

PROPERTY FEATURES:

**±1,669 – ±7,693 SF Available
at \$2.25 / SF Full Service Gross**

- Adjacent to Douglas Park - Long Beach's New 4 Million SF+ Business Community
- Local Amenities - Long Beach Airport, Lakewood Country Club, Restaurants, Entertainment
- Golf Course Views
- Garden Rise / Walk Up Business Park
- 4:1,000 Free Parking
- Elevator Served
- On Site Gym, Atrium, and Conference Room
- Frontier Fios Available

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Garrett Massaro, SIOR

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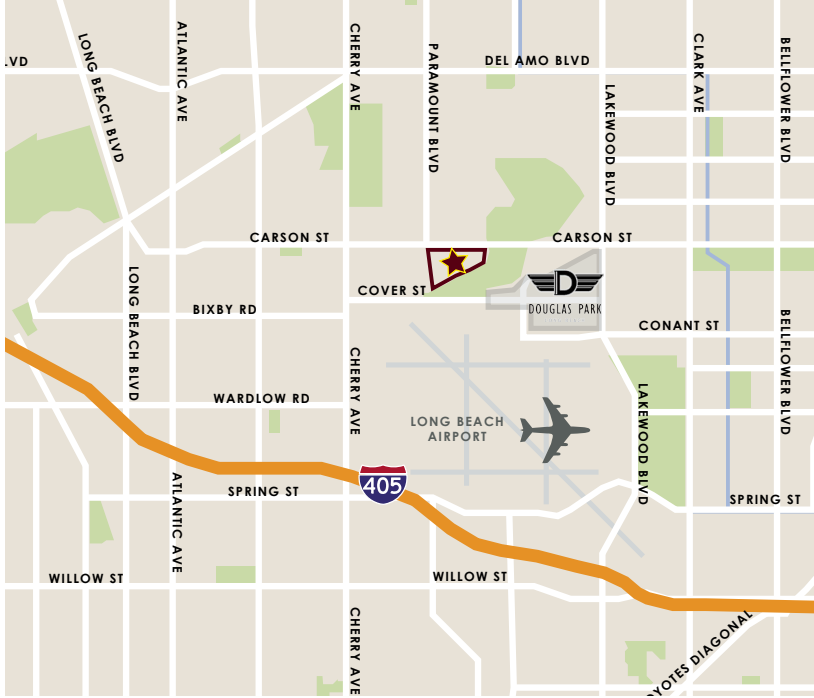
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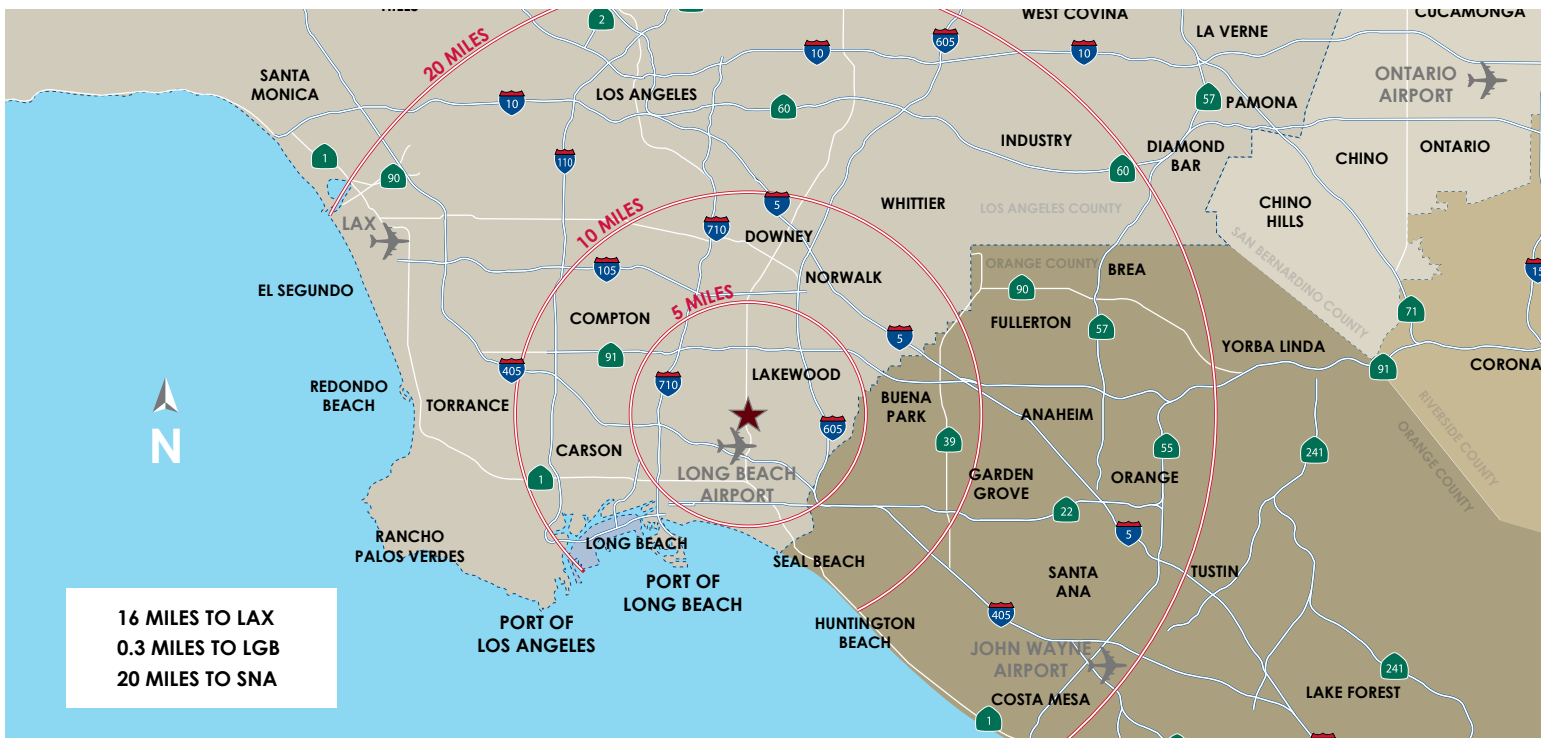


