

# OFFICE MARKET SURVEY Q4

■ CLASS A    
 ■ CLASS B    
 ■ CLASS C

	Property Name	Property Address	Average Weighted Rent (\$/SF)	RBA (SF)	Total Occupied (SF)	% Occupied	Total Available Space (SF)	Direct Available Space (SF)	Sublet Available Space (SF)	Year Built	Year Renovated
1	Landmark Square	111 W Ocean Blvd	\$3.25	463,123	244,127	53%	218,996	211,496	2,500	1991	-
2	One World Trade Center	1 World Trade Ctr	\$3.04	574,981	394,844	69%	180,137	158,707	21,045	1989	-
3	Shoreline Square Tower	301 E Ocean Blvd	\$2.27	389,492	308,596	79%	80,896	59,810	21,086	1988	-
	<b>Total/Average</b>		<b>\$2.91</b>	<b>1,427,596</b>	<b>947,567</b>	<b>66%</b>	<b>480,029</b>	<b>435,398</b>	<b>44,631</b>	<b>1989</b>	<b>-</b>
4	211 E Ocean Blvd	211 OCEAN	\$3.10	114,355	98,016	86%	16,339	11,238	5,101	1982	2000
5	200 Oceangate	Molina Center 1	\$-	230,632	230,632	100%	-	-	-	1983	-
6	300 Oceangate	Molina Center 2	\$-	230,631	189,744	82%	40,887	-	40,887	1983	-
7	400 Oceangate	Union Bank Building	\$1.95	157,683	123,275	78%	34,408	34,408	-	1975	1990
8	100 W Broadway	The Hubb - Creative	\$2.91	210,428	150,724	72%	59,704	48,025	-	1985	2017
9	249 E Ocean Blvd	International City Bank	\$2.24	112,215	86,322	77%	25,893	25,893	-	1981	1992
10	180 E Ocean Blvd	The 180 Ocean Building	\$-	212,639	63,292	30%	149,347	149,347	-	1984	2022
11	330 Golden Shore	Catalina Landing 3	\$2.95	98,666	59,570	60%	39,096	39,096	-	1985	-
12	401 E Ocean Blvd	-	\$1.85	134,773	68,155	51%	66,618	66,618	-	1983	1996
13	320 Golden Shore	Catalina Landing 2	\$2.95	53,832	39,099	73%	14,733	14,733	-	1985	-
14	444 W Ocean Blvd	444 W Ocean Building	\$2.43	186,439	123,911	66%	62,528	48,886	11,842	1967	-
15	555 E Ocean Blvd	"555"	\$2.05	138,592	86,545	62%	52,047	52,047	-	1968	2002
16	100 Oceangate	Oceangate Tower	\$2.54	228,484	169,052	74%	59,432	57,182	-	1971	-
17	340 Golden Shore	-	\$2.95	56,270	37,094	66%	19,176	19,176	-	1985	-
18	150 Long Beach Blvd	Bank of America	\$2.01	49,436	39,296	79%	10,140	10,140	-	1981	-
19	200 Pine Ave	-	\$2.37	65,909	55,422	84%	10,487	5,530	4,957	1968	2022
20	999 Atlantic Ave	-	\$-	19,474	19,474	100%	-	-	-	1990	-
21	310 Golden Shore	Catalina Landing 1	\$2.95	63,736	31,917	50%	31,819	31,819	-	1985	-
22	132 Linden Ave	-	\$2.65	85,494	85,494	100%	-	-	-	1928	-
23	604 Pine Ave	Press Telegram Building	\$-	70,110	70,110	100%	-	-	-	-	2013
24	650 Pine Ave	Meeker-Baker Bldg	\$-	120,000	120,000	100%	-	-	-	2014	-
	<b>Total/Average</b>		<b>\$1.80</b>	<b>2,639,798</b>	<b>1,947,144</b>	<b>74%</b>	<b>692,654</b>	<b>614,138</b>	<b>62,787</b>	<b>1979</b>	<b>2006</b>
25	-	2216-218 The Promenade N	\$-	22,500	22,500	100%	-	-	-	1937	-
26	The Loft Bldg	130 Pine Ave	\$1.95	26,333	24,933	95%	1,400	1,400	-	1923	2000
27	L'Opera Building	115 Pine Ave	\$1.75	67,000	50,318	75%	16,682	16,682	-	1906	1989
28	The Arts Bldg	230-236 E 3rd St	\$-	30,000	30,000	100%	-	-	-	1930	2012
29	Sevilla/Design Science	136-140 Pine Ave	\$1.80	24,000	12,763	53%	11,237	11,237	-	1995	-
30	Pacific Tower	235-247 E Broadway	\$-	106,754	106,754	100%	-	-	-	1923	2002
31	Sea Spray Gardens	333 W Broadway	\$2.75	33,000	30,280	92%	2,720	2,720	-	1983	-
32	F&M Tower	320 Pine Ave	\$2.20	52,000	43,920	84%	8,080	8,080	-	1923	1988
	<b>Total/Average</b>		<b>\$1.31</b>	<b>361,587</b>	<b>321,468</b>	<b>89%</b>	<b>40,119</b>	<b>40,119</b>	<b>-</b>	<b>1961</b>	<b>2004</b>

