



200
PINE





200 PINE // LONG BEACH, CA 90802
OFFICE AVAILABLE FOR LEASE



6-Story Office Tower in the Heart
of Downtown Long Beach



Within Walking Distance of
First Class Dining, Shopping
& Hospitality Amenities



Walk Score: 97/100 - "Walker's
Paradise" & **Bike Score:** 87/100 -
"Very Bikeable"

PROPERTY FEATURES

The 200 Pine Building has an attached 123-stall parking structure. This Long Beach office building offers steel and concrete construction and over 90% historical tenant retention since the early 1990s. This building has Class-A common area and tenant improvements which has been recently upgraded, and its retail tenants includes Agaves Kitchen & Tequila and Agaves Ultra Lounge. It is a visual landmark of Downtown Long Beach. The abundant window line is provided by a smaller floorplate, and there is top of the building monument signage available. Located in the heart of the Pine Avenue entertainment district offering numerous restaurants, Altar Society Brewing Company and shopping, this building finds itself located within 2 blocks of City Hall, Billie Jean King Public Library, George Deukmejian County Court House and the State Building (as

well as 2 blocks from new expanded Convention Center). Located on Local Downtown Transit Route (runabout shuttle every 10 minutes) and the Metro A Line is one block from building.

Visit Our Website At: <http://www.rtlcollab.com/200pine>

FOR MORE INFORMATION, PLEASE CONTACT:



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AVAILABLE SPACES

SUITE	SQ FT	RATE	NOTES	3D TOUR
200	±3,388 RSF	\$2.50 / FS FSG	Polished Concrete Floors, 5 Private Window Line Offices, 3 In Line Offices, Collaboration Area, Kitchen Area and Open Lounge Area.	 Click to View!
320	±1,492 RSF	\$2.55 / SF FSG	Reception + Collaboration Area, 2 Private Office, 1 Private Window Line Office, and Kitchen/Break Room	 Click to View!
360	±1,233 RSF	\$2.40 / SF FSG	Polished Concrete Floors, 1 Private Window Line Office, 1 Private Office, Collaboration Area, and Kitchenette	 Click to View!
4th Floor	10,597 RSF	\$2.25 / SF FSG	Reception, Lobby, 8 Window Line Private Offices, 3 Small Conference Rooms, Large Conference Room, Training Room, Experience Center, Large Collaboration Area, Kitchen, Lounge Area, 2 Storage Areas and Server Room.	 Click to View!
503	±1,179 RSF	\$2.55 / SF FSG	Creative Office/Studio, Window-line Glass Office, Collaboration Area, Kitchenette/Break Area	
620	±1,589 RSF	\$2.60 / SF FSG	Penthouse Floor Location, Polished Concrete Floors, 1 Window line Executive Office, 2 Window-line Offices, Collaboration area, and Private Kitchen / Break area.	



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COMMON AREAS // PHOTOS



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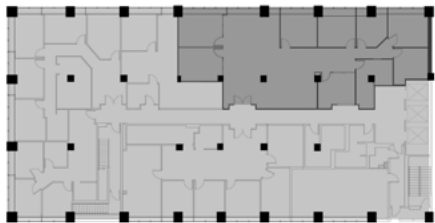
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SUITE 200 // MARKETING BOARD (NOT DRAWN TO SCALE)



