

1WTC

ONE WORLD TRADE CENTER

Your new office view

Downtown Long Beach

Renovations complete

*lobby, courtyard, common areas, and
elevators have all been modernized.*



Property Details

- Recent renovations and modernization complete including new lobby, courtyard, common areas
- Neighboring Hilton hotel \$12MM renovations complete: 400 guest suites, conference center, connectivity lounge and 26,000 s.f. of meeting space
- New creative spec suites available for immediate occupancy featuring exposed ceilings, polished concrete floors, private outdoor space, and high-end finishes
- New elevator modernization with high-speed, efficient direct system office, ATM
- Onsite amenities include: 24Hour Sport Fitness facility, outdoor courtyard with wi-fi and new seating, coffee cart, day care, post-office, banking with ATM, car wash, and full-service restaurant coming soon
- Four new common area conference rooms with A/V hook ups exclusively for tenants use
- Tallest office building in Downtown Long Beach featuring unparalleled views of Orange County, Catalina & Los Angeles
- Convenient freeway access to 710 and 110 freeway



BIKE

Share Program



ONSITE

Food



13'

Ceiling Height



27

Building Floors



2016

Year Renovated



360

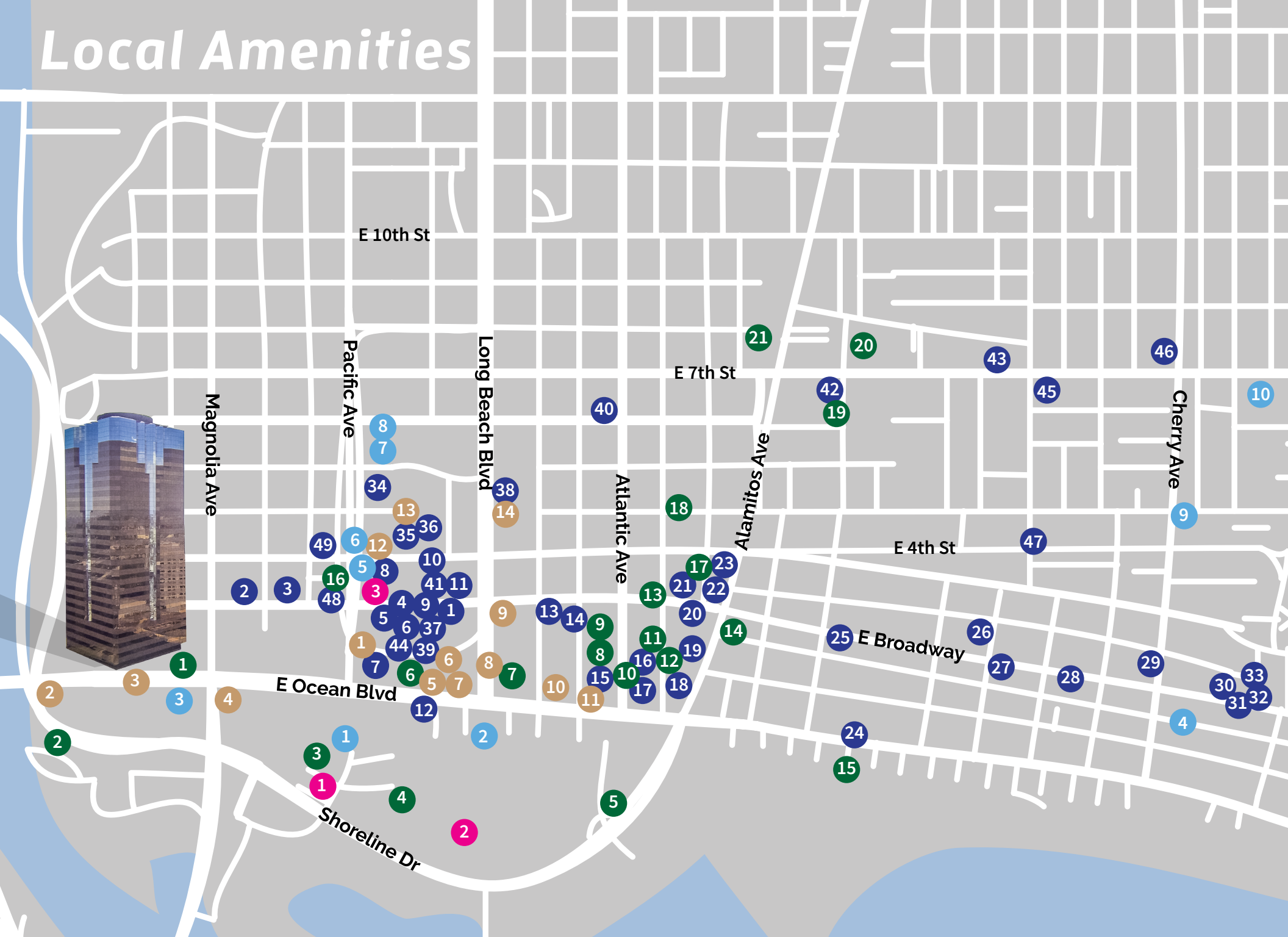
DEGREE VIEWS











RESTAURANTS

- | | | |
|-------------------------------------|---|----------------------------------|
| 1. Federal Bar | 17. 555 E American Steakhouse | 33. Chen's |
| 2. Jimmy John's | 18. Long Beach Café | 34. Sushi Zen Maru |
| 3. The Potholder Café Too | 19. Super Mex | 35. Fresh Kabobs |
| 4. Pier 76 | 20. Roscoe's House of Chicken & Waffles | 36. Milana's New York Pizzeria |
| 5. King's Fish House | 21. Rebel Bite | 37. BO-beau kitchen + roof tap |
| 6. George's Greek Café | 22. Maru Maki Sushi | 38. TOGO's Sandwiches |
| 7. Rock Bottom Restaurant & Brewery | 23. Clancy's Irish Pub | 39. Café Sevilla |
| 8. Johnny Rocket's | 24. Egg Heaven Café | 40. Sura Korean BBQ & Tofu House |
| 9. Wokcano | 25. Merced's Restaurant | 41. Big Catch Seafood |
