

Flex Building – High Image HQ Opportunity



Pacific Gateway Business Center
1709 Apollo Ct
Seal Beach, CA 90740

Sublease
Available

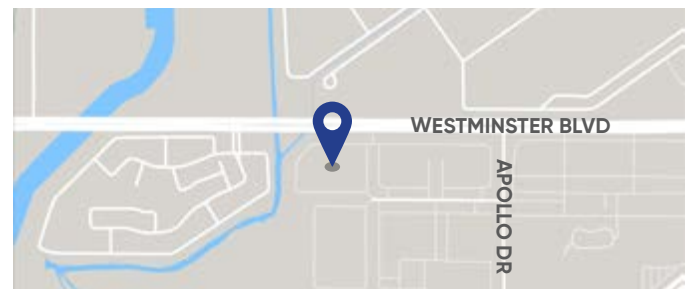
Space Profile

Premises	88,507 SF – total (divisible) 37,720 SF – 2-story office
Availability	TBD
Asking Rate	\$0.85 NNN
Term	Through April 30, 2027
Power	2,000a/277-480v 3p
Loading Docks	6 dock high 2 grade level
Year Built	2006
Clear Height	24’-28’
Parking	1.45/1,000 SF 128 spaces are available
Land	4.41 AC
Zoning	LM

Features

- Divisible to approximately 62,000 SF
- Class A freestanding manufacturing building
- Modern, corporate office space
- Sprinklers
- Fenced yard
- LEED certified, LED lighting in warehouse
- Close proximity to Long Beach Airport

Map



For More Information

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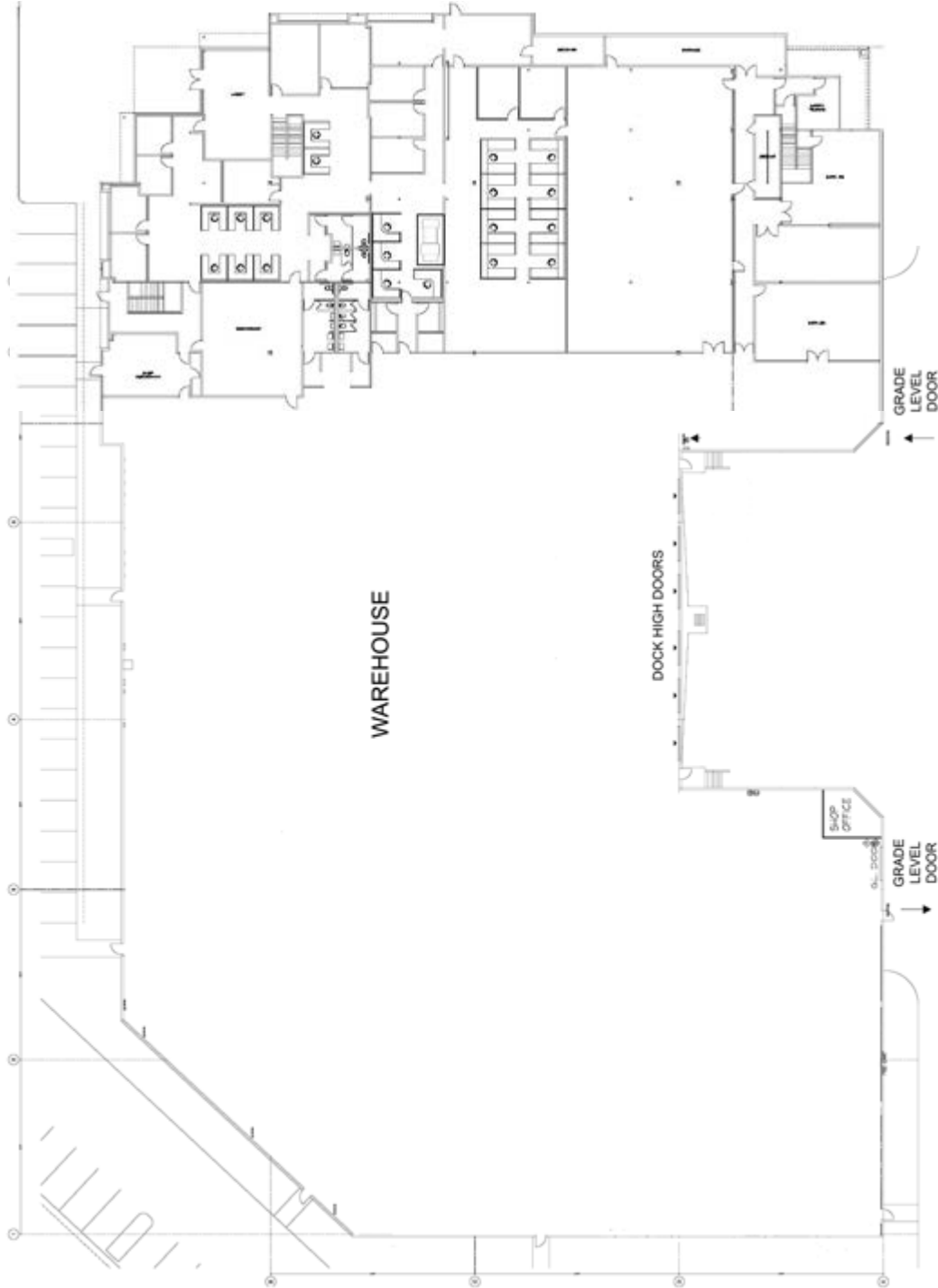
11726 San Vicente Blvd., Suite 500, Los Angeles, CA 90049

