





## A NEW VIEW ON BUSINESS.

Welcome to the reinvented and reimagined 444 W. Ocean Building. Experience a timeless new take on mid-century style. The building has completed a major renovation to the lobby and common areas and offers flexible, inspirational space options. For tenant convenience and entertainment, a collaborative workspace area has been completed which includes a Club Room to be used as a lounge or meeting room and a partially enclosed patio with fire pit.

444 W. Ocean Building offers spectacular panoramic views of the historic Queen Mary, The Pike at Rainbow Harbor and the California Pacific Coastline. As Southern California's only waterfront Central Business District, Long Beach offers a thriving, vibrant area that compares to the financial districts of San Diego and San Francisco. Long Beach's prime, central location between Los Angeles and Orange County also provides a competitive recruiting edge for firms based in Long Beach.



# CURRENT AVAILABILITY

Floor	Suite	Size (RSF)	Rental Rate (FSG)	Comments	Available suites as of 2.19.21
17th	1700	6,431	\$2.45	13 window offices, 1 small conference room, 1 large conference room, mailroom, kitchen and reception area. Spectacular ocean views.	
17th	1720	1,099	\$2.45	3 window offices, interior support and open area.	
Suites 1700 & 1720 are contiguous totaling 7,530 RSF					
16th	1600	2,600	\$2.40	CREATIVE SPACE - 2 offices, storage room, communal kitchen, open area for work stations, concrete floors and exposed open ceiling.	
	1614	4,068	\$2.35	9 window offices, conference room, kitchen, telephone room, copy room and reception area.	
Suites 1600 & 1614 are contiguous totaling 6,668 RSF					
15th	1504	447	\$2.35	1 window office and open area.	
	1505	1,433	\$2.35	3 window offices and open area.	
	1514	960	\$2.35	1 window office, open area and coffee bar with sink.	
14th	1403	512	\$2.35	1 window office, IT closet and open area.	
11th	1104	2,080	\$2.35	4 window offices, kitchen and reception area.	
	1108	3,468	\$2.35	6 window offices, conference room, kitchen and reception area.	
	1110	1,068	\$2.35	2 window offices, storage and open area.	
	1100	2,644	\$2.45	3 window offices, conference room, open kitchen, storage room and open area. Call Broker for details.	
Suites 1104, 1108, & 1110 are contiguous totaling 6,616 RSF.					
7th	700	2,636	\$2.40	4 window offices, conference room, kitchen and open area.	
	705	2,424	\$2.40	3 window offices, conference room, kitchen, IT room and open area.	
6th	600	5,513	\$2.45	Open area.	
5th	520	3,392	\$2.45	CREATIVE SPACE - 1 interior office, conference room, communal kitchen, concrete floors and exposed open ceiling.	

Parking Rates: \$85.00 unreserved; \$135.00/reserved

## Aroma Di Roma Centro is now open at 444 W. Ocean

Specializing in premium coffee and espresso drinks, gourmet italian sandwiches, tasty pastries and delicacies.

Aroma Di Roma Centro will offer individuals the experience of palate-pleasing food inside the cafe, relaxing next to the cozy fire pit on the new exterior patio, or as a takeout for your suite.





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## FOR LEASING INFORMATION, PLEASE CONTACT:

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