1501 Hughes Way Long Beach



Freeway Business Center

North Long Beach | Engineering & Aerospace Corridor

ENCON COMMERCIAL, INC.

COMMERCIAL REAL ESTATE SERVICES

Property Information

One of Long Beach's most distinguished office towers, 1501 Hughes Way, is a boutique 4-story building offering efficient floorplans with move-in-ready spaces ranging from 2,000 to 20,000 square feet, accommodating businesses of all sizes with immediate occupancy and room to customize.

Superbly situated in Long Beach's premier business district, the property is near upscale shopping and dining options with heavy foot traffic. Located just 19 minutes from the Port of Long Beach with convenient I-405 and I-710 access, the building ensures exceptional connectivity for business operations.

The property features a secure parking garage, landscaped terraces, courtyard, dedicated event space, gym and spacious lobby - creating a comprehensive professional environment that supports daily operations and corporate needs.

The tower's inviting office suites offer ample natural light through expansive window lines and impressive city views. Flexible floor plans allow for a variety of configurations combined with high ceilings, create bright, spacious multi-purpose interiors.

This highly customizable office settings empower businesses to create spaces reflecting their unique culture while maintaining a prestigious address that impresses clients and attracts top talent.







Available Units

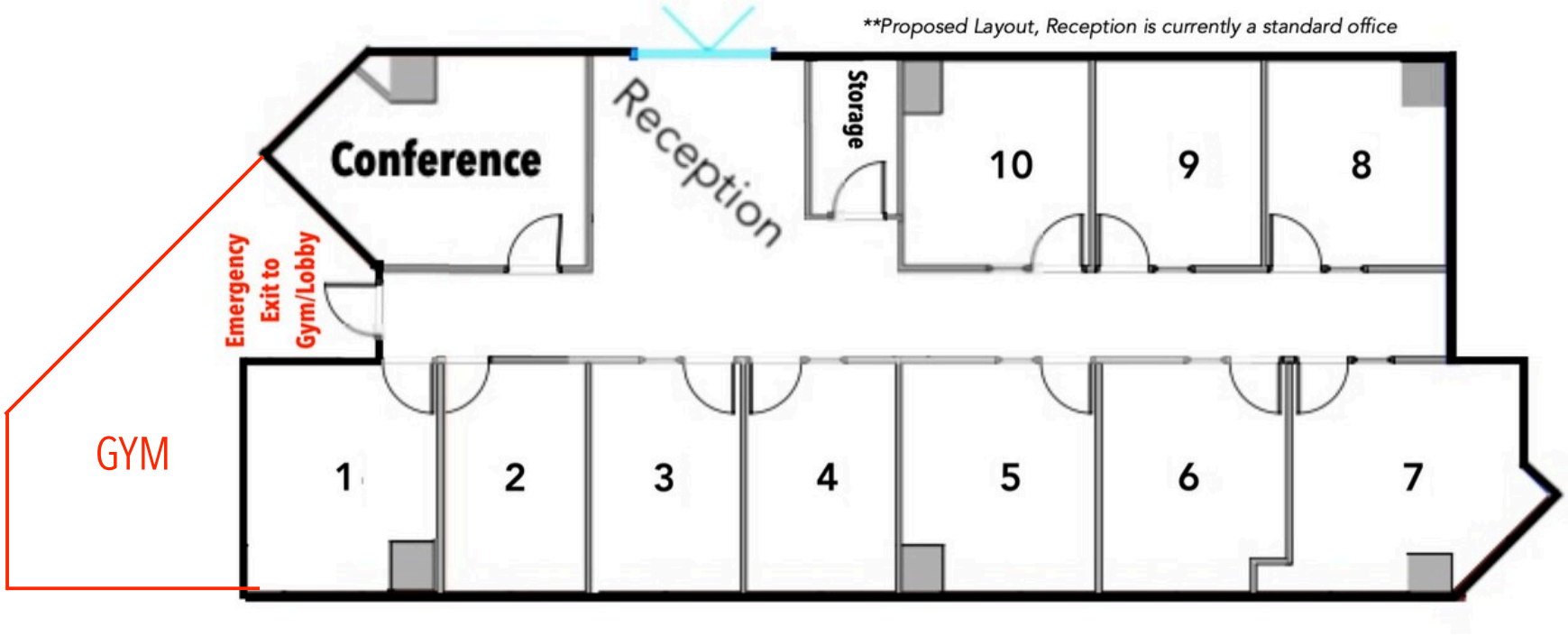
Suite	Size (RSF)	Asking Rate (FSG / SF)	Space Description
130	2,530	$2.50	Grand glass double door entrance from main building lobby, up to 10 private offices (7 on southern window line), and 1 conference room. Option to build out open bullpen area.
200	20,044	$2.30	Grand double door entrance off main elevator, 8 window lined private offices, 1 conference room, 1 training room, 3 interior offices, break room, kitchenette, storage room, server room, lab/assembly room, and 2 full open wings.
400	2,790	$2.30	Grand double door entrance and reception off main elevator, 1 window lined corner office, window lined common area, open office area, 1 conference room.
401	1,900	$2.30	Current Manager's Suite, reception off main elevator, large open area fits 8-12 cubicles, 2 window line corner offices facing Southeast towards downtown.
412	2,800	$2.30	Back office layout with 8 offices and conference room. Offices can be combined by Landlord into additional open common area. Fits 11-18 people.