KEY PLAN

- LEGEND
- PRIVATE OFFICE
 - OPEN OFFICE
 - CONFERENCE / MEETING
 - BREAK ROOM



SPACE PLAN | ± 3,388 RSF



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SUITE 200 // PHOTOS



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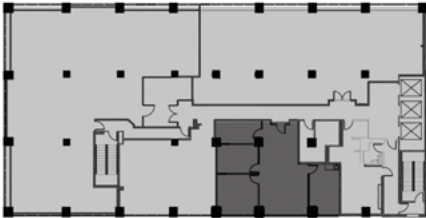
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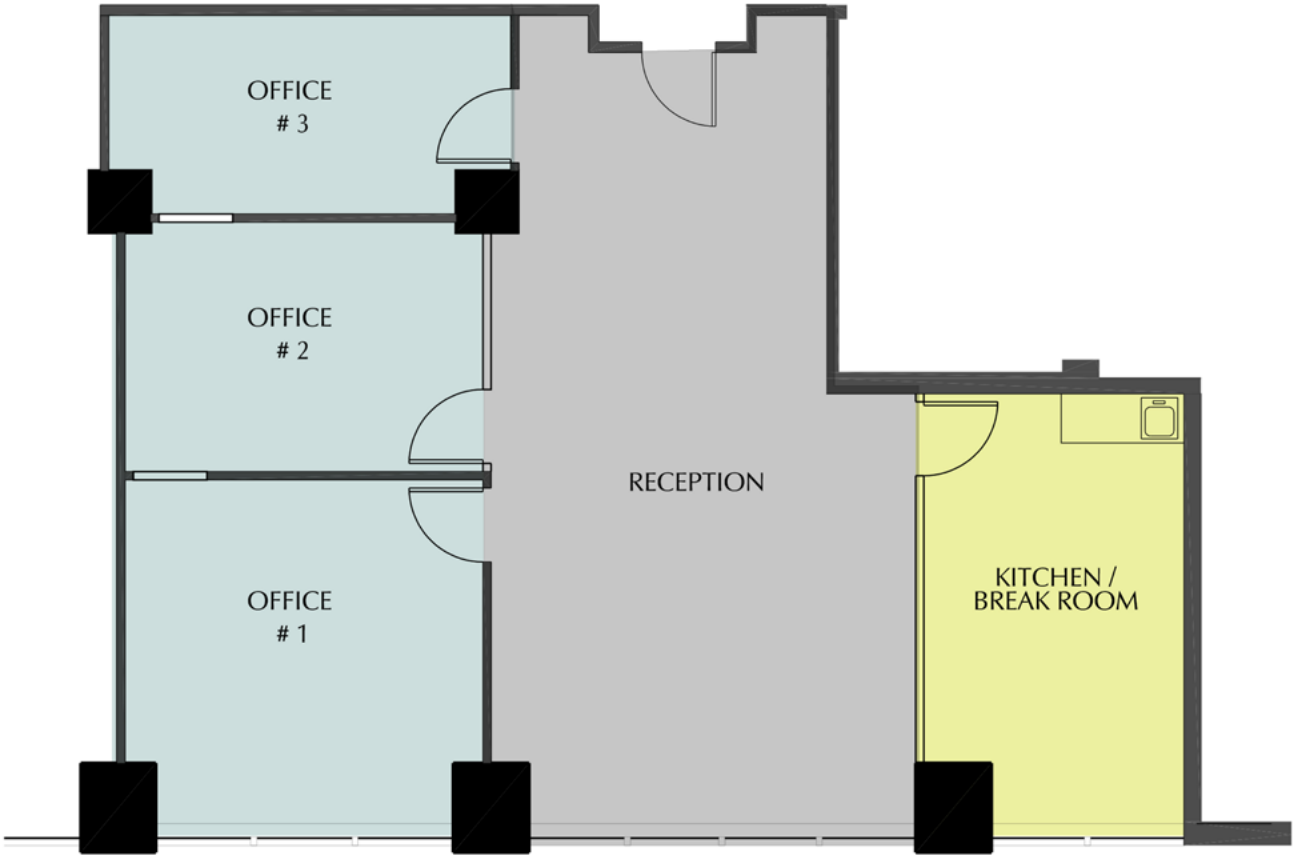
SUITE 320 // MARKETING BOARD (NOT DRAWN TO SCALE)



