

The Terminal at Douglas Park

3738 Bayer Avenue, Unit 203B | Long Beach, California

750-1,250 RSF
Available for Lease

Asking Rate:

*\$3.15 Full Service Gross
Per SF / Per Month*

Property Highlights:

- Shared Office Space at The Terminal in Long Beach
- Up to Two (2) Private Offices & Five (5) Cubicle Positions Available
- Collaborative Environment within Master Planned Community
- Access to Full Kitchen, Conference Room, Balcony & Restrooms within Suite
- Brand New Construction with Clean & Contemporary Design
- CALGreen Building with Sustainable Design Using Recycled Materials



Exclusively Offered By:

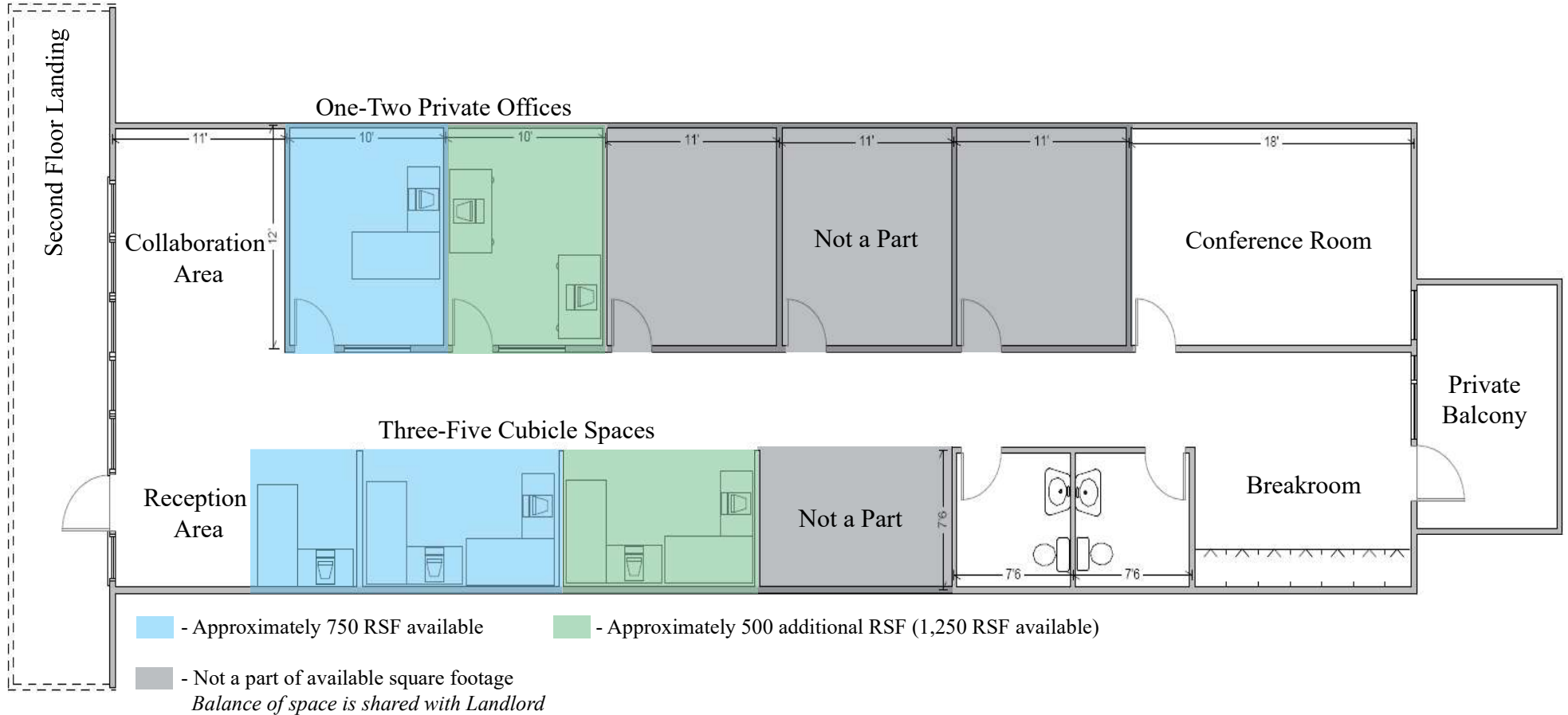
Encon Commercial, Inc. | ***Commercial Real Estate Services***



