

## **Office Space(s) – Now Available!**

**3811 Long Beach Blvd.**

**Long Beach, CA. 90807**

### **HIGHLIGHTS**

Spacious single story office building built in 1954 with office suite(s) designed as the original Power Architecture Building located in the beautiful and vibrant Bixby Knolls business district of Long Beach. Convenient amenities and restaurants within walking distance for office staff with accessible freeway ingress/egress.

Contact: Oscar Edwards (562) 490-3825 - Law Office

### **ALL AVAILABLE SPACE(s)**

- Spacious office suites (3x)
- Rate includes utilities, building services and property expenses.
- Central heating and air
- Gated tenant parking (plus street parking)
- Street parking
- Full gross lease (utilities, refuse, maintenance, and tax)
- Secure single-story building

### **Office – Suite C**

- SIZE – 1591 SF
- TERM – 5 YEAR LEASE
- RENTAL RATE - \$28.00/SF/YR OR \$3712/MO.
- SPACE USE – PROFESSIONAL OFFICE

- **AVAILABLE – NOW**

Large conference room; reception area; private bathroom and kitchenette area includes 4 private offices and 4 shared workstations.

### **Office – Suite B**

- **SIZE – 453 SF**
- **RENTAL RATE - \$28.00/SF/YR OR \$1057/MO**
- **AVAILABLE – Jan. 1, 2025**

### **Office – Suite A**

- **SIZE – 832 SF**
- **RENTAL RATE - \$28.00/SF/YR OR \$1941/MO.**
- **AVAILABLE – Jan. 1, 2025**