



AIRWAY OFFICE PARK

CREATIVE OFFICE UNITS FOR LEASE
IN **DOUGLAS PARK** FROM **±4,575 SF TO ±9,512 SF**

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**URBANA
DEVELOPMENT**



AIRWAYOFFICEPARK.COM

PROPERTY HIGHLIGHTS



REFRESHING

Open-air amenities with meeting tables, lounge seating, and games



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/lease in Douglas Park



POSSIBILITIES

Range of unit sizes from $\pm 4,575$ SF to $\pm 9,512$ SF



SIGNAGE

Building top signage availability for combined unit



ENERGIZING

Electric car charging stations



CENTRAL

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



Click or Scan the QR Code
to View our Website



LOCATION OVERVIEW

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.

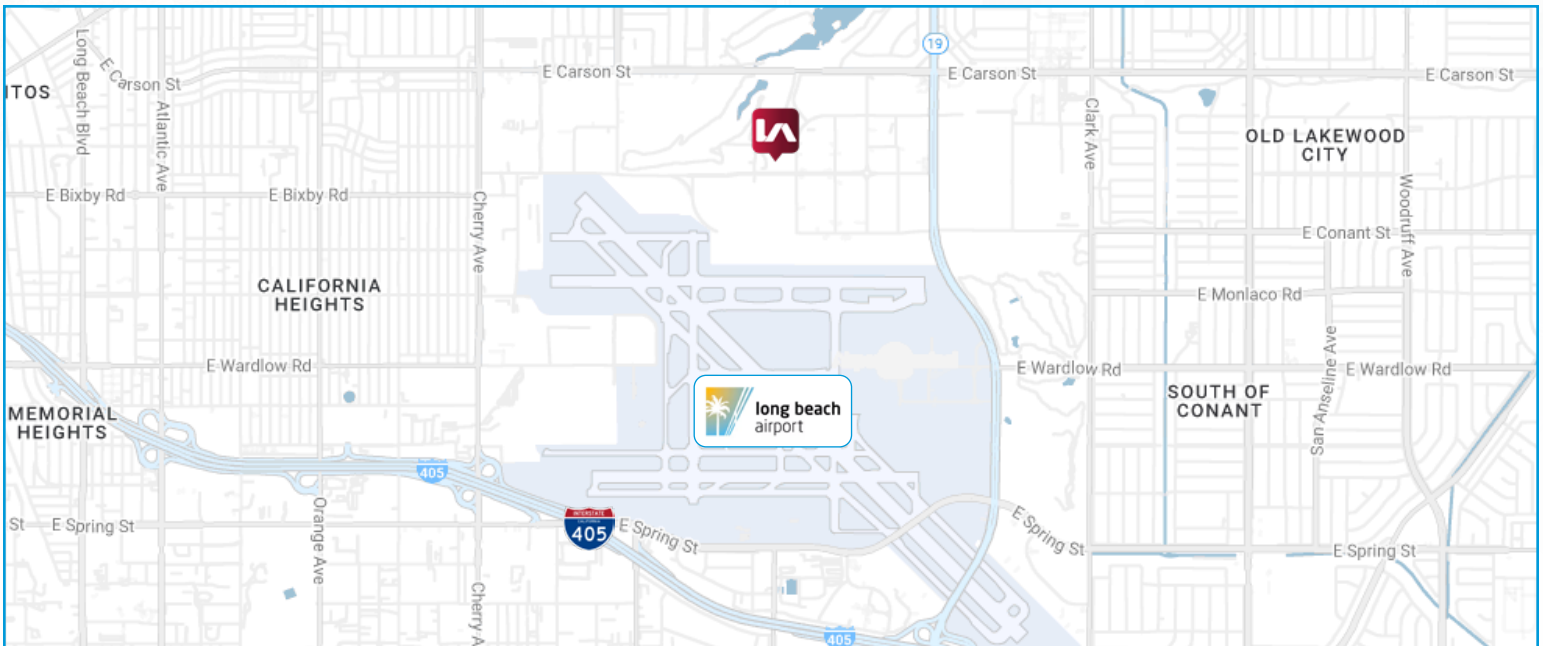
Douglas Park is also home to a 26 acre retail amenity called the Long Beach Exchange. LBX is a collection of local purveyors of art, food, design and fashion. It features The Hanger, a 17,000 square-foot structure that is home to 14 small, artisanal food vendors and unique retailers.

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



SITE MAP

LOCATION MAP



PROPERTY OVERVIEW

AVAILABLE UNITS

| UNIT | SIZE | AVAILABILITY | AMENITIES |
|------|----------|-------------------------|---|
| *201 | 4,937 SF | For Lease: \$3.25/SF MG | Excellent second floor view corridor along Cover Street, rollup doors leading to balcony **Building Top Signage Availability |
| *202 | 4,575 SF | For Lease: \$3.25/SF MG | Excellent second floor view corridor along Cover Street, rollup doors leading to balcony **Building Top Signage Availability |