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SITE PLAN



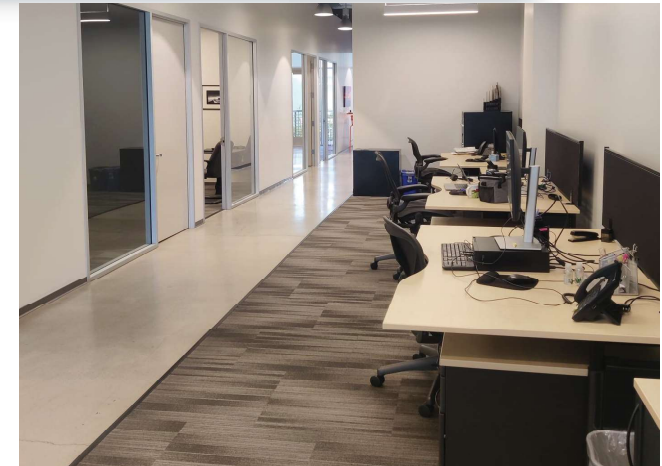
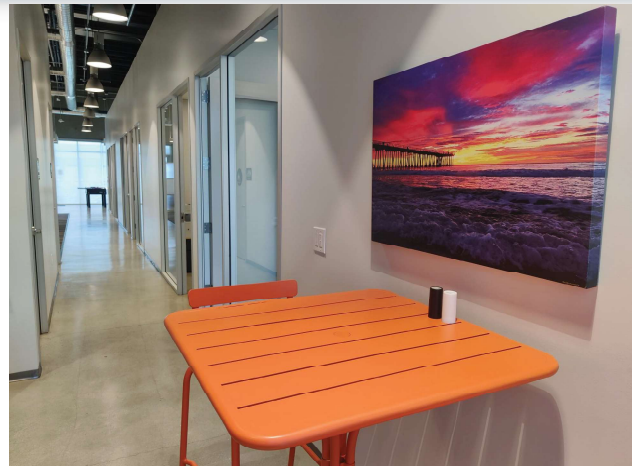
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INTERIOR PHOTOGRAPHS



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The Terminal @ Douglas Park | The Terminal at Douglas Park is a master planned business community that offers a creative office environment focused on collaboration and sustainable living. The community features a clean and contemporary design using recycled materials. Additionally, the community features drought tolerant landscaping and an open air environment with an emphasis on healthier buildings and improved work environments. Other features of the community are: ample parking with direct walk-up access for employees and visitors, electric car charging stations in the parking lot, large secure amenity spaces between buildings with informal meeting areas, elevators with private lobby and secure mail area, large open storefronts with operable windows and roll-up windows access exterior amenity space.

Douglas Park is situated on approximately 161 acres located at the convergence of commerce from Los Angeles and Orange County directly accessible from the 405, 605 and 710 Freeways, adjacent to the Long Beach Airport.

Excerpt from The Terminal at Douglas Park Website

COMMUNITY FEATURES & AMENITIES

The Hanger @ LBX | Within walking distance of The Terminal community, The Hanger @ LBX is located at the southwest corner of Lakewood Boulevard and Carson Street. The Hanger is a dynamic, experiential retail and dining destination within the Douglas Park development in Long Beach. LBX encompasses approximately 266,000 square feet of stores, shops and restaurants on more than 26 acres, including two acres of communal open space for the public to enjoy.

Further, LBX features three distinct and complementary zones that work seamlessly together to create a singular experience for locals and visitors alike. These include McGowen's Approach (LBX's version of "Main Street"), The Landing (a grand-scaled 1.25 acre central plaza) and The Hanger @ LBX (a 16,800-square foot 'hangar' showcasing an evolving, curated collection of local purveyors of art, food, design, fashion and other unique goods and services).

Excerpt from Long Beach Exchange - LBX Website (www.longbeachexchange-lbx.com)



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