





## 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 6.13.2022
18th	1800	11,842	\$2.50	PENTHOUSE FULL FLOOR with 17 offices, 2 conference rooms, kitchen, storage and open area. Available 4/1/2023 or sooner. Can be combined with the 17th floor for a total of 23,600 RSF.	
17th	1750	4,228	\$2.45	7 offices, kitchen, conference room and open area. Available 7/1/2022.	
16th	1614	4,068	\$2.35	9 window offices, conference room, kitchen, telephone room, copy room and reception area.	
15th	1505	1,443	\$2.35	3 window offices and open area.	
	1515	1,359	\$2.35	3 window offices, 1 interior office, kitchen and open area.	
	1530	2,644	\$2.35	5 window offices, conference room, kitchen, IT room and open area.	
Suites 1515 and 1530 are contiguous totaling 4,003 RSF					
11th	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.	
Suites 1108 & 1110 are contiguous totaling 4,536 RSF.					
7th	700	2,636	\$2.35	4 window offices, conference room, kitchen and open area.	
	705	2,424	\$2.35	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.	
	500	1,029	\$2.35	3 window offices and open area.	
1st	150	3,712	\$2.50	CREATIVE SPACE - 2 offices, conference room, kitchen, open area with extensive glass line, high exposed ceiling.	
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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