

Premier First-Class Office Buildings For Sale

4049 & 4089 Conant Street, Long Beach



PRICE REDUCED



Highlights

- Full 15,548 sf building offered for sale at \$2,472,000 (\pm \$159/sf)
- Highest-quality concrete tilt-up construction & design
- Marquee location just off I-405 & N. Lakewood, north of Long Beach Airport
- Significantly shorter drive-time from the I-405 compared to Downtown Long Beach
- LEED certified for corporate and environmental responsibility
- Abundant free surface parking on a white parking lot to minimize radiant heat

Premier First-Class Office Buildings For Sale

4049 & 4089 Conant Street, Long Beach

Intelligent Investment

- Shell space enables a buyer to maximize the efficiency of the space
- Utilizing LEED specifications on the interior maximizes employee satisfaction and productivity
- Take advantage of historical low interest rates and lock-in occupancy cost
- Realize significant appreciation as prices return to meet (and exceed) replacement cost

Optimal Owner-User Opportunity

- Far-and-away the newest, best-quality buildings in Long Beach
- Professional image and high-class occupant mix – law, design/engineering, management, accounting, etc.
- Short distance to numerous amenities
- Adjacent to high-end, light-use industrial and hotel developments



LANDMARK



SITE PLAN



AERIAL

Steven G. Economos

949.296.3607 Lic. N^o 01159994
SEconomos@360CommercialRE.com

Geoffrey S. DeWolf

949.296.3608 Lic. N^o 01319312
GDeWolf@360CommercialRE.com

2211 Michelson Drive, Suite 450 | T 949.296.3600 | 360CommercialRE.com
Irvine, California 92612 | F 949.296.3699



©2011 360 Commercial Partners™. All rights reserved. All properties are offered for lease or sale through 360 Commercial Partners, a licensed real estate broker. The information in these materials has been obtained from various sources. While we believe the information to be reliable, 360 Commercial Partners does not make any representation or warranty as to the accuracy or completeness of such data and it should be independently verified by prospective tenants or buyers.