VIEW THE
VIRTUAL TOUR **360**



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Warehouse + Level 1 Office

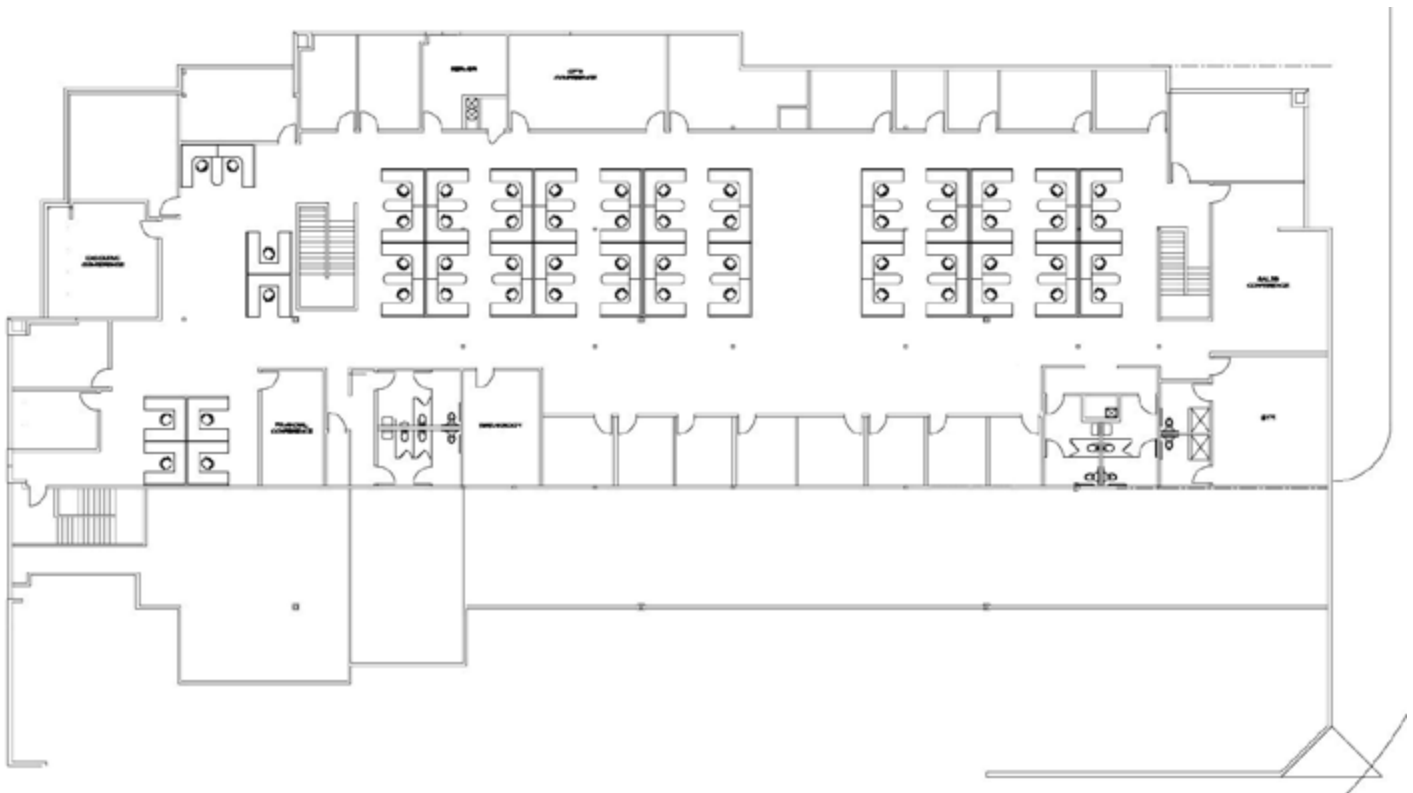


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Level 2 Office



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Aerial



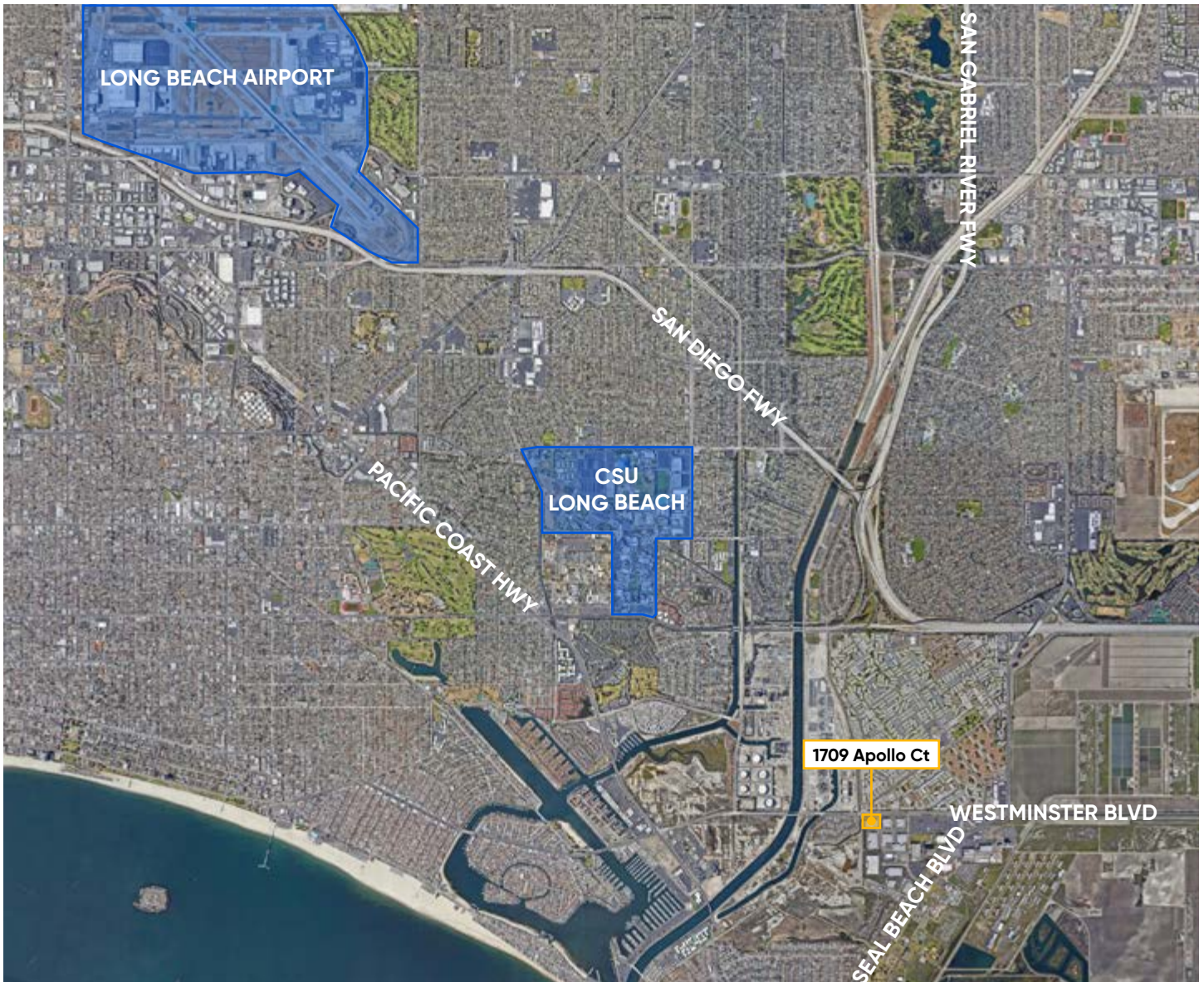
- Amenities**
- Carl's Jr.
 - Chase Bank
 - Del Taco
 - Denny's
 - Dollar Tree
 - Domino's Pizza
 - Primrose Restaurant
 - Subway
 - Starbucks
 - Wells Fargo Bank
 - Yasai Japanese Grill

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Vicinity Map



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