

Medical Office Space For Lease



3816 Woodruff Ave, Long Beach, CA 90808
Woodruff Medical Plaza

Available for Immediate Occupancy
\$2.75psf Full Service

For More Details Contact

Don Butts

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BRE # 01368932



* The information contained herein has been obtained from various sources deemed reliable, however, we make no guarantee, warranty or representation as to its accuracy. You and your advisors should conduct a careful and independent investigation of the property prior to executing any Lease. Prospective Tenants are hereby advised that changes beyond the control of the owner or Broker may have occurred in the physical and/or financial condition of the property.

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Scott Anastasi Realty is pleased to present **Woodruff Medical Plaza**

Woodruff Medical Plaza, located in Long Beach CA, offers 43,500sf of leasable office space on approximately 2.04 acres of land with plenty of surface parking. Convenient central location provides its Tenants great opportunities for growth from the surrounding densely populated residential neighborhoods.

Property Address: 3816 Woodruff Ave, Long Beach CA 90818
APN: 7185-019-036
Year Built: 1979
Lot Size: 2.04 acres
Leasable SF: 43,528sf
Now Available: Suites ranging in size from 689sf to 2,660sf are ready for immediate occupancy, with options to combine suites to create even larger spaces.
Lease Rates: \$2.75 Full Service



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Area Medical Centers and Hospitals

Tri-City Regional Medical Center	2.04 miles
Community Family Guidance Center	2.26 miles
Intercommunity Care Center	2.40 miles
New Beginnings	2.90 miles
Lakewood Regional Medical Center	2.90 miles
Woodruff Convalescent	2.93 miles
Bellwood Maternity Clinic	2.94 miles
Altra Health Care Systems	2.95 miles
Willow Urgent Care	2.98 miles



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