

±5,200 SF Standalone Building in the Heart of the Arts District

# 434 E BROADWAY

## LONG BEACH, CA 90802

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**RARE DOWNTOWN LONG BEACH OWNER-USER OR INVESTMENT OPPORTUNITY**



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# EXECUTIVE SUMMARY

## DOWNTOWN LONG BEACH OFFICE ASSET

### 434 E Broadway: A Versatile Downtown Fortress for Office, Luxury Retail, or Creative Capital

Situated in the heart of Downtown Long Beach's vibrant Arts District, 434 E Broadway is a rare ±5,200 SF standalone building offering a highly unique blend of functional office space, employee comfort, and fortress-like security. **The property can be acquired as a fully turnkey, "plug-and-play" environment with all existing office furniture available for purchase.**

**Adding to its long-term asset value, the building was awarded a prestigious U.S. Green Building Council LEED Silver Certification.** This certification ensures the property delivers modern energy efficiency, lower monthly utility operating costs, and a sustainable workspace environment.

**The property also boasts incredible cultural provenance, featuring the permanent public art installation "Kulture Komet" integrated into the facade.** Created by renowned Southern California sculptor Patrick Mohr and funded by the City's arts program, this vibrant architectural sculpture was commissioned while the building served as the former headquarters for the Arts Council for Long Beach. The artwork embodies a "mythological spiral galaxy" made of polychrome anodized aluminum and copper, providing an unmistakable architectural landmark and prestigious cultural appeal for elite art collectors.

Arrival at the property is defined by a striking, iron bar gate that opens into the private front entry patio beneath the sculpture. This architectural feature delivers excellent curb appeal while serving as an ideal, built-in concierge check-point for operations requiring the highest level of access control.

Inside, the property is move-in ready for professional services, tech firms, creative agencies, or premium retailers. The flexible layout includes open work areas, private offices, a conference room, and a welcoming reception. **The building features excellent staff amenities, including fully equipped employee kitchenettes on both the upstairs and downstairs levels, paired with a private, highly secure rear patio perfect for employee lunches and outdoor breaks.**

Beyond traditional office use, the building's **reinforced, ultra-thick solid walls and distinctive, secure, windowless architectural design** present a golden opportunity for high-security retail operators. The split-level layout is perfect for businesses requiring a public showroom paired with a secure inventory vault. The lack of windows eliminates sun-damage risks for fragile inventory while offering elite protection against loss. Located in a highly walkable urban hub near the 710 Freeway and Metro A Line, this adaptable asset is an incredible find for an owner-user or investor looking to capture the district's affluent, culture-driven market.



# KEY FEATURES

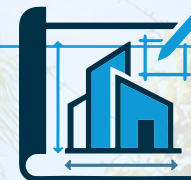
## DOWNTOWN LONG BEACH OFFICE ASSET



**\$2,454,400**  
Asking Price



**±5,200 SF**  
Building Size



**Functional Office**  
Buildout



**Long Beach Arts**  
District Location



**Near Metro A Line**  
& 710 Freeway



**8-Stall Parking Lot**  
Available Separately

### ASSET PROFILE & PRICING

- **Pricing:** Offered at \$2,454,400, equating to ±\$472.00 / SF
- **Size & Structure:** ±5,200 square feet; two-story standalone asset with reinforced, ultra-thick solid walls and distinctive, secure, windowless architectural design
- **Built-In Cultural Provenance:** Features the permanent architectural entryway sculpture "Klute Komet" by renowned artist Patrick Mohr, commissioned by the Arts Council for Long Beach
- **Sustainability Credential:** Awarded U.S. Green Building Council LEED Silver Certification, guaranteeing advanced energy efficiency and reduced building operating costs