*6 months of half rent available on a 39 month as-is deal or 12 months of half rent on a 66 month as-is deal

Suite 130

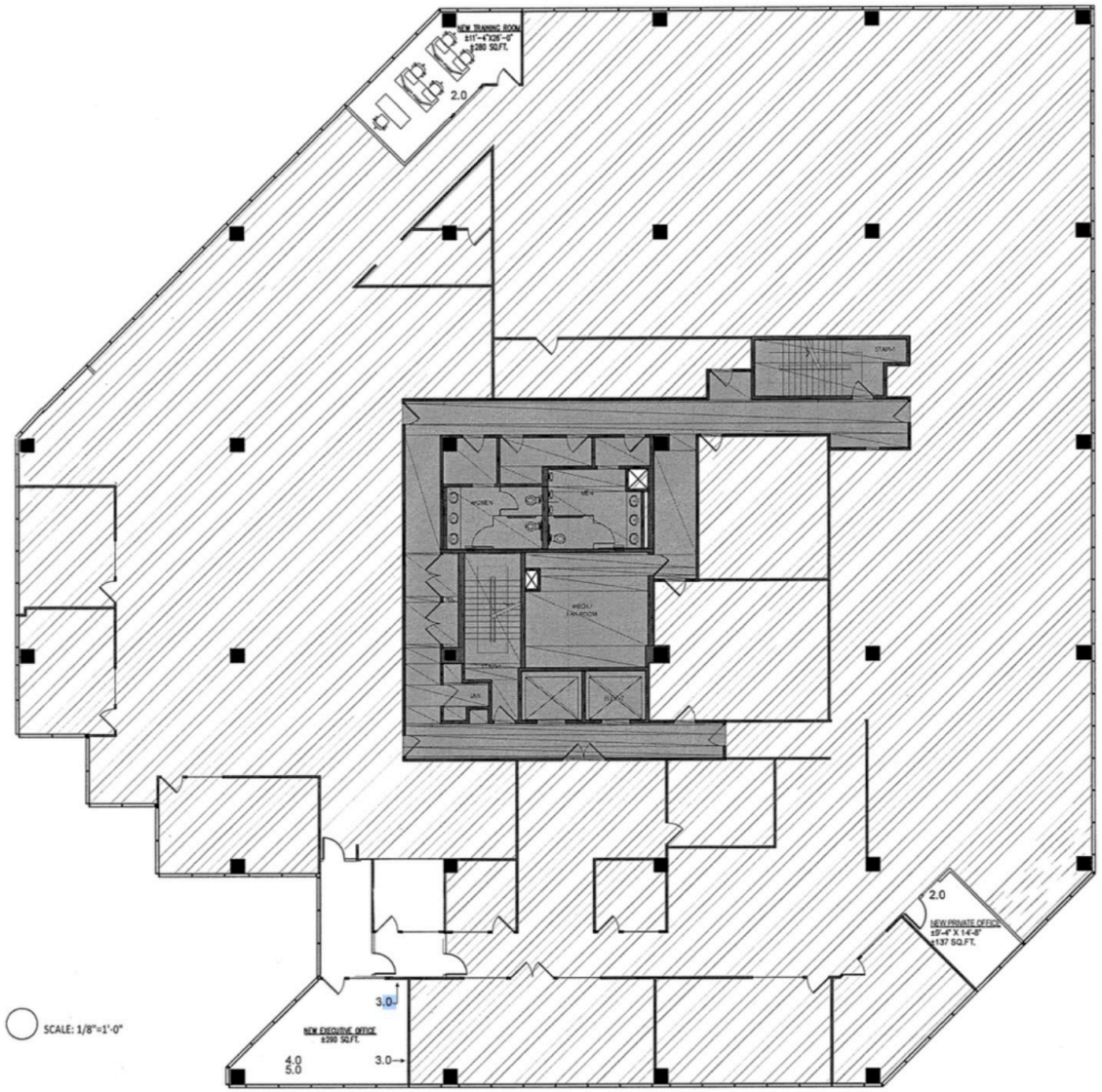
**As Built

- 2,530 square feet
- Dramatic main lobby glass double door entrance
- High density professional office space for law firm, insurance, finance, and similar professional services