| 10. Beachwood BBQ & Brewing | 26. The Pizza Place & Garden Café | 42. Dan's Burger |
| 11. Congregation Ale House | 27. Thai Silk Restaurant | 43. La Ceiba |
| 12. The Sky Room | 28. The Brit | 44. DonBuri Café |
| 13. Crème De La Crepe | 29. Café Ambrosia | 45. Sunrise Donuts |
| 14. Wa Wa Restaurant | 30. Star of Siam | 46. Que Sera |
| 15. Modica's Deli | 31. Park Pantry the Original | 47. Hole Mole |
| 16. James Republic | 32. Fat Tomato Pizza | 48. Coffee Bean and Tea Leaf |
| | | 49. Starbucks |

LODGING

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|---------------------------|-------------------------|-----------------------|-----------------------|
| 1. Hilton Long Beach | 7. The Westin | 13. Inn of Long Beach | 19. Argonne Motel |
| 2. Golden Shore RV Resort | 8. Courtyard Long Beach | 14. Vagabond Inn | 20. Long Beach Motel |
| 3. Hyatt Pike | 9. Best Western Plus | 15. Beachside Retreat | 21. Travel King motel |
| 4. Hyatt Regency | 10. Rodeway Inn | 16. The Varden Hotel | |
| 5. Dockside Boat & Bed | 11. Travelodge | 17. Beach Inn Motel | |
| 6. Renaissance Hotel | 12. Greenleaf | 18. Club Motel | |

BANKS

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|----------------------------|----------------------------|--------------------|------------------------------|
| 1. Wells Fargo | 5. Doctor's Bank | 9. Bank of America | 13. Farmers & Merchants Bank |
| 2. Union Bank | 6. Opus Bank | 10. Chase Bank | 14. Bank of the West |
| 3. Citibank | 7. International City Bank | 11. U.S. Bank | |
| 4. California Bank & Trust | 8. Comerica Bank | 12. Chase Bank | |

RETAIL

1. The Pike Outlets
2. Shoreline Village
3. Pine Square

RECREATION

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|-------------------------|------------------------------|
| 1. Cinemark at The Pike | 6. Gold's Gym |
| 2. Terrace Theater | 7. DTLB Crossfit |
| 3. 24 Hour Fitness | 8. Polarity Fitness |
| 4. Bixby Park | 9. We Fit Gym |
| 5. Pilates Plus | 10. CrossFit Belmont Heights |



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