**Units 201 & 202 Contiguous to 9,512 SF
** Building top signage availability for combined unit*

SITE PLAN



3810 STINEMAN COURT

±33,126 SF TOTAL

3816 STINEMAN COURT

±27,664 SF TOTAL

Fully Committed

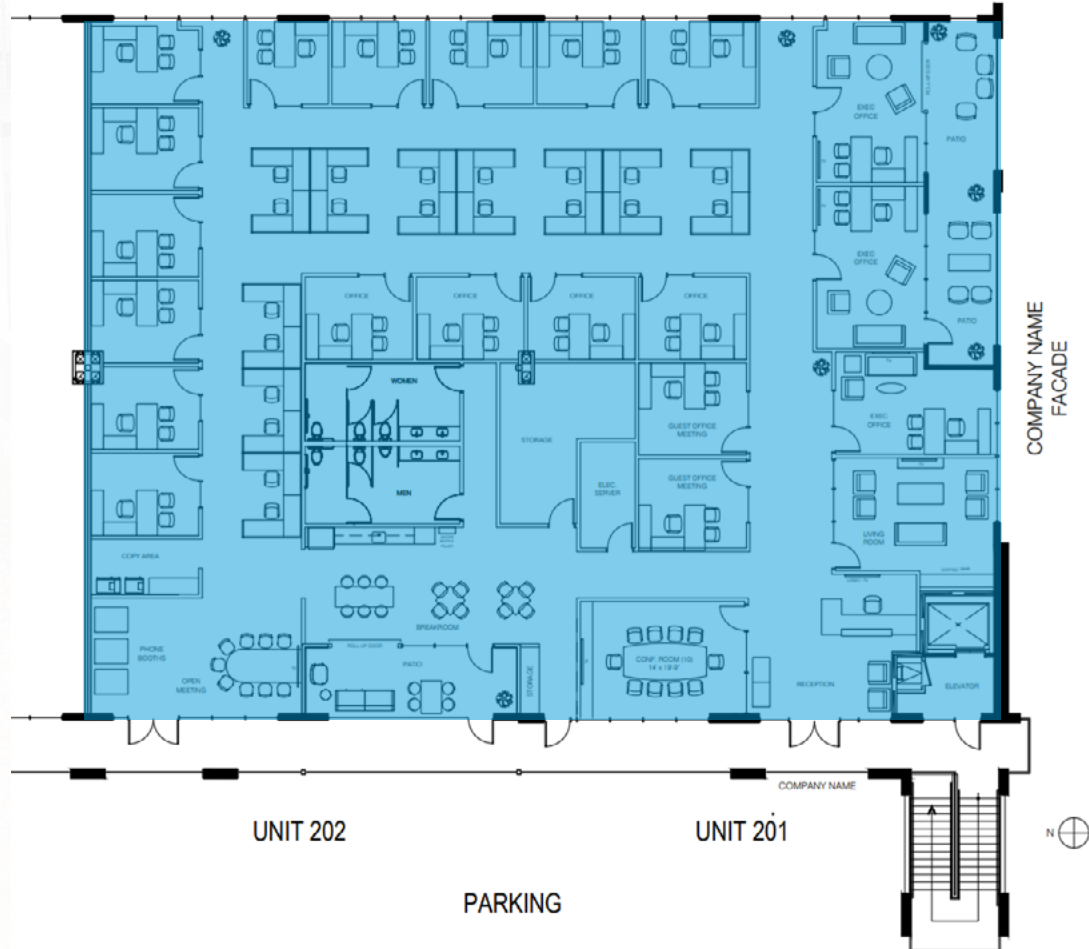
3810 STINEMAN CT **BUILT-TO-SUIT**

*Test fits are for illustrative purposes only.

Units 201 and 202 offer a unique built-to-suit opportunity supported by Test Fit Plans 201/202. The space can be customized to accommodate a variety of office layouts, branding, and operational needs.

Interior renderings (next page) showcase potential design, including branded reception, collaborative workspace, and modern finishes. Building and signage opportunities further enhance tenant visibility along Cover Street.

SECOND FLOOR TEST FIT



UNITS 201 AND 202 COMBINED

9,512 gross square feet (including balconies)

3810 STINEMAN CT **BUILT-TO-SUIT**

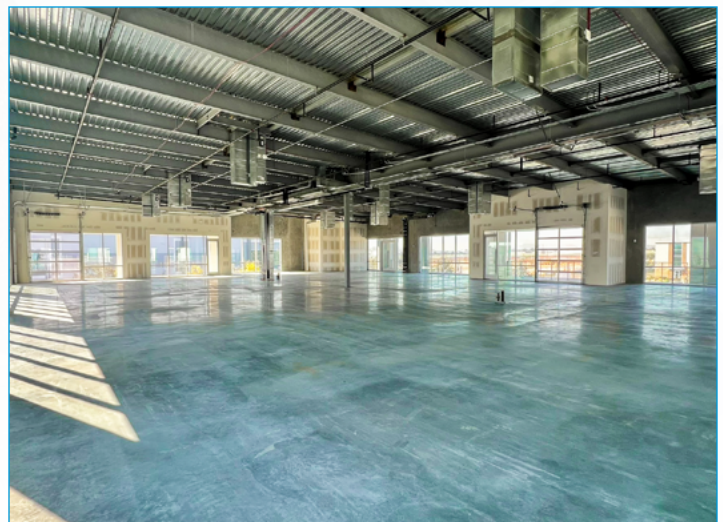
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RENDERING **SAMPLES**

BUILDING TOP SIGNAGE AVAILABLE



PROPERTY PHOTOS



AIRWAY

OFFICE PARK

3810-3816 STINEMAN CT
LONG BEACH, CA 90808

 **LEE &
ASSOCIATES**
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