Suite 200

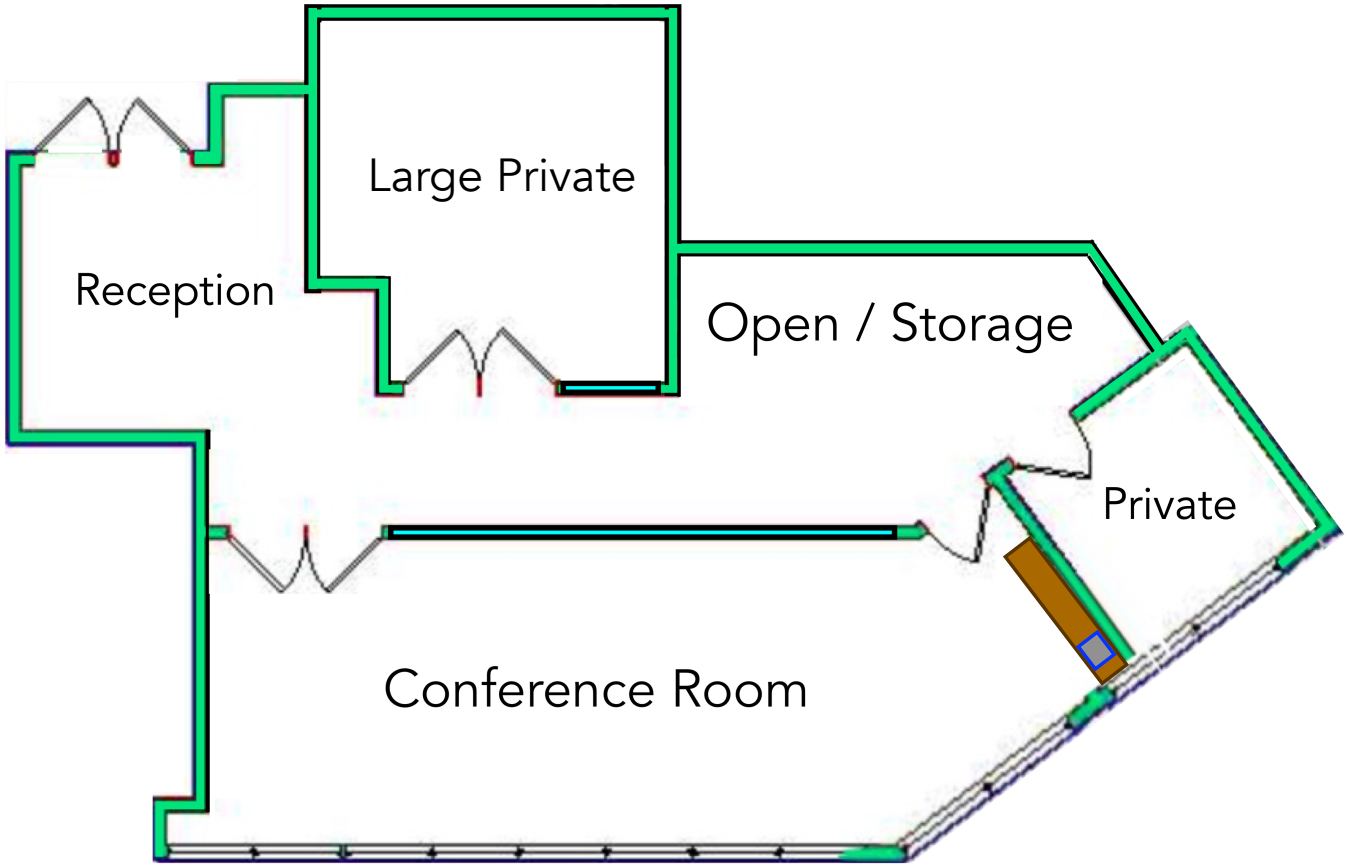
- 20,044 square feet
- full floor
- top building signage