### SECURITY, BUILDOUT & INTERIOR FEATURES

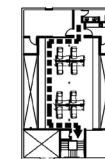
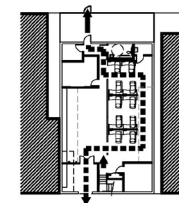
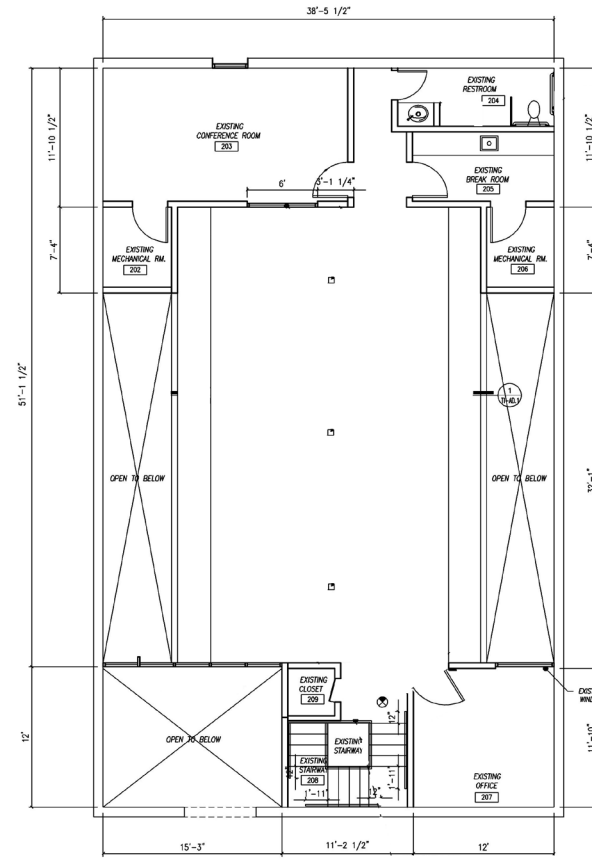
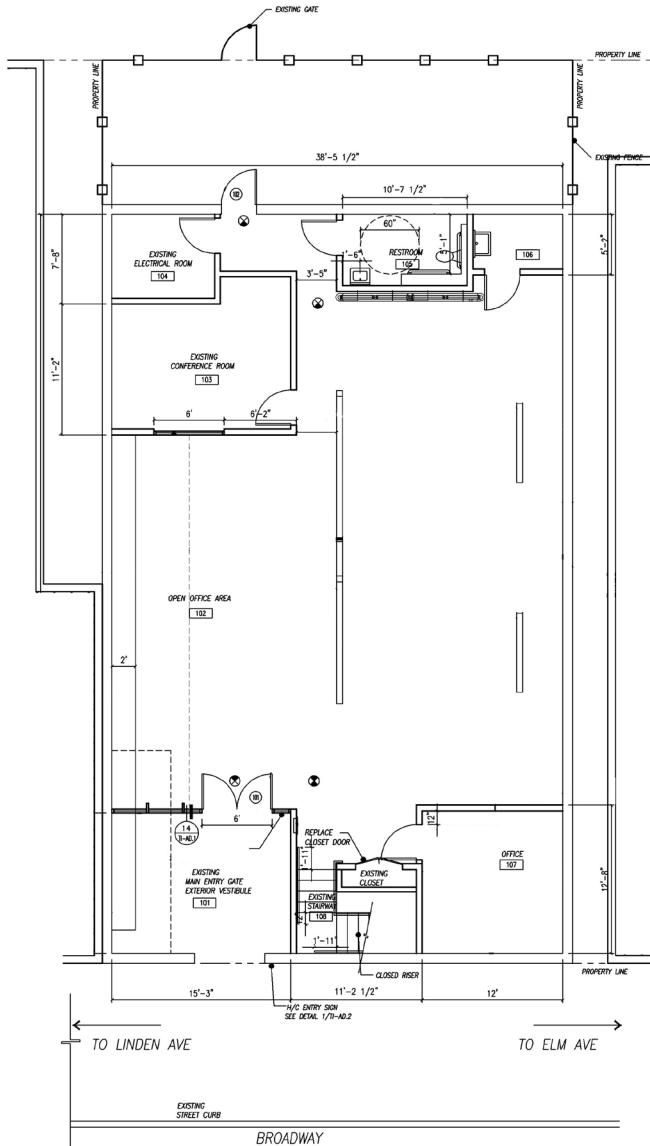
- **Elite Security Systems:** Fully equipped with active alarm and modern camera security systems, combined with the fortress-like structure and windowless design
- **Turnkey Advantage:** Fully furnished option available, offering an immediate plug-and-play setup for office users
- **Premium Staff Amenities:** Fully equipped employee kitchenettes on both levels and a private, secure rear patio for employee breaks
- **Flexible Interior Layout:** Move-in ready configuration with open collaborative zones, private offices, conference room, and reception area