## OFFICE LISTINGS

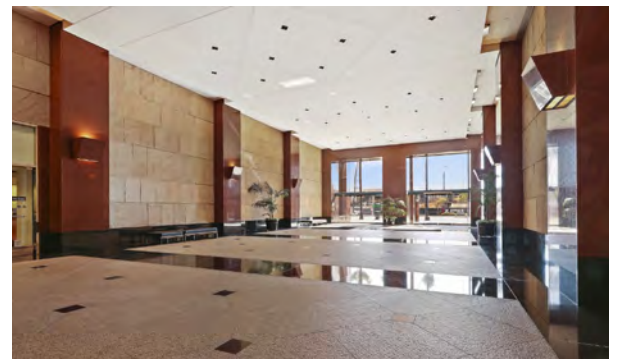


CoStar

## LANDMARK SQUARE 111 W OCEAN BLVD

**CBRE**

- Built in 1991, Landmark Square is one of the newest and largest office buildings in Downtown.
- On-site retail and restaurants in the core of the Pine Ave entertainment district.
- Located directly adjacent to bus and light rail, as well as the brand new Lincoln Park and Civic Center



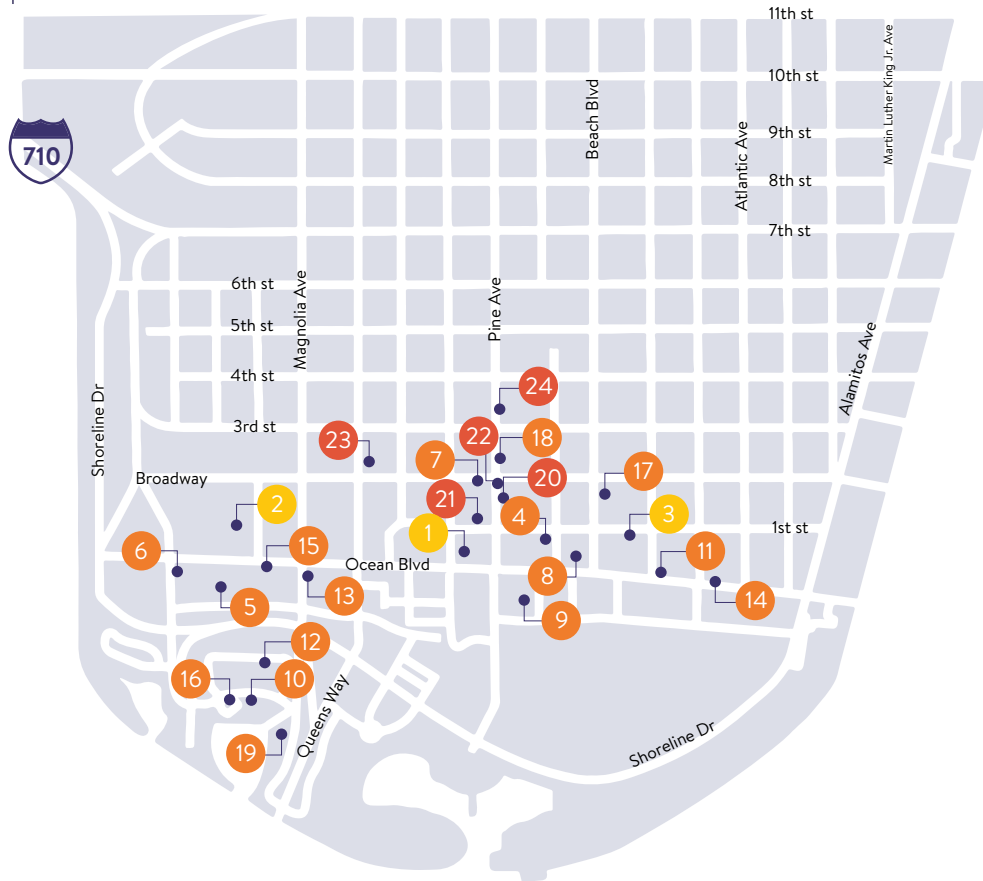
## 555 E OCEAN BLVD

**Lee & Associates**

- Built in 1968 and renovated in 2002, located in East Village Arts District with ocean views.
- On-site retail, banking, and food service, including one the best steakhouses in Long Beach “555”.
- Within walking distance of Shoreline Village, Convention Center, and Alamitos Beach.



CoStar



### Downtown Long Beach Office Vacancy Map

- |   |  |  |  |
|---|--|--|--|
| <p><b>1</b> <b>Landmark Square</b><br/>111 W Ocean Blvd<br/>Built 1991</p>        | <p><b>7</b> <b>The Hubb - Creative</b><br/>100 W Broadway<br/>Built 1975</p>       | <p><b>13</b> <b>444 W Ocean Blvd</b><br/>444 W Ocean Building<br/>Built 1967</p> | <p><b>19</b> <b>Catalina Landing 1</b><br/>310 Golden Shore<br/>Built 1985</p>     |
| <p><b>2</b> <b>One WTC</b><br/>1 World Trade Ctr<br/>Built 1989</p>               | <p><b>8</b> <b>International City Bank</b><br/>249 E Ocean Blvd<br/>Built 1981</p> | <p><b>14</b> <b>"555"</b><br/>555 E Ocean Blvd<br/>Built 1968</p>                | <p><b>20</b> <b>The Loft Bldg</b><br/>130 Pine Ave<br/>Built 1923</p>              |
