

## TWO-STORY OFFICE BUILDING **FOR SALE**

±8,837 SF Owner-User or Investment Opportunity in Executive Plaza IX



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# PROPERTY OVERVIEW

Lee & Associates is pleased to present a prime opportunity to acquire a  $\pm 8,837$  SF two-story office building located within the prestigious Executive Plaza IX office campus in Signal Hill, California. Originally constructed in 1980 and completely rebuilt in 2010, the property offers a professional image with modern improvements in a well-established business environment.

The building is supported by approximately 32 surface parking stalls, providing convenient on-site parking for tenants and visitors. Strategically positioned with excellent access to the 405 Freeway, the property benefits from strong regional connectivity and proximity to the greater Long Beach and South Bay markets. This asset presents an attractive opportunity for an owner-user or investor seeking quality office product in a high-demand submarket.



## OFFERING SUMMARY

Pricing	<b>\$3,150,000.00</b>
Building Area	<b><math>\pm 8,837</math> SF</b>
Property Type	<b>Two-Story Office Building</b>
Parking	<b><math>\pm 32</math> Surface Stalls</b>
Year Built	<b>1980</b>
Renovation	<b>Completely rebuilt in 2010</b>
Campus	<b>Executive Plaza IX</b>

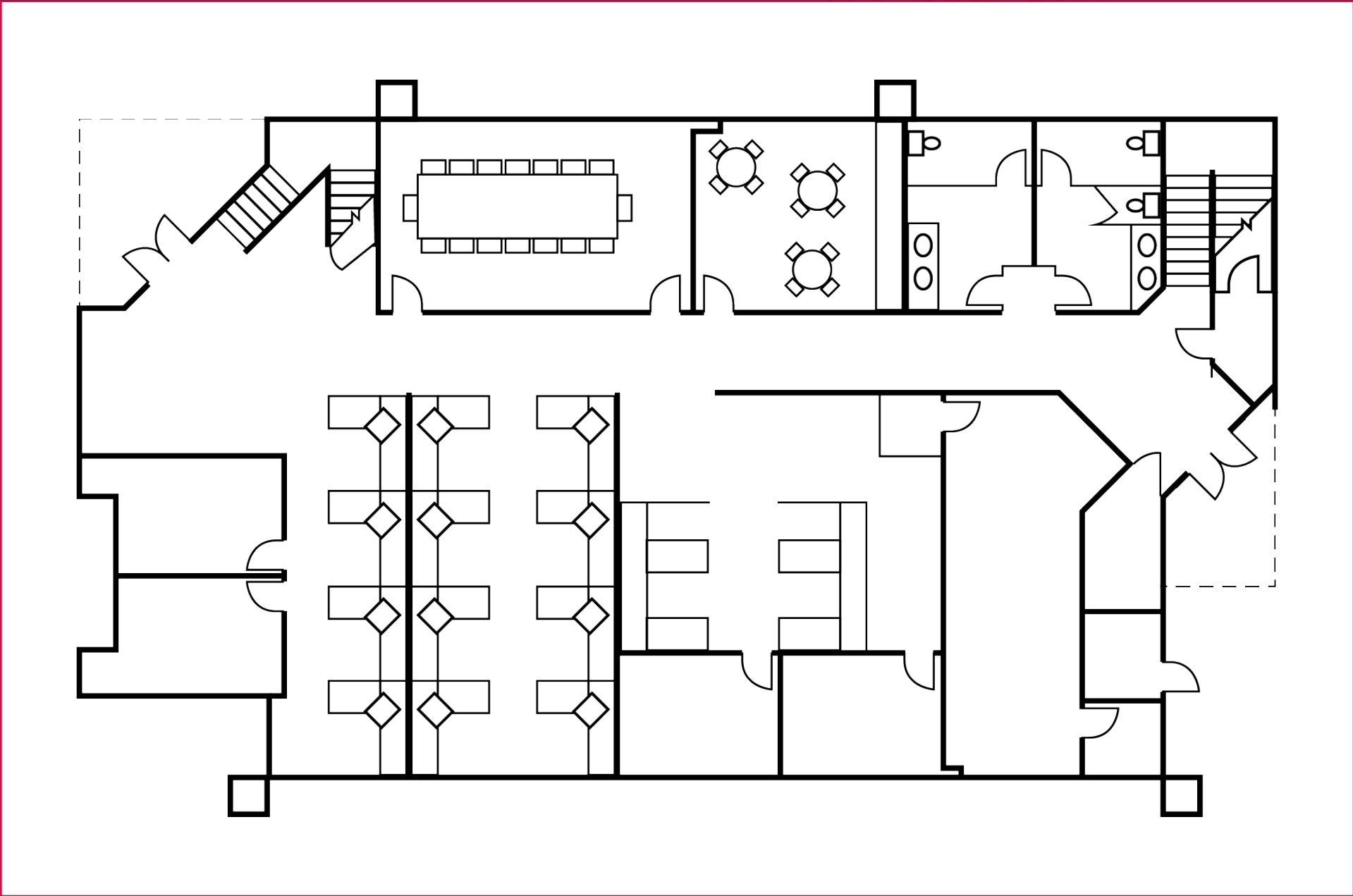
### Other Features

- **Located within a well-maintained campus**
- **Immediate Access to 405 Fwy and Long Beach Airport**
- **Professional image with modern upgrades**
- **Ideal for owner-user / investment opportunity**
- **Ownership will consider sale of existing FFE for a move-in ready solution**