### DOWNTOWN ACCESS & AMENITIES

- **Transit & Parking:** Close proximity to the 710 Freeway and the Metro A Line; a private 8-stall parking lot located nearby at 13 Elm Street is also available for separate purchase exclusively to the buyer of this property
- **Walkability:** Highly walkable urban location surrounded by top-tier Arts District restaurants, retail, and entertainment

# PROPERTY FLOOR PLANS

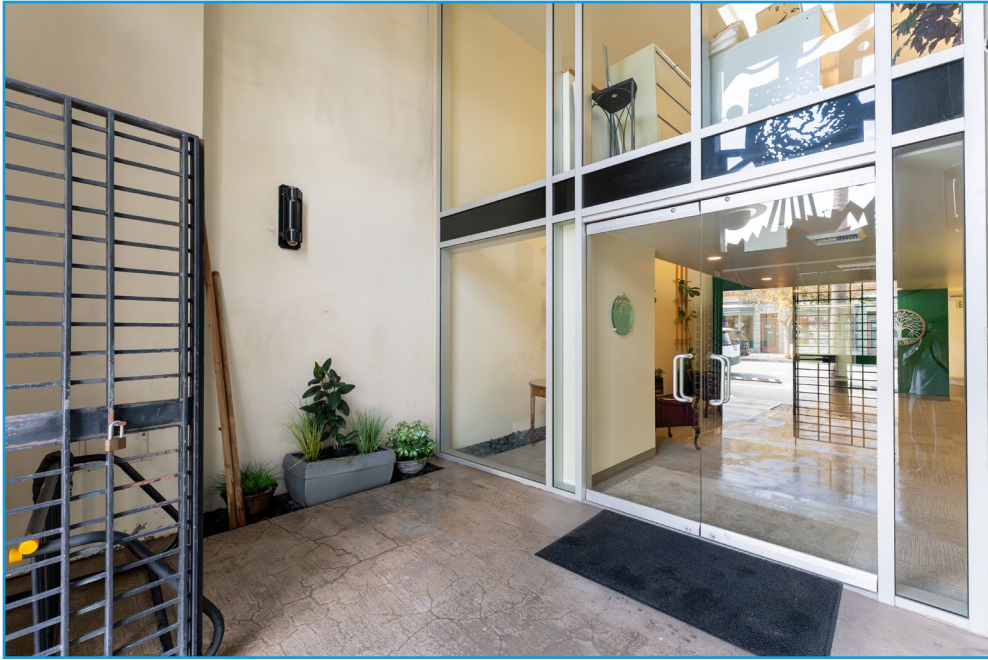
## TWO-STORY OFFICE LAYOUT



**EXIT PLAN**  
 scale: 1" = 20'-0" (C)

# PROPERTY PHOTOS

## FIRST FLOOR LOBBY AND OFFICE INTERIOR



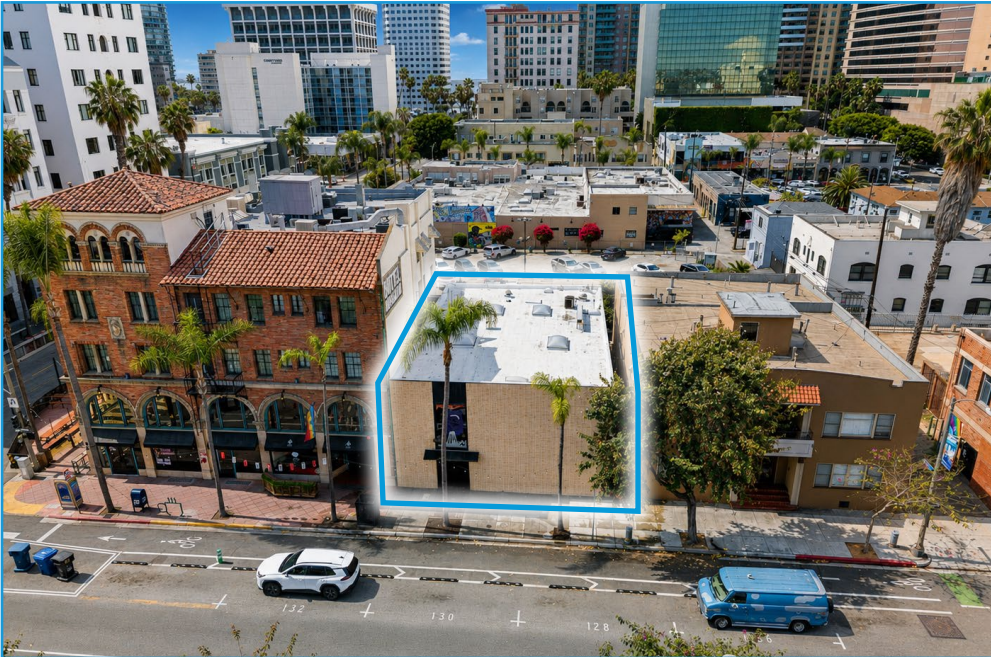
# PROPERTY PHOTOS

## SECOND FLOOR BULLPEN AND OFFICE INTERIOR



# PROPERTY PHOTOS

INTERIOR AND EXTERIOR PHOTOS

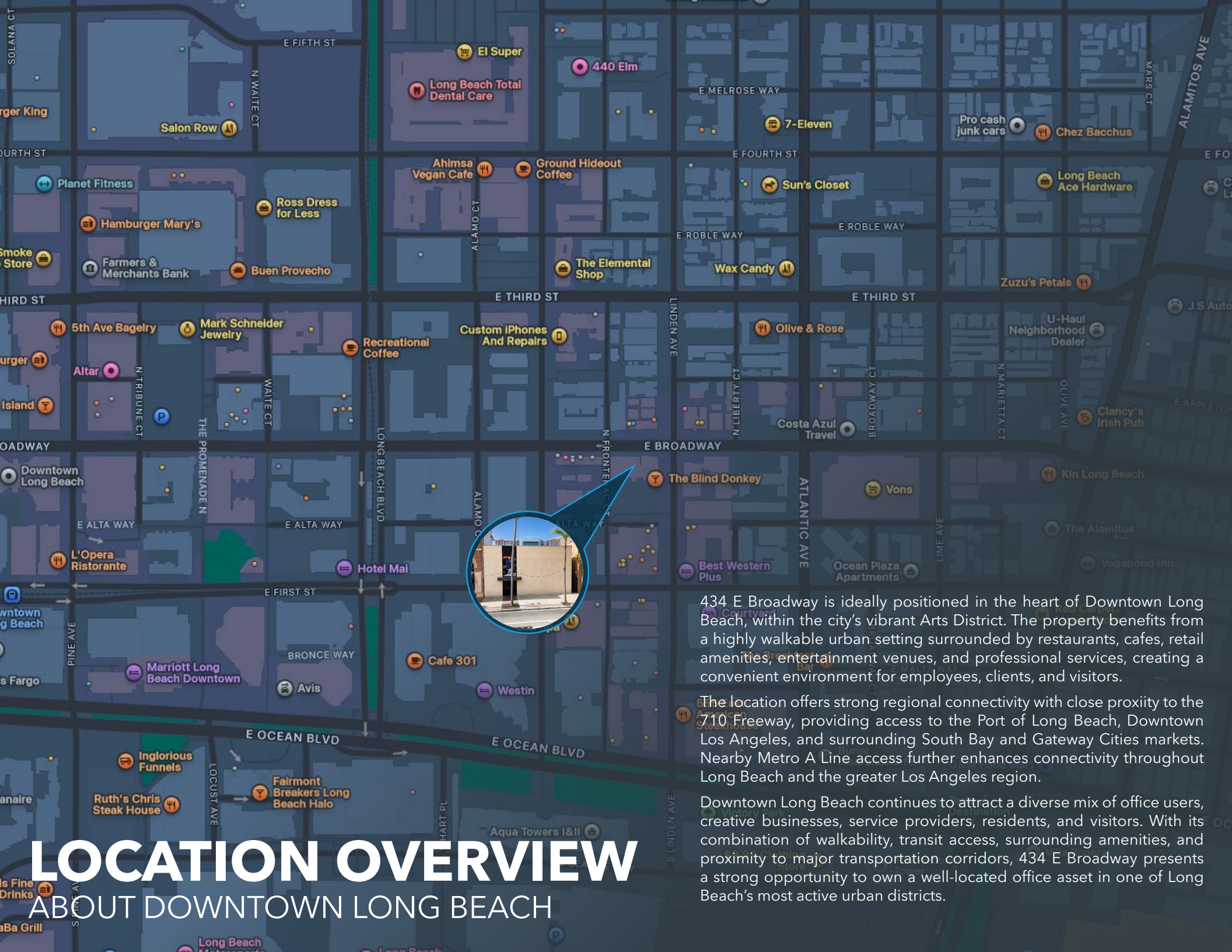


# OCCUPANCY POTENTIAL

## IDEAL TENANT & BUYER USE CASES

- **Turnkey / Move-In Ready Office:** Perfect for legal, financial, creative, or architectural firms seeking a standalone downtown headquarters with fully equipped employee kitchenettes on both floors, prestigious LEED Silver sustainability branding, private outdoor space, existing office furniture ready for immediate use, and an optional private parking lot available nearby.