Suite 400

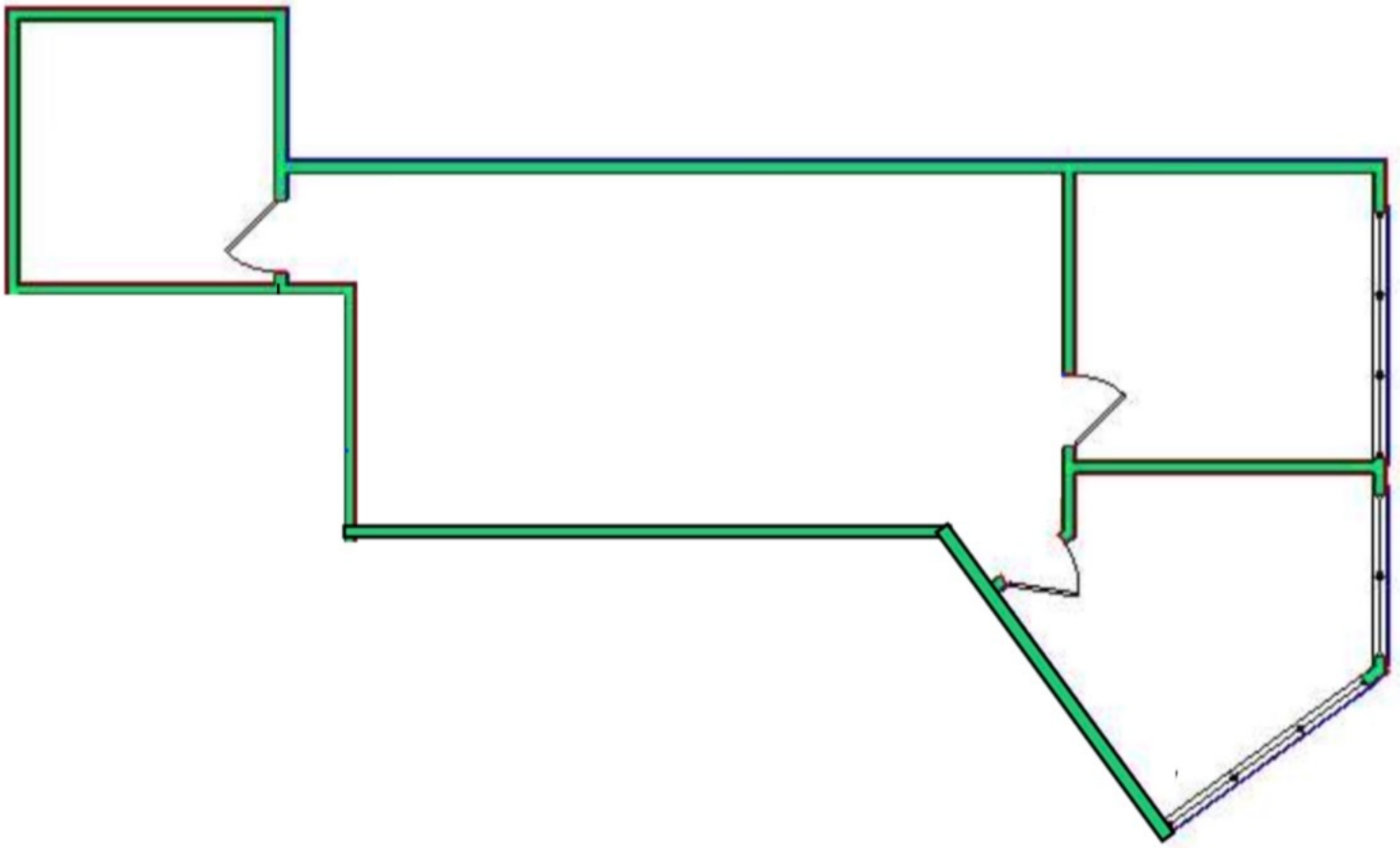
**As Built

- 2,790 square feet
- Best views in the building South toward Downtown Long Beach



