





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 2.21.2025
18th	1800	11,842	\$2.70	PENTHOUSE FULL FLOOR with 17 offices, 2 conference rooms, kitchen, storage and open area.	
16th	1614	4,068	\$2.45	9 window offices, conference room, kitchen, telephone room, copy room and reception area.	
15th	1508	1,160	\$2.45	2 offices, kitchen and open area. Available 10/1/2025.	
14th	1418	2,238	\$2.45	4 window offices, conference room, interior room, kitchen and open area.	
11th	1100	2,644	\$2.60	3 window offices, conference room, kitchen and open area. Spectacular ocean views.	
	1104	1,876	\$2.45	4 window offices, kitchen, storage room and open area.	
10th	1000	2,958	\$2.60	5 window offices, conference room, kitchen and open area.	
	1010	1,435	\$2.45	2 offices, storage room, kitchen and open area. Available 3/1/25.	
Suites 1000 and 1010 are contiguous totaling 4,393 RSF					
7th	700	2,636	\$2.45	4 window offices, conference room, kitchen and open area.	
6th	600	5,513	\$2.55	Open area.	
5th	500	1,029	\$2.45	2 offices, kitchen and open area. Available 3/1/25.	
Annex - 440 W. Ocean		10,920	\$TBD	Single story building on Ocean Blvd., offering flexible uses for creative office or retail.	

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

Aroma Di Roma Centro is serving at 444 W. Ocean

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

Aroma Di Roma Centro offers individuals the experience of palate-pleasing food inside the cafe, relaxing in the outside semi-enclosed Garden Room with fireplace, or as a takeout for your suite.





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FOR LEASING INFORMATION, PLEASE CONTACT:

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