

**FOR LEASE**

**BIXBY KNOLLS  
OFFICE BUILDING**

**3939**

**ATLANTIC AVENUE**

**LONG BEACH, CA**

For more information contact:

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**CBC Blair**

333 West Broadway, Ste. 312

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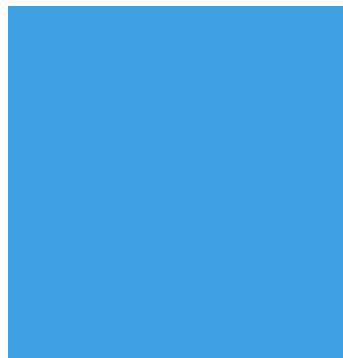
LONG BEACH, CA



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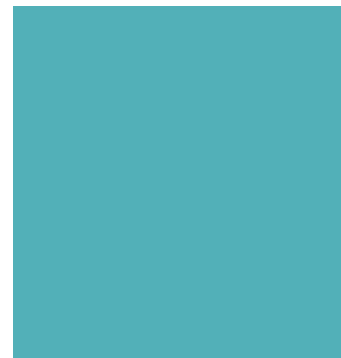
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PHOTOS, AERIALS & MAPS



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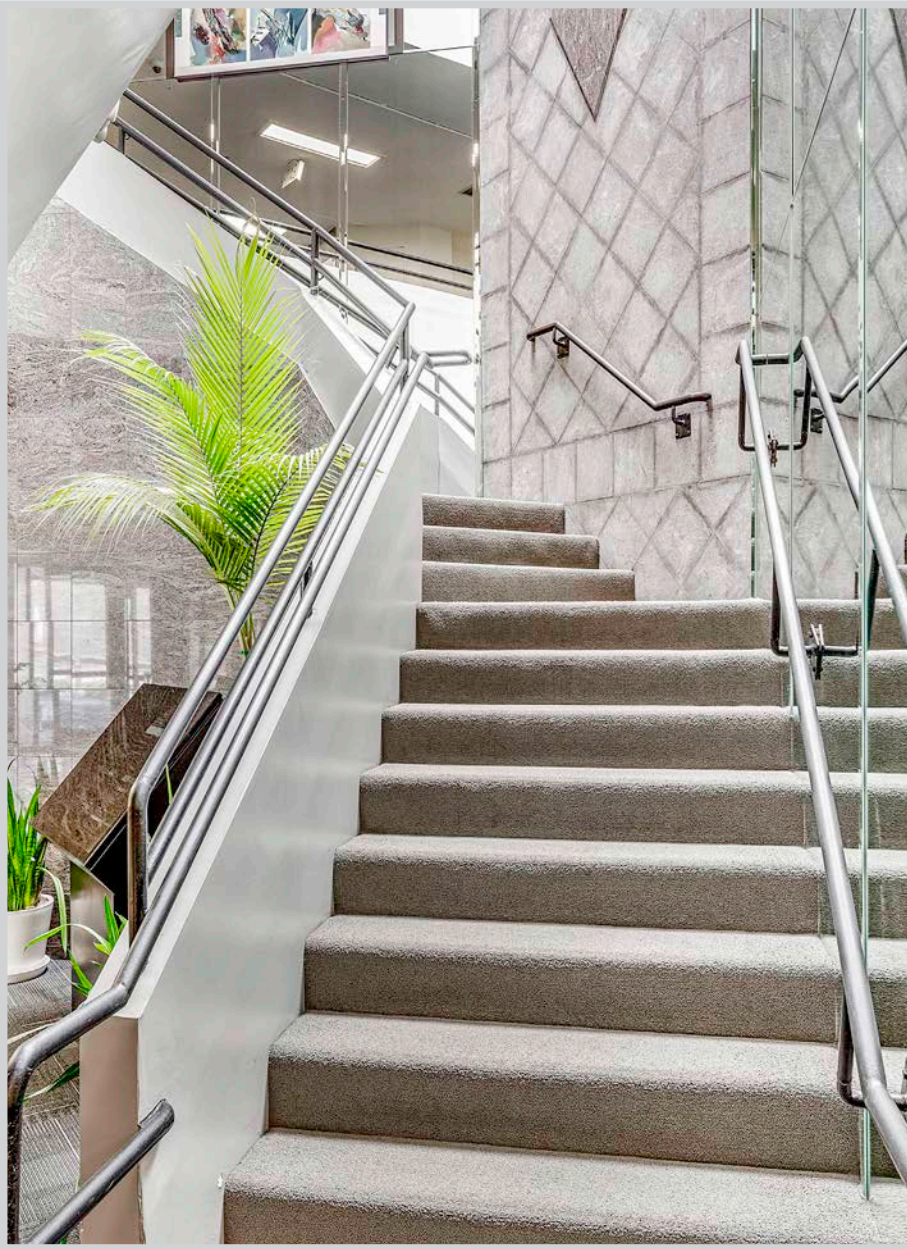


