

MAJOR PRICE REDUCTION

333 WEST BROADWAY

DOWNTOWN LONG BEACH

OFFICE CONDO FOR SALE

1,460 Square Feet

tyler@gmpropertiesinc.com

Lic. 01919110

GM 
PROPERTIES

Tyler Portman
(562) 762-3152

INTRODUCTION

GM Properties, Inc is proud to present a rare office condo for sale at the Sea Spray Gardens. Suite 204 is a 1,460 square foot unit efficiently laid out with a reception, bullpen, private office, conference room*, and kitchen/break room.

Located on West Broadway in Downtown Long Beach, one block from I-710, Sea spray gardens provides businesses with unparalleled access to southern California.

Downtown long beach is booming with development with high-quality, context sensitive projects in planning or under construction surrounding 333 west broadway. over 5,000 apartment/residential units have been recently completed or are approved.

Sea spray gardens is the ideal location for your business.



333
West
Broadway

ABOUT SEA SPRAY GARDENS

Sea Spray Gardens is a 33,000 square foot multi-tenant office building with three (3) floors. The building features a fountain and open atrium style lobby, which provides abundant natural light for the office suites.

Building Features

- Shared Conference Room
 - Seats 16
 - Available Audio/Video
- Gated Parking
 - Free guest parking
 - Gated owner's & employees' parking



NEARBY DEVELOPMENT

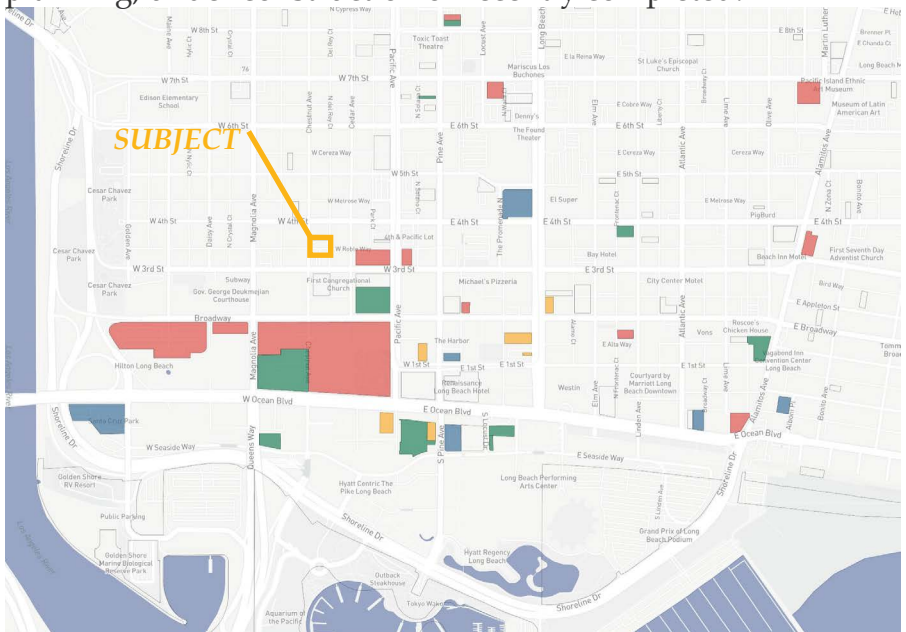
Downtown Long Beach is booming with new developments and adaptive reuse of historic buildings.

Most of this development is immediately surrounding 333 West Broadway.

Mixed-use Residential towers - with national/regional/independent restaurants

Major civic redevelopments - new City hall/ Superior Courthouse/Library

More than 5,000 residential units are in various stages of planning, under construction or recently completed.

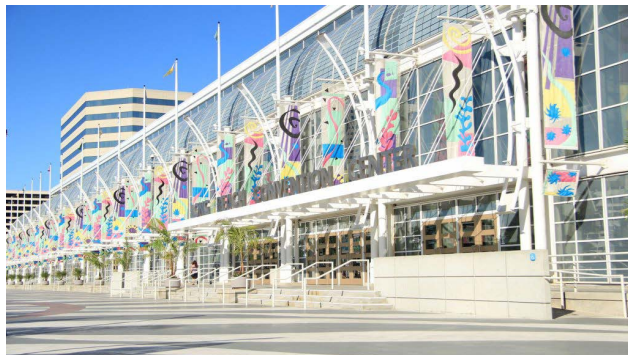


Completed Construction Approved Review



DOWNTOWN LONG BEACH

Long Beach is California's 7th Largest City and is successfully re-branding itself as a coastal destination. In addition to residential developments, hotels are attracting major interest. Downtown long beach and the Long beach convention center are home to several annual events.



333 WEST BROADWAY



Large Bullpen

27' x 14'

Large Open Bullpen with windows allow plenty of natural light

Private Conference Room

11' x 18'

Conference room or corner office



Entry

12' x 12'

Large reception provides ample space for guests

Kitchenette

12' x 8'

Private Kitchen / Break Room



OFFICE FOR SALE



Offering Details

333 West Broadway, Suite 204
Long Beach, CA 90802

Unit Size

1,460 Square Feet + Basement Storage

Parking

Three (3) Underground / Reserved /
Gated Spaces

Association Dues

\$657 per month

Asking Price

Offered at

~~\$720,000 (\$500/sf)~~

Reduced!

\$585,000 (\$400/sf)



Exclusively Listed By:

Tyler Portman

Lic. 01919110



(562) 762-3152 (Office)
(562) 708-8994 (Cell)



13305 Penn Street, Suite 200
Whittier, CA 90602



www.gmpropertiesinc.com
tyler@gmpropertiesinc.com

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