- **High-Value Luxury Retail:** Ideal for premier sneaker resellers, streetwear exchanges, and designer toy galleries needing showroom space and secure back-stock storage.
- **Elite Private Gallery & Rare Collectibles Vault:** An unparalleled layout for a highly secure private gallery or dedicated showroom for an elite collector of fine art, investment-grade minerals, sports memorabilia, or historic weapons and armor. The building's rich history as the former Arts Council headquarters combined with the windowless space protects fragile paper and wood items from sun damage while acting as an impenetrable private sanctuary for irreplaceable assets.
- **Strict Security Operations:** Excellent footprint for a luxury cannabis dispensary, boutique collateral lender, or high-tech digital art studio requiring gated access control and secure perimeters.





434 E Broadway is ideally positioned in the heart of Downtown Long Beach, within the city's vibrant Arts District. The property benefits from a highly walkable urban setting surrounded by restaurants, cafes, retail amenities, entertainment venues, and professional services, creating a convenient environment for employees, clients, and visitors.

The location offers strong regional connectivity with close proximity to the 710 Freeway, providing access to the Port of Long Beach, Downtown Los Angeles, and surrounding South Bay and Gateway Cities markets. Nearby Metro A Line access further enhances connectivity throughout Long Beach and the greater Los Angeles region.

Downtown Long Beach continues to attract a diverse mix of office users, creative businesses, service providers, residents, and visitors. With its combination of walkability, transit access, surrounding amenities, and proximity to major transportation corridors, 434 E Broadway presents a strong opportunity to own a well-located office asset in one of Long Beach's most active urban districts.

# LOCATION OVERVIEW

## ABOUT DOWNTOWN LONG BEACH

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