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NEARBY AMENITIES







## BUILDING DESCRIPTION

<b>Address:</b>	3939 Atlantic Avenue Long Beach, CA 90807
<b>Available Size:</b>	979 - 3,505 SF
<b>Asking Rate:</b>	\$2.00 - \$2.50 PSF/ Modified Gross
<b>Zoning:</b>	LBCNP
<b>APN:</b>	7139-003-047
<b>Building Size:</b>	60,345 SF
<b>Year Built:</b>	1983
<b>Parking Available</b>	150 Spaces

## PROPERTY HIGHLIGHTS

3939 Atlantic Avenue is approximately 54,103 square foot multi-tenant office building on approximately 60,345 square foot lot located in the rapidly growing Bixby Knolls district of Long Beach.

The centrally located office buildings of Bixby Knolls offer an urban, pedestrian feel, with a vast assortment of complimentary retail uses and residential enclaves interspersed among the office buildings in a thriving environment.

The subject property is strategically positioned at the intersection of Atlantic and Roosevelt (28,100 average daily volume) with a solid traffic count. The nearby Long Beach Boulevard conveniently houses the Los Angeles Metro Blue Line, which connects Downtown Long Beach to Los Angeles destinations like the Staples Center and Hollywood.

01

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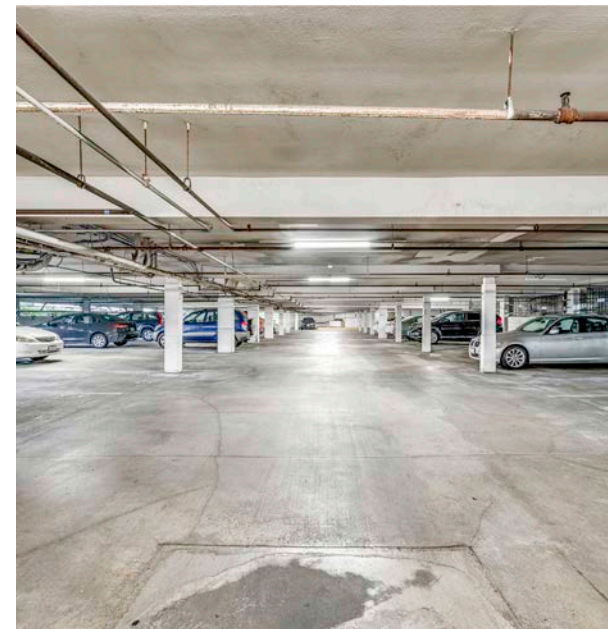
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# AVAILABLE SUITES

FLOOR	SUITE	SF	RATE	TYPE	COMMENTS
1	110	979	\$2.00 PSF	Office	Open area, 3 private offices
	118	3,505	\$2.00 PSF	Office	Reception, Kitchen, 5 offices, Open Area, 2 Large Training/Conference Rooms, 2 Storage Rooms
2	217	2,312	\$2.00 PSF	Office	Reception/Waiting, 2 Offices, 4 Exam Rooms or additional offices, Conference Room, Kitchen
	224	1,724	\$2.00 PSF	Office	Large Open Area, Reception Kitchenette, Storage, 2 Private Offices

All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.



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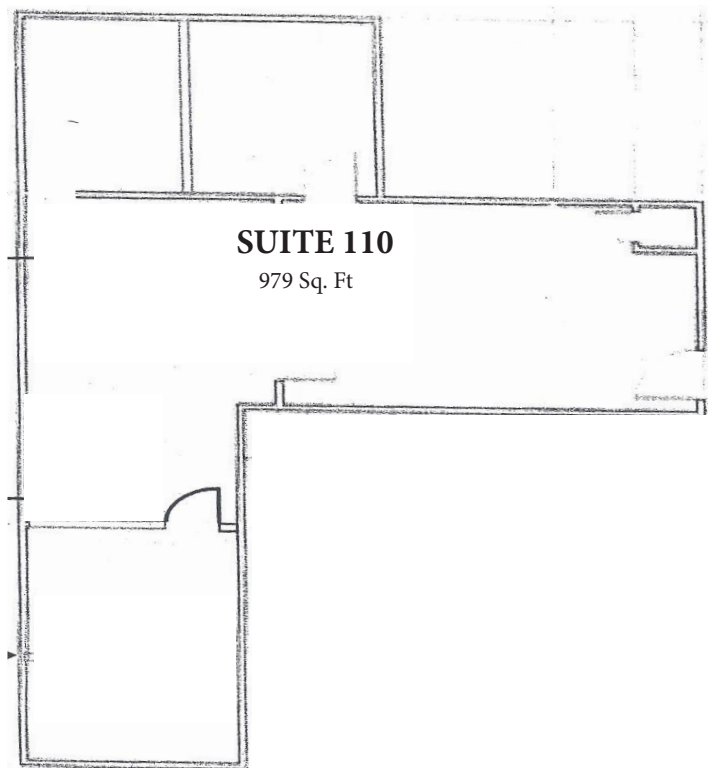
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# FIRST FLOOR PLAN