KEY PLAN

LEGEND

- PRIVATE OFFICE
- OPEN OFFICE
- CONFERENCE / MEETING
- BREAK ROOM
- RECEPTION / WAITING



SPACE PLAN | ±1,492 RSF



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SUITE 320 // PHOTOS



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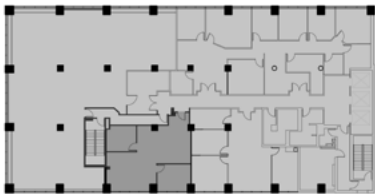
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SUITE 360 // MARKETING BOARD (NOT DRAWN TO SCALE)



KEY PLAN

- LEGEND
- PRIVATE OFFICE
 - OPEN OFFICE
 - CONFERENCE / MEETING
 - BREAK ROOM



SPACE PLAN | ±1,233 RSF



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SUITE 360 // PHOTOS



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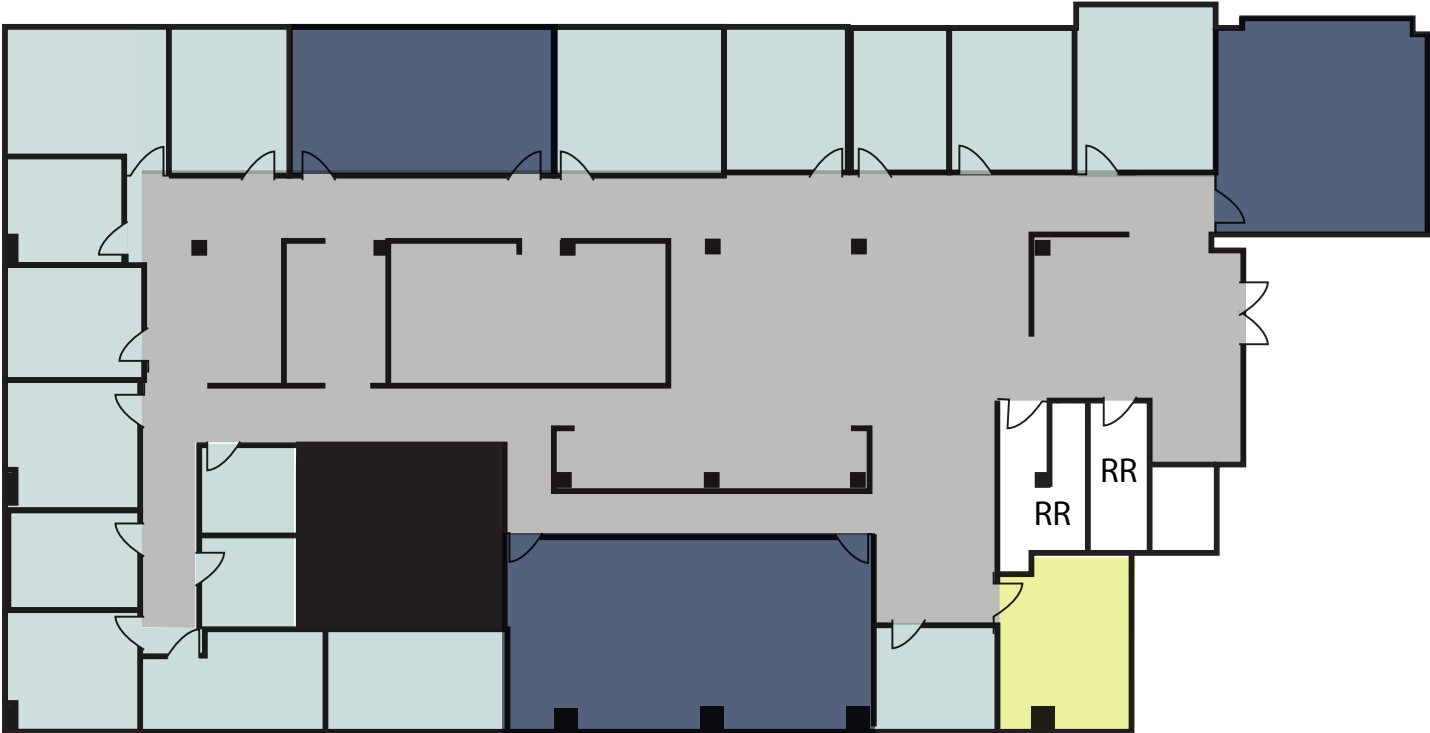
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SUITE - 4th FLOOR // MARKETING BOARD (NOT DRAWN TO SCALE)



