

OFFICE FOR LEASE IN BIXBY KNOLLS TECH HUB

3505 Long Beach Boulevard | Long Beach, California 90807



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PROPERTY HIGHLIGHTS

ADDRESS 3505 Long Beach Boulevard
Long Beach, CA 90807

BUILDING SIZE ±20,053 Square Feet

PARKING 37 parking stalls

ZONING CC

- OTHER FEATURES**
- » Mid-Century Modern Edward Killingsworth Architecture
 - » Floor to Ceiling Windows Overlooking Lush Gardens
 - » Ample Surface Parking and Unrestricted Street Parking Available
 - » Located within the Bixby Knolls Technology Hub, across the street from the Laserfiche headquarters
 - » Immediate Access to 405 Freeway

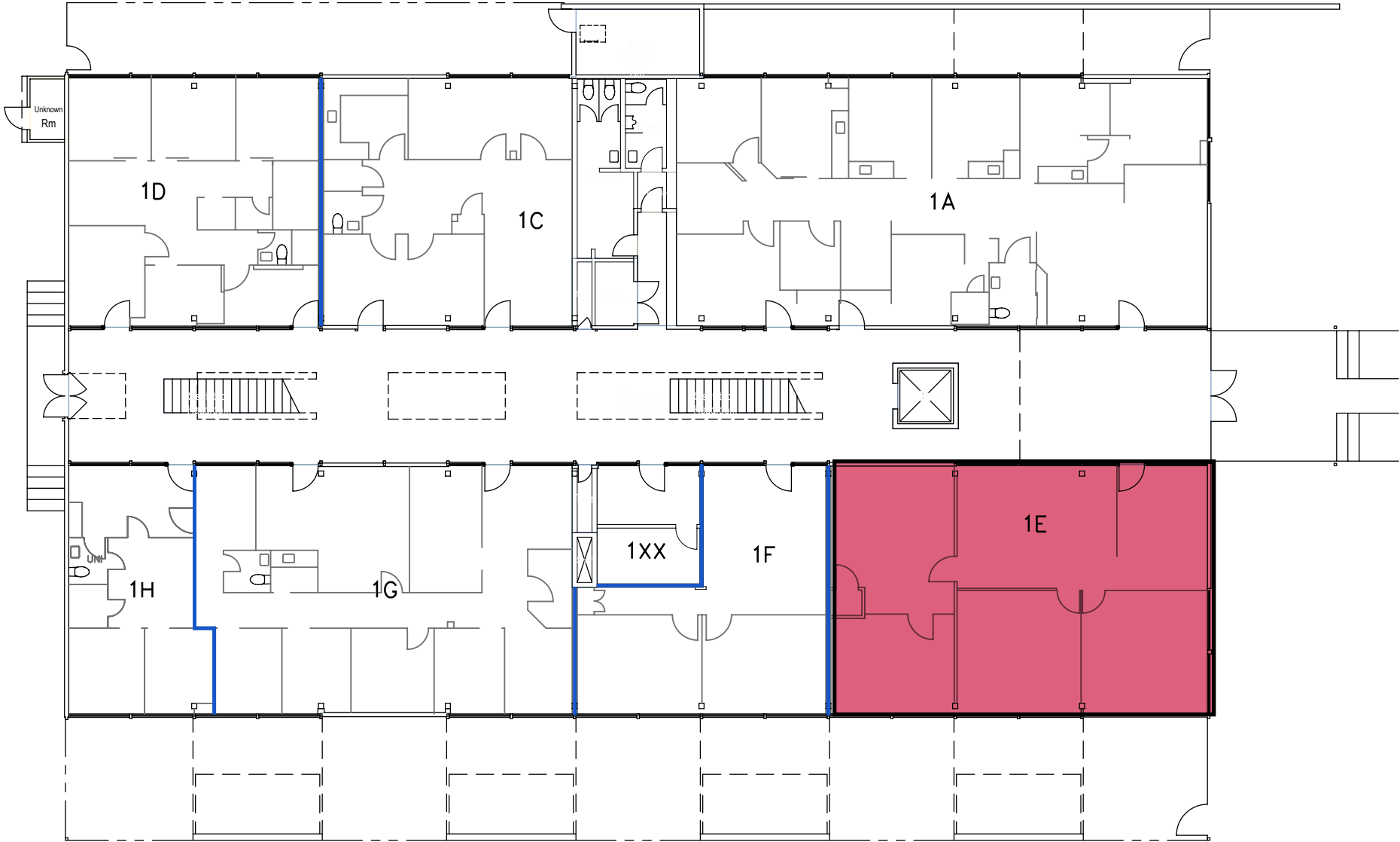


AVAILABLE SUITES

SUITE	SQUARE FOOTAGE	BASE RENT	SPACE DESCRIPTION
1E	±1,569 RSF	\$4,250	New Lighting, Paint, and Polished Concrete Flooring. Three (3) Private Offices, a Reception area, and a storage room.



FLOOR PLAN - FIRST FLOOR



PHOTOS - UNIT 1E





EDWARD KILLINGSWORTH



Killingsworth was an American architect (1917-2004), best known for his participation in the Arts & Architecture Case Study Program in the mid-1950s, who designed and built Case Study House #25, the “Frank House,” in Naples, California.

Other signature projects include the Richard Opdahl House on Naples Island, California, as well as the Cambridge Office Building in Long Beach, California. Heading up the architecture firm of Killingsworth, Brady and Smith, they designed numerous commercial and civic buildings, as well as luxury hotels. The firm was also integral to the design of California State University, Long Beach.

ABOUT LONG BEACH



Long Beach is the 7th most populous city in California with over 470,000 residents. Spanning over 51 square miles with 11 miles of coastline, it is the second largest city in the Los Angeles metropolitan area and the third in Southern California behind Los Angeles and San Diego. Long Beach is strategically located within a 30 minute drive of Downtown Los Angeles and Orange County business centers.

The city, widely recognized as a very desirable and livable community, is known for its unique neighborhoods, quality schools, excellent hospitals and noted arts and cultural resources. Long Beach has been named by USA Today as the most diverse city in the United States - one of the City's strongest assets.