## SUITE 110

979 SF



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02

FLOOR & SITE PLANS

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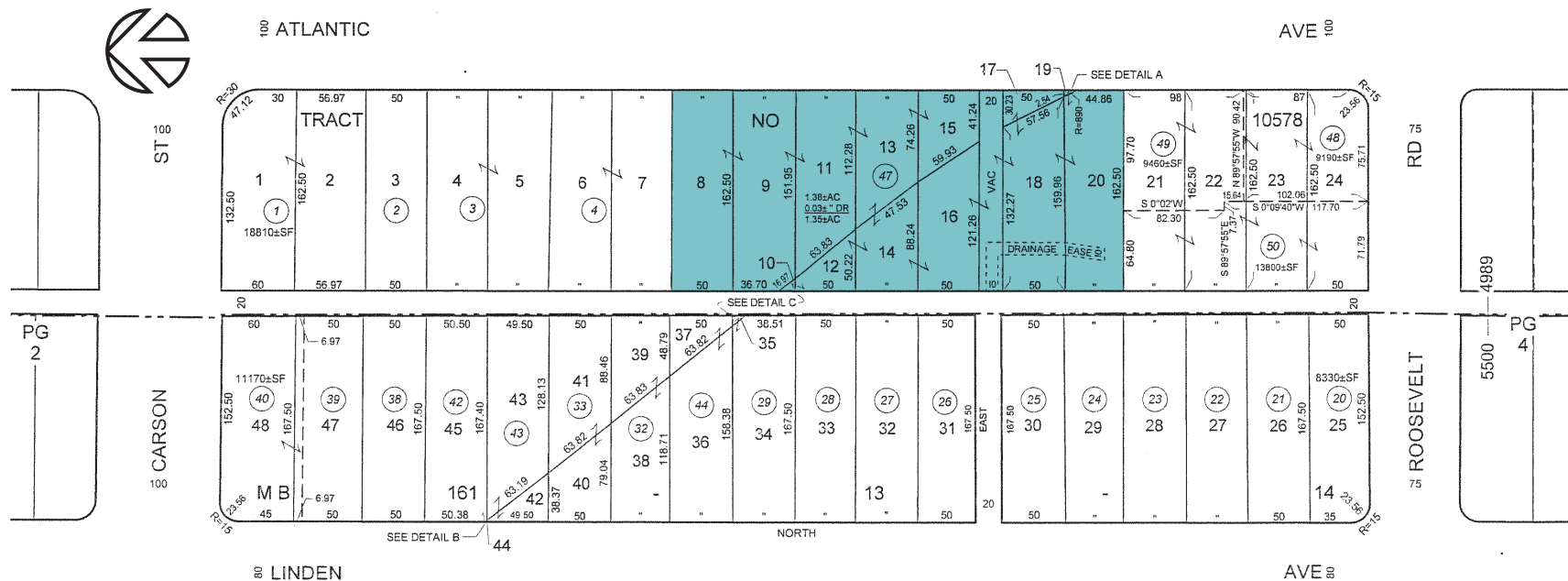
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# PARCEL MAP



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FLOOR & SITE PLANS



# INTERIOR PHOTO - SUITE 110



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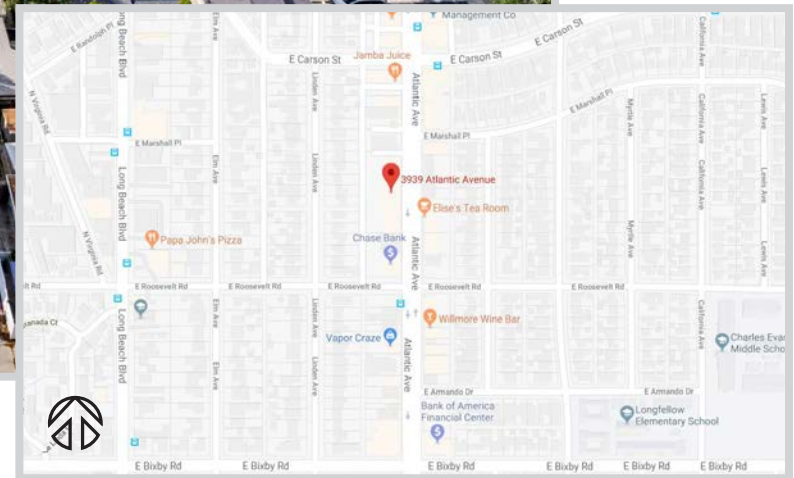
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