

STATE OF THE ART MODERN SPACE IN LONG BEACH 4000 COVER STREET



Available Space: 4,148 rsf (approx.)

Availability: 60 Days

Sublease Term: 3-10 Years

Rental Rate: Negotiable

FOR MORE INFORMATION PLEASE CONTACT:

Luke Raimondo

Lic#: 01814454

213.321.5770

lraimondo@traversrealty.com

SUBLEASE FEATURES:

- Brand new law firm build out with incredible high end finishes
- Fully cabled with the latest telecommunications equipment
- 4/1000 parking, which is currently FREE
- Brand new building in a master planned office development in the hottest part of Long Beach
- Close proximity to Long Beach Airport

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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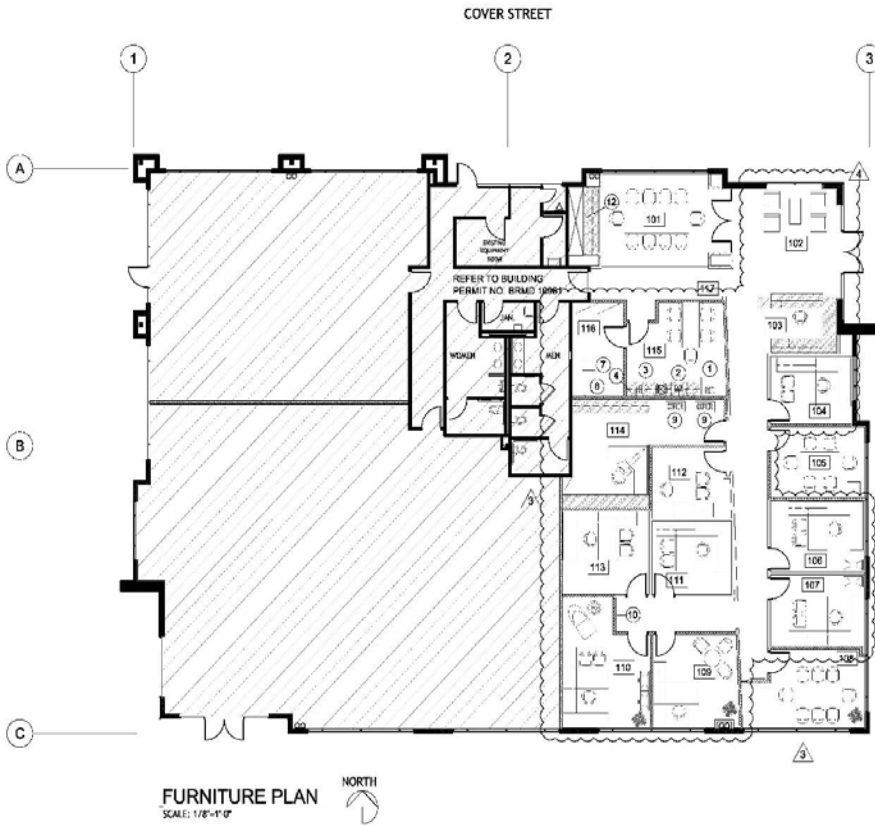
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 TRAVERS REALTY

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ROOM DESIGNATIONS:

- 101 - CONFERENCE
- 102 - WAITING
- 103 - RECEPTION
- 104 - ASSOCIATE
- 105 - CONFERENCE
- 106 - ASSOCIATE
- 107 - ASSOCIATE
- 108 - CONFERENCE
- 109 - SR. ASSOCIATE
- 110 - A. FELAHY
- 111 - CLERK
- 112 - CLERK
- 113 - PARALEGAL
- 114 - STORAGE / FILE / DUPLICATING
- 115 - BREAK ROOM
- 116 - SERVER ROOM
- 117 - HALLWAY

APPLIANCES:

- ① - 36" REFRIGERATOR W/ ICE MAKER
- ② - DISHWASHER
- ③ - COFFEE MAKER
- ④ - MICROWAVE OVEN
- ⑤ -
- ⑥ - LCD TV
- ⑦ - SERVER
- ⑧ - 4'-0" X 8'-0" TEL. BACKBOARD
- ⑨ - COPIER
- ⑩ - LCD TV
- ⑪ - OMT
- ⑫ - LCD TV
- ⑬ - OMT

FURNITURE NOTES:

1. ALL FURNITURE IS FOR REFERENCE ONLY. ACTUAL PLANS ARE BY OTHER.
2. GENERAL CONTRACTOR TO VERIFY LOCATIONS OF "PREF. FURNITURE" CABINETS 5'-PIT WITH LOCKERS.

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