

AIRWAY OFFICE PARK

CREATIVE OFFICE SPACES FOR SALE OR LEASE

**SINGLE / MULTI UNITS AVAILABLE
2ND FULL FLOOR AVAILABLE**



**URBANA
DEVELOPMENT**

DRA
ARCHITECTS

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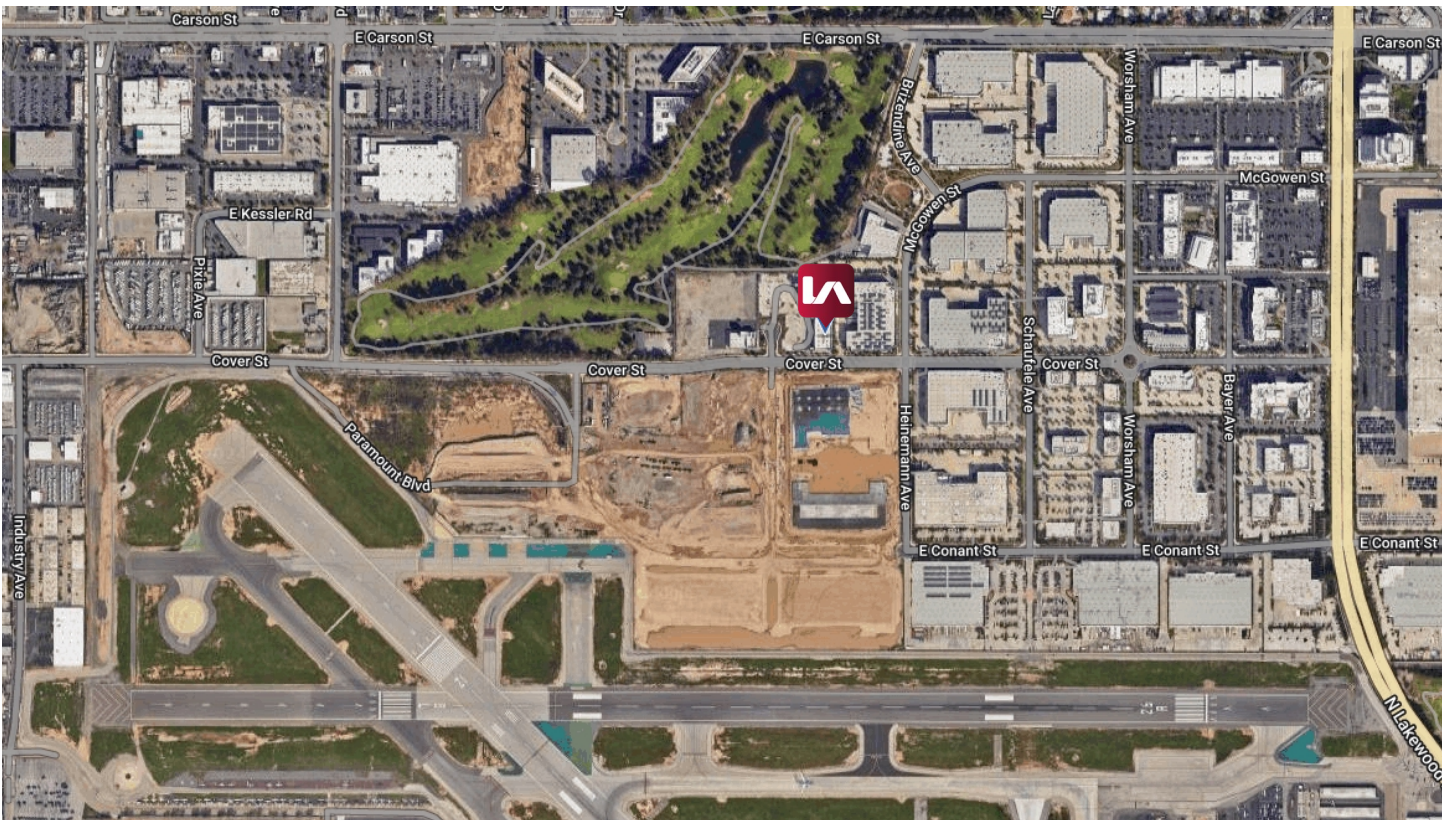
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AVAILABLE SUITES:

3816 STINEMAN CT - BUILDING 1

UNIT	SF	AMENITIES
202	3,048	Rollup door and 192 sf enclosed balcony, courtyard views

3810 STINEMAN CT - BUILDING 2

UNIT	SF	AMENITIES
101	4,872	Premium ground floor location with rollup door, large private patio, direct access to parking lot
102	4,914	Premium ground floor location with rollup door, large private patio, direct access to parking lot
201	4,937	Excellent second floor view corridor along Cover Street, rollup doors leading to balcony
202	4,575	Excellent second floor view corridor along Cover Street, rollup doors leading to balcony
203	6,555	Excellent second floor view corridor along Cover Street, rollup doors leading to balcony, courtyard views



AIRWAY HIGHLIGHTS:



REFRESHING

Open-air amenities



PRIVACY

Private entrances from parking lot



EXPAND

Roll-up private door to patios and balconies



ABUNDANCE

Ample free surface parking



CONNECTION

Strong corporate neighbors and retail amenities



GROWTH

Unique opportunity to own in Douglas Park



POSSIBILITIES

Range of unit sizes from 4,750 to 25,800 SF



CUSTOM

Individual signage for each tenant



ENERGIZING

Electric car charging stations



CENTRAL

Located in Douglas Park, near 405 freeway and Long Beach Airport

LOCATION HIGHLIGHTS:

Douglas Park is a 200-acre master planned office, industrial, and retail business park adjacent to the Long Beach Airport with easy access to the 405 Freeway.