| <p><b>3</b> <b>Shoreline Square Tower</b><br/>301 E Ocean Blvd<br/>Built 1988</p> | <p><b>9</b> <b>The 180 Ocean Building</b><br/>180 E Ocean Blvd<br/>Built 1984</p>  | <p><b>15</b> <b>Oceangate Tower</b><br/>100 Oceangate<br/>Built 1971</p>         | <p><b>21</b> <b>L'Opera Building</b><br/>115 Pine Ave<br/>Built 1906</p>           |
| <p><b>4</b> <b>211 OCEAN</b><br/>211 E Ocean Blvd<br/>Built 1982</p>              | <p><b>10</b> <b>Catalina Landing 3</b><br/>330 Golden Shore<br/>Built 1985</p>     | <p><b>16</b> <b>340 Golden Shore</b><br/>Built 1985</p>                          | <p><b>22</b> <b>Sevilla/Design Science</b><br/>136-140 Pine Ave<br/>Built 1995</p> |
| <p><b>5</b> <b>Molina Center 2</b><br/>300 Oceangate<br/>Built 1983</p>           | <p><b>11</b> <b>401 E Ocean Blvd</b><br/>Built 1983</p>                            | <p><b>17</b> <b>Bank of America</b><br/>150 Long Beach Blvd<br/>Built 1981</p>   | <p><b>23</b> <b>Sea Spray Gardens</b><br/>333 W Broadway<br/>Built 1983</p>        |
| <p><b>6</b> <b>Union Bank Building</b><br/>400 Oceangate<br/>Built 1975</p>       | <p><b>12</b> <b>Catalina Landing 2</b><br/>320 Golden Shore<br/>Built 1985</p>     | <p><b>18</b> <b>200 Pine Ave</b><br/>Built 1968</p>                              | <p><b>24</b> <b>F&amp;M Tower</b><br/>320 Pine Ave<br/>Built 1923</p>              |

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  Class B
  Class C