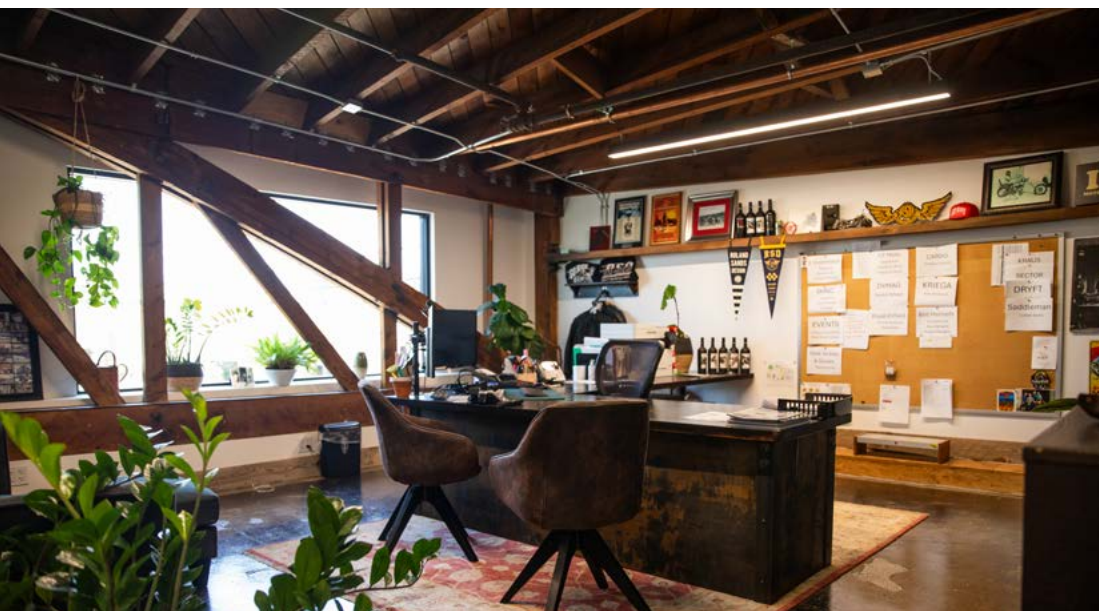
Property Photos



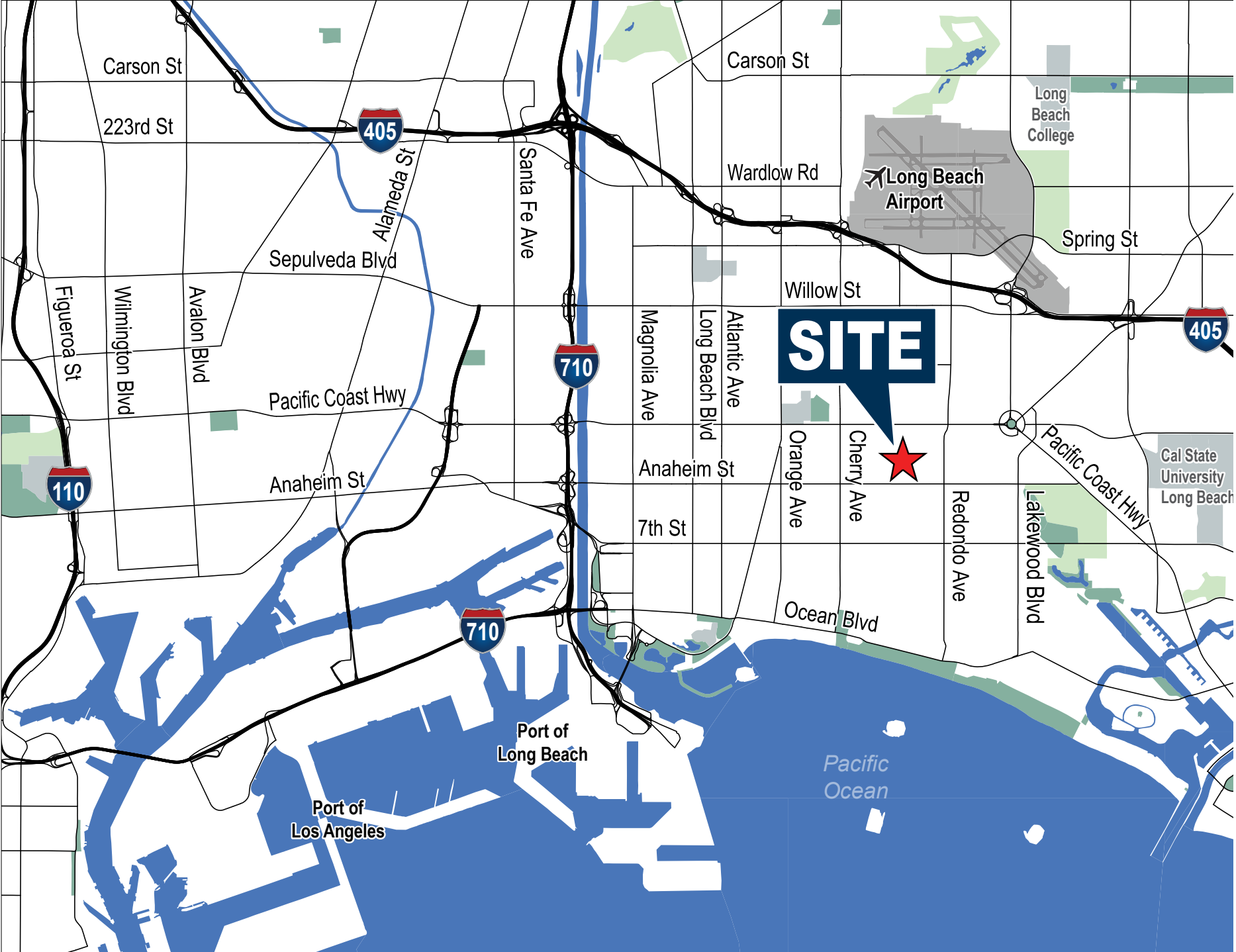
















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