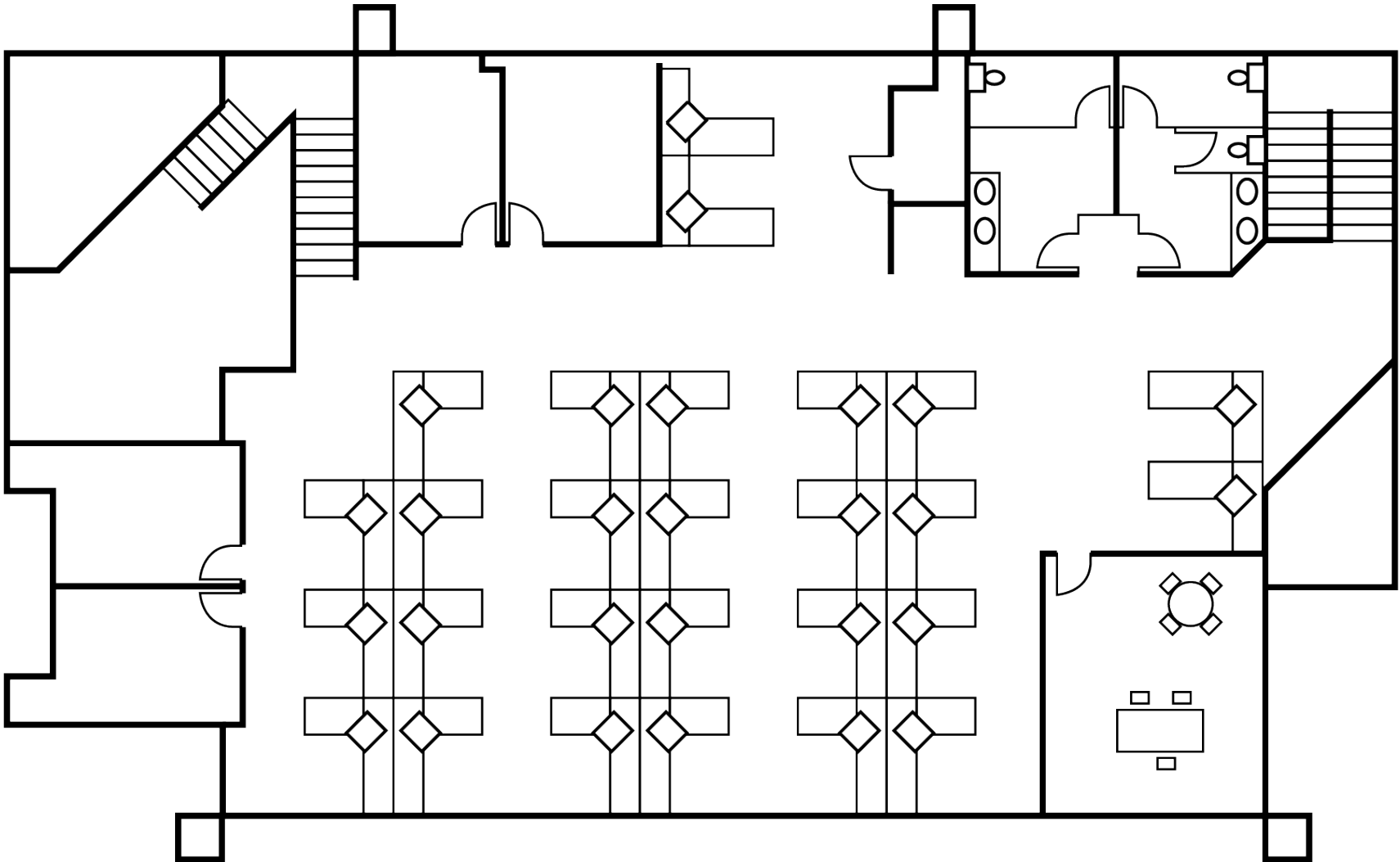




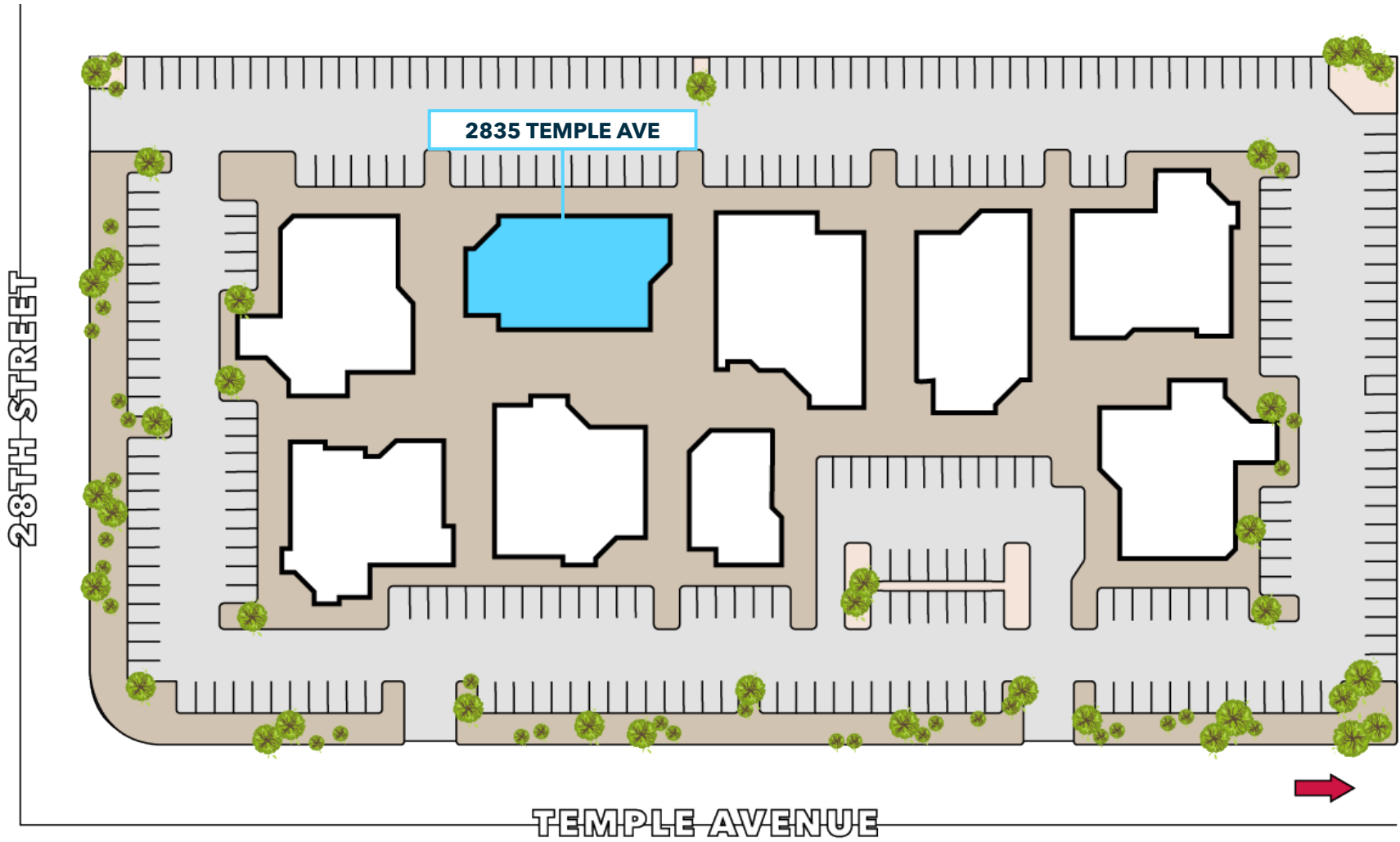




This plan and its measurements are approximate and not up to scale.  
It is the responsibility of the buyer/lessor to verify the property's measurements independently.



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Map distances are estimated. Real-world travel times can vary depending on Long Beach traffic and road conditions. We recommend verifying routes via your preferred navigation app.



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