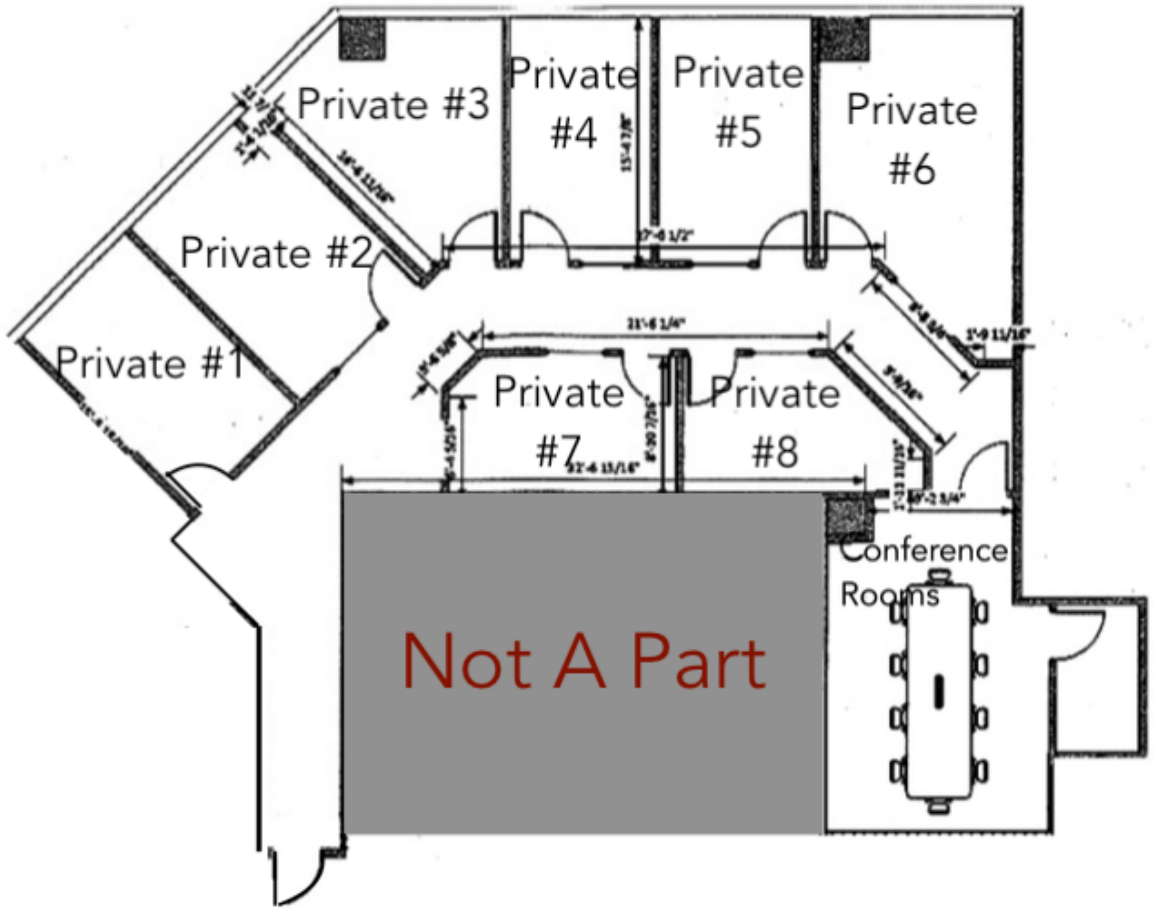
Suite 401

- 1,900 square feet
- Best views in the building South toward Downtown Long Beach



Suite 412

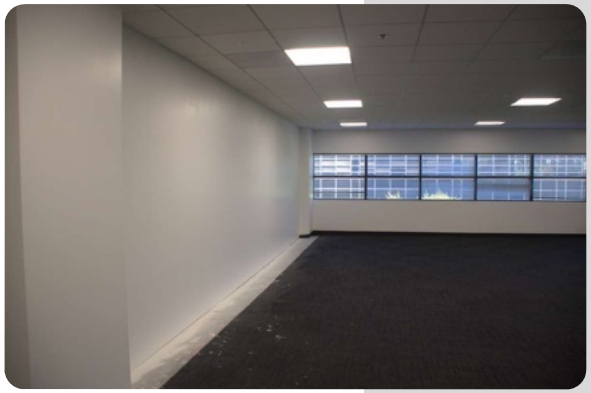
- 2,800 square feet
- Back private office layout that can be opened up