LEGEND

- OPEN OFFICE
- PRIVATE OFFICE
- CONFERENCE
- PRODUCTION / STORAGE
- BREAK ROOM

SPACE PLAN | ±10,597 RSF



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SUITE - 4TH FLOOR // PHOTOS



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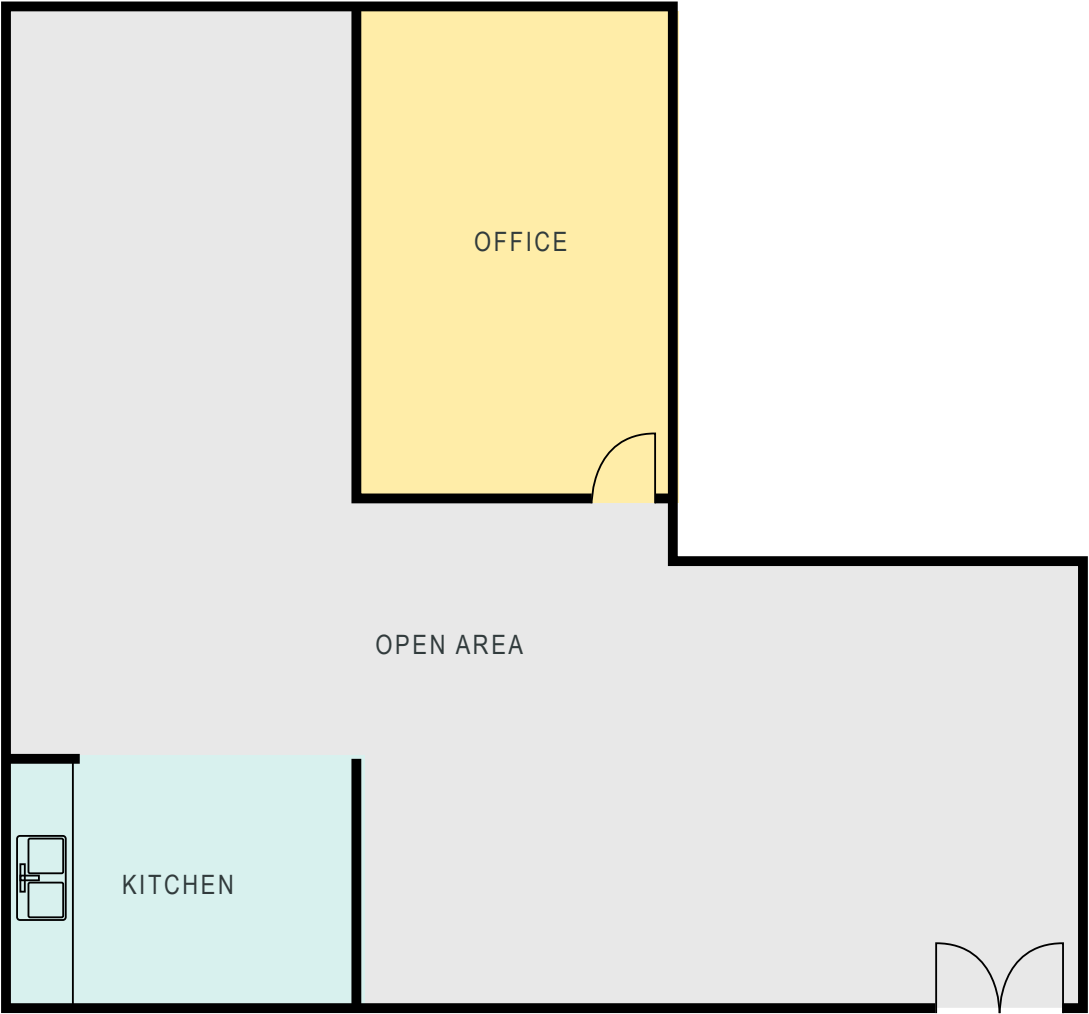
SUITE 503 // MARKETING BOARD (NOT DRAWN TO SCALE)



