

408 E 1st Street • Unit 208 | Long Beach, CA 90802

# FOR SALE/LEASE ±887 SF OFFICE UNIT

**2 MONTHS FREE IF LEASE  
SIGNED BY JUNE 1, 2026**



**AVAILABLE NOW**

- 2nd Floor Office Spaces Above Ground Floor Retail
- Corner Location in the East Village Arts District in Downtown Long Beach
- Within Walking Distance to Restaurants, Shopping, Coffee Shops, and More!
- Close Proximity to 710 Freeway
- Zoning: LBPD30

SALE PRICE: TBD  
LEASE RATE: \$1.80 PSF Full Service Gross  
(\$1,600.00/Mo)



**JP Gormly**

Lee & Associates | Los Angeles Central  
Vice President, Principal

[jpgormly@lee-associates.com](mailto:jpgormly@lee-associates.com)  
323.767.2036

LIC NO 01921853

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Senior Investment Associate

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949.996.7096

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**CRI**

Lee & Associates | Los Angeles Central CORP ID 01125429  
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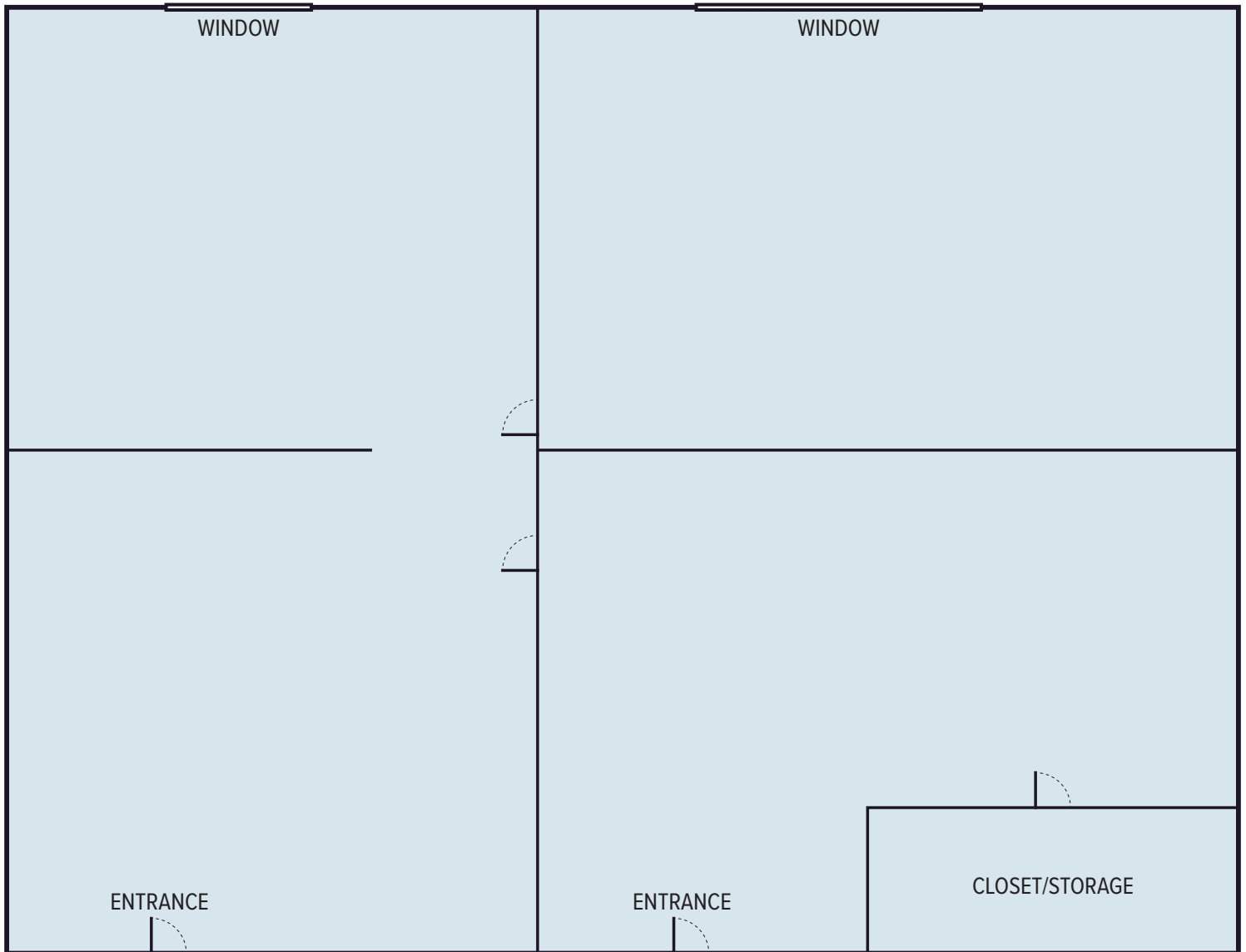
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### FLOOR PLAN

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