Additional Photographs











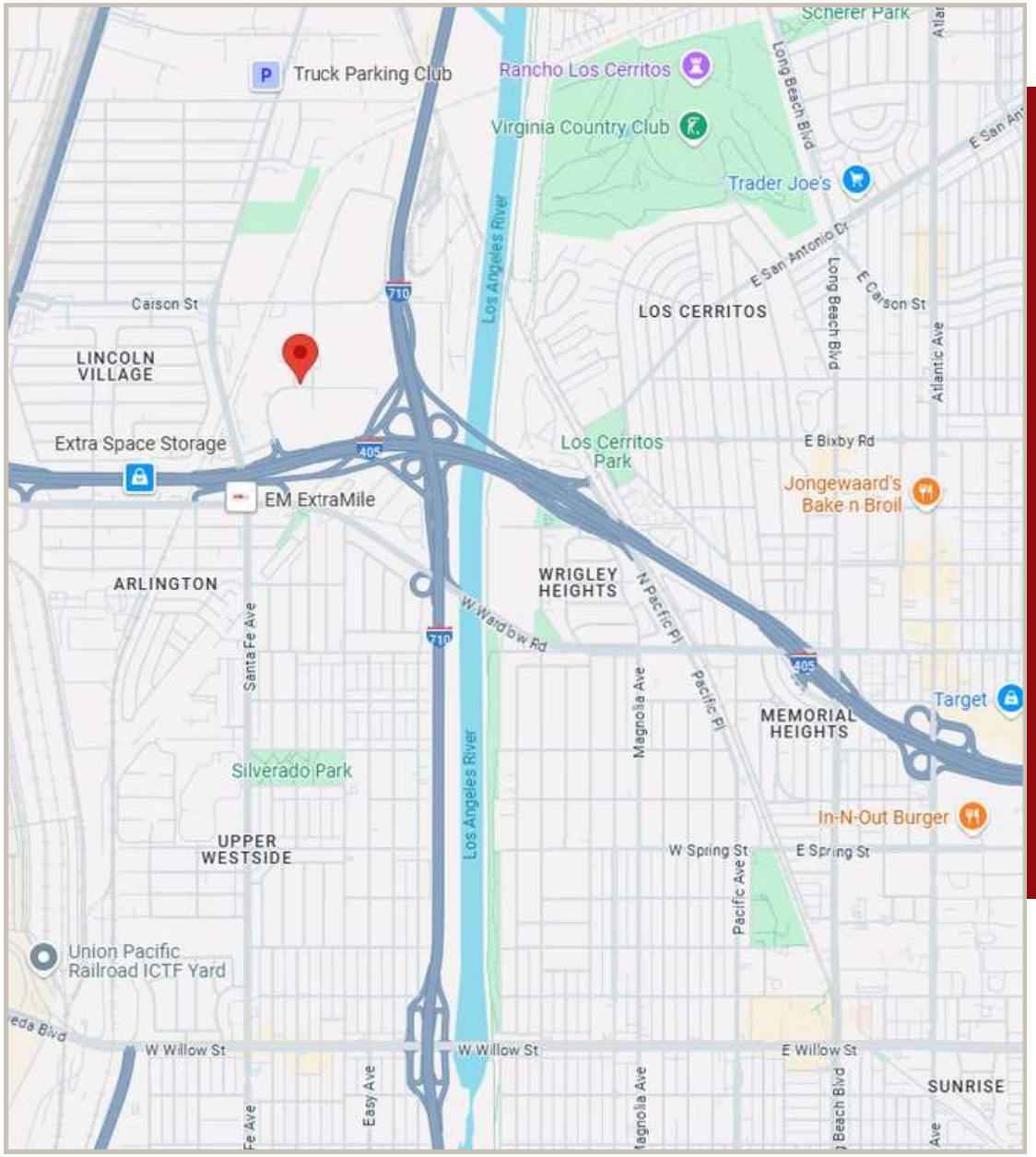




Location






Truck Parking Club
Rancho Los Cerritos
Virginia Country Club
Trader Joe's
Scherer Park
Long Beach Blvd
E San Antonio Dr
E Carson St
Carson St
LINCOLN VILLAGE
LOS CERRITOS
Los Angeles River
710
405
Extra Space Storage
EM ExtraMile
Los Cerritos Park
E Bixby Rd
Jongewaard's Bake n Broil
ARLINGTON
WRIGLEY HEIGHTS
W Waldorf Rd
N Pacific Pl
Pacific Pl
Santa Fe Ave
Magnolia Ave
Target
MEMORIAL HEIGHTS
Silverado Park
In-N-Out Burger
UPPER WESTSIDE
W Spring St
E Spring St
Pacific Ave
Union Pacific Railroad ICTF Yard
W Willow St
E Willow St
Easy Ave
SUNRISE
Atlantic Ave

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