



CIRCLE BUSINESS CENTER

4500 & 4510 EAST PACIFIC COAST HIGHWAY

LONG BEACH, CALIFORNIA 90815

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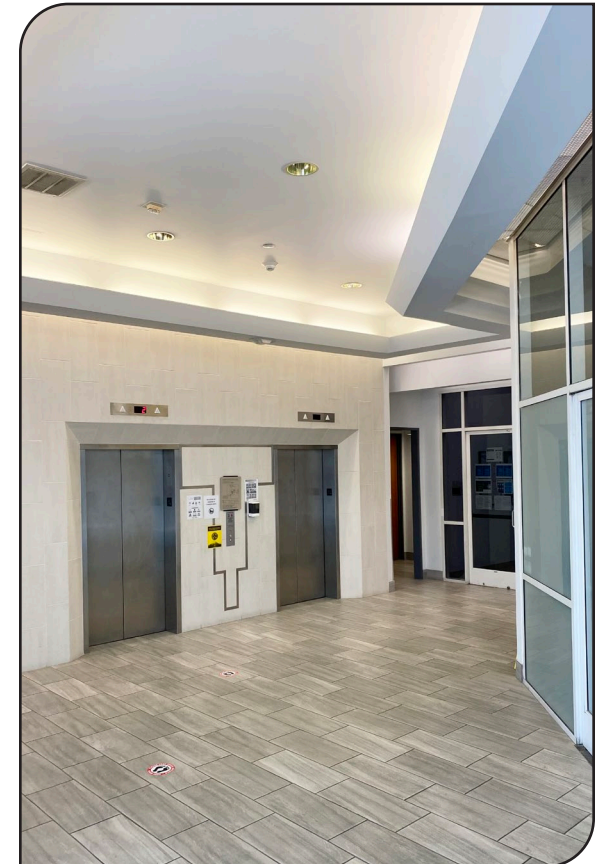


PROPERTY FEATURES

RATE: *\$2.50 - \$2.60 / PSF Full Service Gross

- ▶ Walk to nearby restaurants and shops (Chick-fil-A, Starbucks, Chipotle, Raising Cane's, Vons, Sprouts, & More!)
 - ▶ Newly renovated common area, recently modernized elevator shafts and new elevator interiors, and new energy efficient building cooling towers
 - ▶ Corporate business park setting
 - ▶ LA Fitness on-site
 - ▶ Surface & covered structure parking available
 - ▶ On-site security, day porter, and management
 - ▶ Minutes away from 405 & 605 Freeways
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- ▶ Parking:

Unassigned Reserved stall	\$80 / Stall / Month
Covered/Reserved stall	\$100 / Stall / Month
Uncovered/Reserved stall	\$80 / Stall / Month



** Highest pricing for upper floors*

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SUITE	SIZE	SPACE DESCRIPTION
210	±3,371 SF	9 private offices, conference room, open area
300	±4,898 SF	10 privates offices, conference room, breakroom, open area, reception
5th Floor	±13,662 SF	Whole Floor Opportunity. 14 private offices, 3 conference rooms, breakroom.
6th Floor	±6,022 - ±13,236 SF	BUILDING TOP SIGNAGE AVAILABLE Full top floor opportunity

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FOR MORE INFORMATION, PLEASE CONTACT:

Jeff Coburn, CCIM, SIOR

Principal | DRE 01303169

562.354.2511 | jcoburn@leelalb.com

Shaun McCullough, CCIM, SIOR

Principal | DRE 01380928

562.354.2517 | smccullough@leelalb.com

Coleman Kistner

Associate | DRE 02198995

562.354.2535 | ckistner@leelalb.com

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SUITE	SIZE	SPACE DESCRIPTION
300	±2,626 SF	4 Private Offices, open area, breakroom
305	±3,098 SF	Reception, 5 offices, conference room, kitchen, bullpen
310	±2,653 SF	Breakroom, 3 private offices, conference room
400	±3,256 SF	Double door entry off elevator, reception w/ hardwood flooring, 3 large executive offices, 1 regular office, glass lined conference room, bullpen, kitchen, large copy/storage room
430	±4,134 SF	Available 4/1/2026. Open area, conference room, 4 private offices, storage, kitchenette
595	±2,027 SF	Available 5/1/2026. Open area, kitchenette, conference room, private offices

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