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4010 Watson Plaza Dr. is strategically located on the border of Long Beach and Lakewood and offers a 30-minute solution to major markets, airports, and ports.



- Centrally Located Between Los Angeles and Orange County
- Located Between Two Major Airports: Los Angeles International Airport & John Wayne Airport
- Adjacent to Long Beach Airport
- Adjacent to Douglas Park Development
- Close Proximity to the Ports of Los Angeles and Long Beach
- 405, 710, 605, and 91 Freeway Access
- Walking Distance To Restaurants, Shopping, and Public Transportation



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AVAILABLE SUITES:

SUITE	SQ FT	RATE	DESCRIPTION
150	±1,831 SF	\$2.25	Available Now. Premiere Location, Double door entry, 4 Private offices, Large area for cubicles, or teamwork space. VIRTUAL TOUR
250	±1,669 SF	\$2.25	Available Now. 4 Window-Lined Offices and Open Area. Corner Location with Extensive Glass. VIRTUAL TOUR



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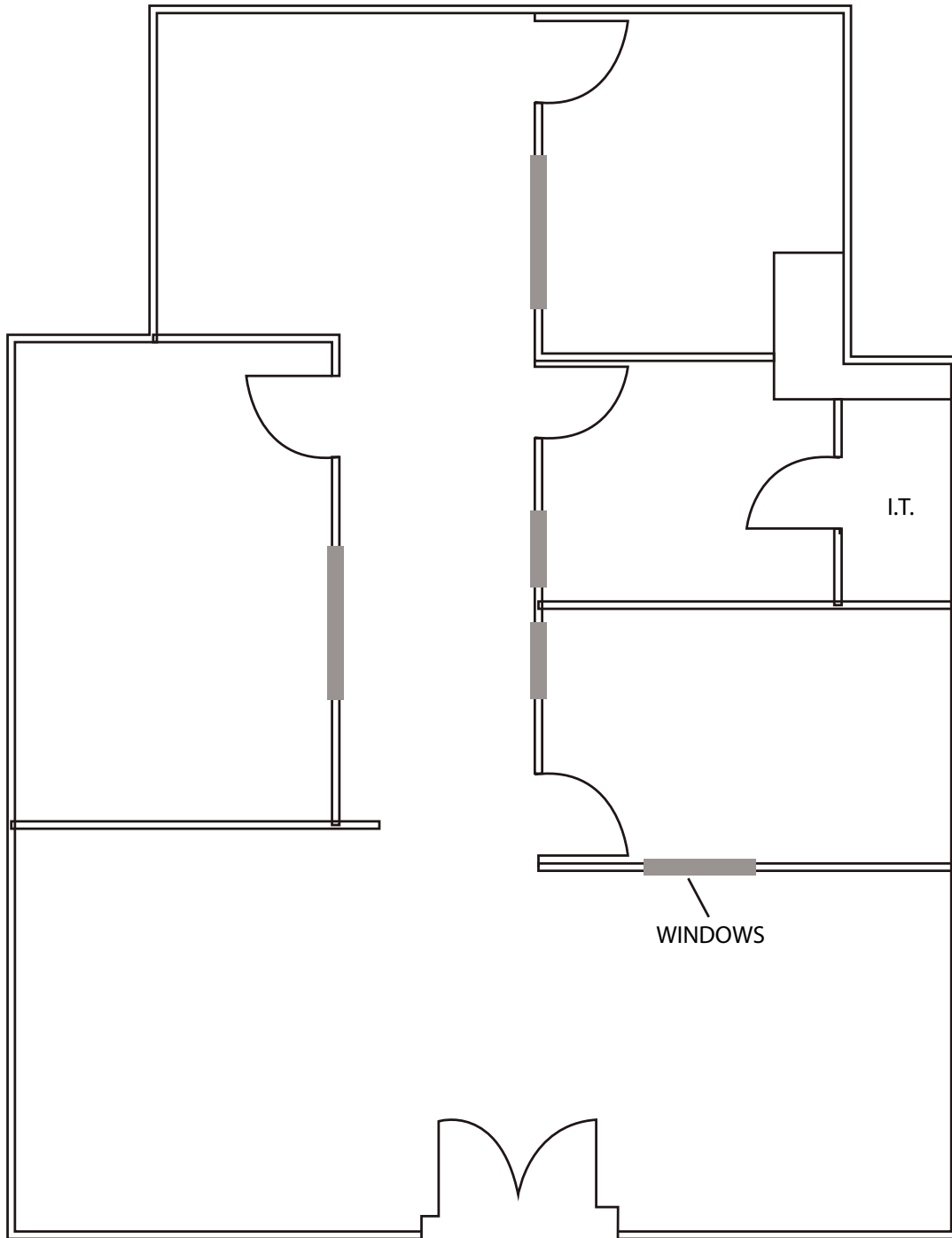
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SUITE 150 - ± 1,831 SF
SITE PLAN (NOT DRAWN TO SCALE)