Corporate neighbors include Virgin Orbit, United Pacific Industries, Rubbercraft, Turbo Air, Moffatt & Nichol, Metro Ports, Morf3D and Spinlaunch.

Douglas Park is also home to a 26 acre retail amenity called the Long Beach Exchange. LBX is a collection of local purveyors of art, food, design and fashion. It features The Hanger, a 17,000 square-foot structure that is home to 14 small, artisanal food vendors and unique retailers.

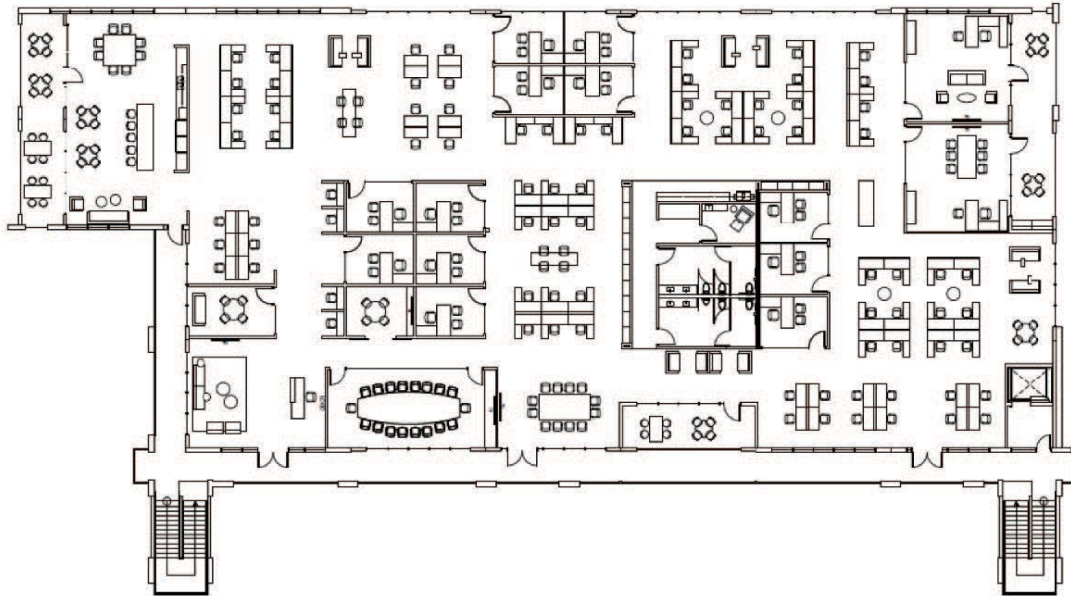
The business park has wide sidewalks and extensive landscaping and dedicated green space that promote walking and biking to the many adjacent amenities.



3810 STINEMANT COURT:

**Test fits are for illustrative purposes only.*

SECOND FLOOR TEST FIT



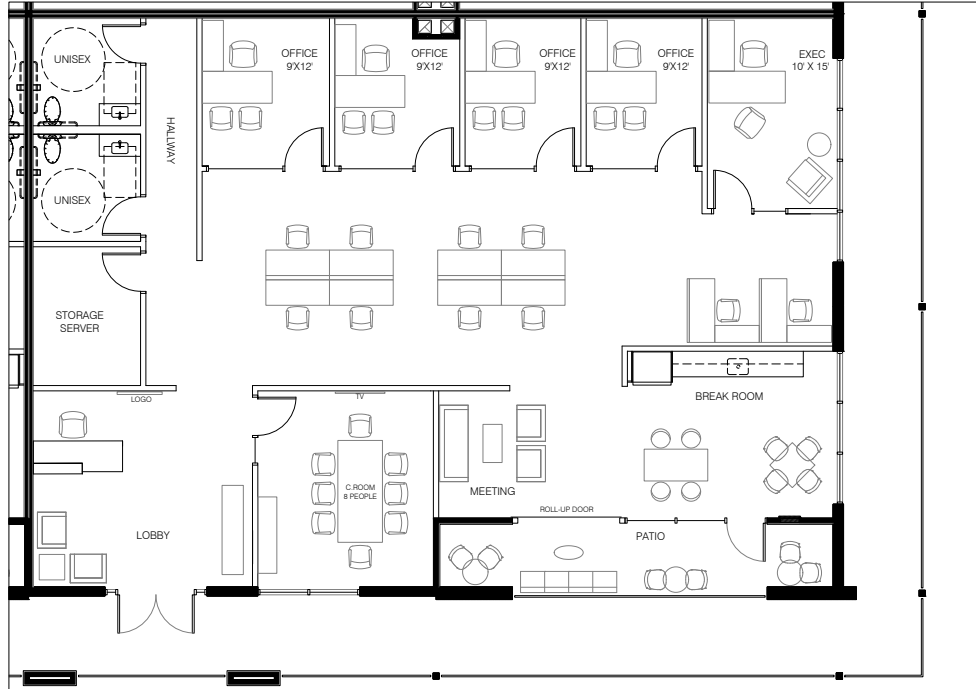
Units 201, 202 and 203 combined
16,066 gross square feet (including balconies)



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SINGLE UNIT TEST FIT



Unit 202

3,048 gross square feet (including patios)





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