KEY PLAN

LEGEND

- OFFICE
- KITCHEN
- OPEN AREA





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SUITE 503 // PHOTOS



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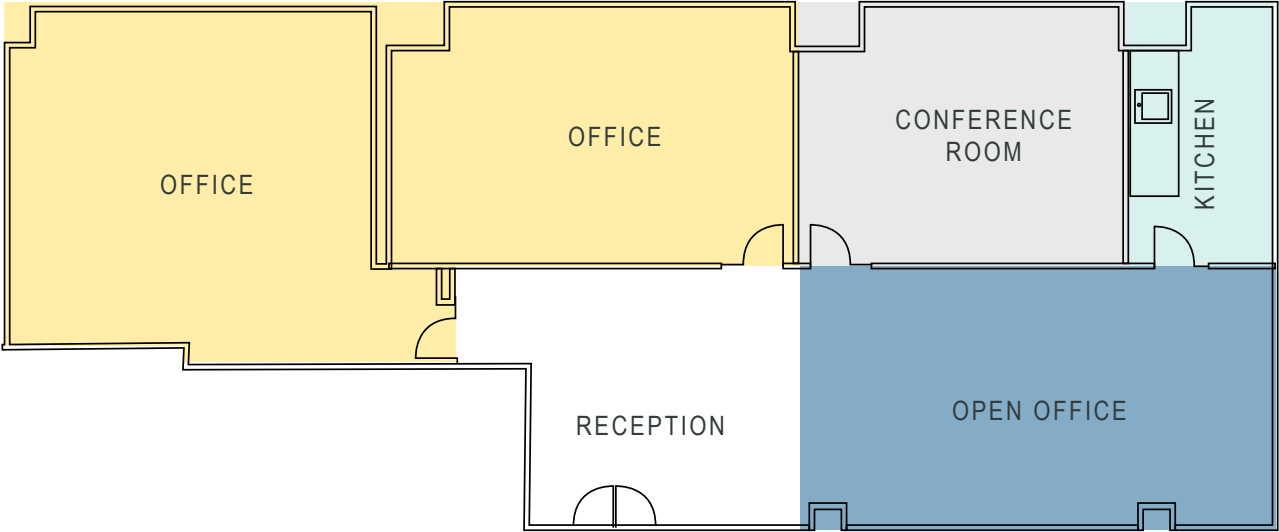
SUITE 620 // MARKETING BOARD (NOT DRAWN TO SCALE)



KEY PLAN

LEGEND

- OFFICE
- KITCHEN
- CONFERENCE ROOM
- OPEN OFFICE
- RECEPTION





- Next Door by Agaves
- Ubuntu
- ISM Brewing
- Sonora Town
- El Viejon
- Rise Juice
- Beachwood Blendery
- Yoga 108
- Recreational Coffee
- Dog Haus
- 123 Pho
- Doly's Delectables
- The Carvery
- Baby Bros Pizza
- Altar Society Brewing Company

- Broken Spirits Distillery
- Toma
- Zen Maru
- The Pie Bar
- Fresh Kabobs
- Wingstop
- AMMATOLI Mediterranean Bites
- Loose Leaf Boba Company
- Homayera

- BO-Beau
- Cafe Sevilla
- King's Fish House
- The Stave Bar
- Pinkberry
- Big Catch Seafood House
- Broadway Pizza & Grill
- L'Opera

- Naree Thai
- 555 Steakhouse
- District Wine
- Blind Donkey
- Crème De La Crepe
- House of Hayden

- City Hall East

- Right Mealz
- Fingerprints Music
- Atlantic Studio
- Higher Taste



FOR MORE INFORMATION, CONTACT YOUR LOCAL MARKET EXPERTS:

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