LBUSD now educates 81,000 students in 84 public schools in the cities of Long Beach, Lakewood, Signal Hill, and Avalon on Catalina Island. The school district is the third largest in California and employs more than 8,000 people, making it the largest employer in Long Beach.

The Port of Long Beach is one of the world's busiest seaports, a hub for one third of all the trade moving through West Coast ports. Port related trade supports more than 30,000 Long Beach jobs and more than 300,000 jobs throughout Southern California. Trade valued annually at more than \$140 billion moves through Long Beach, making it the second busiest seaport in the United States.

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REGIONAL MAP & DRIVE TIMES

Metro

If you've encountered any of the heavy construction along Pacific Ave and Long Beach Blvd, you've already seen the early workings of the 8-month, \$350 million upheaval of the Metro Blue Line. As one of the most used light rails in the US with an average ridership of 70,000 per day, the Blue Line will continue to be a dependable straight shot between DTLB and DTLA, but it will boast some major improvements. When it reopens, expect a faster, safer, and more reliable ride. The overall commute time between terminuses is expected to decrease by 10 minutes.

Freeways

The freeway system in Southern California may seem chaotic, but the web of interchanges ties together the sprawling Greater LA and OC areas. The 710 freeway feeds straight into Downtown Long Beach through multiple points of entry, providing easy access directly to East Los Angeles, the Ports of Long Beach and Los Angeles, and the 405 connector to OC and West Los Angeles.

Airport

Long Beach Airport has served over 3.8 million passengers last year. The airport features nonstop service to 17 destinations on American, Delta, Hawaiian, JetBlue and Southwest Airlines. The airport is in the process of undergoing its \$65 million Phase II Terminal Area Improvement Project, expected to be completed by 2021.

Source: DLBA Economic Profile 2019





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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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