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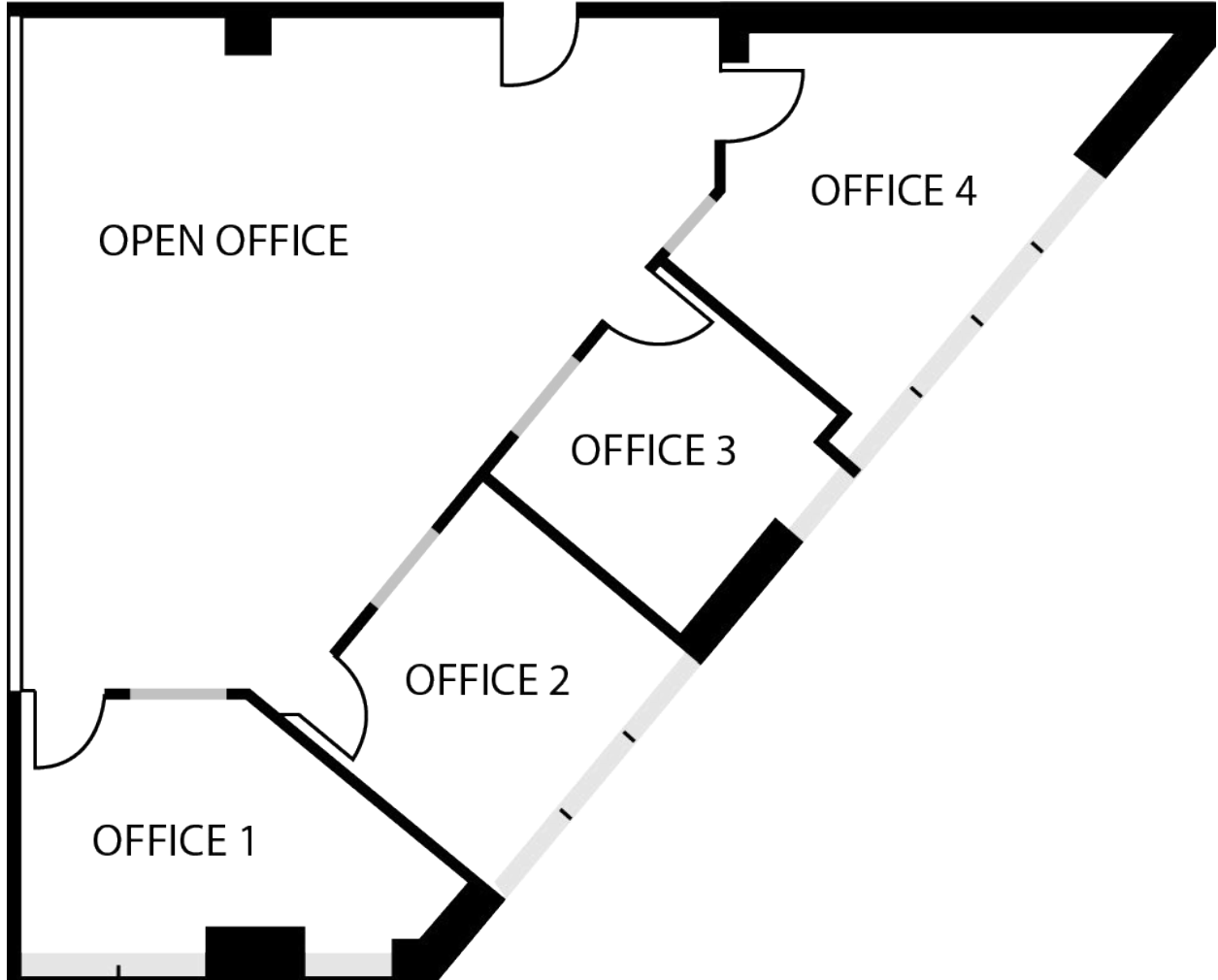
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SUITE 250 - ±1,669 SF
SITE PLAN (NOT DRAWN TO SCALE)



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