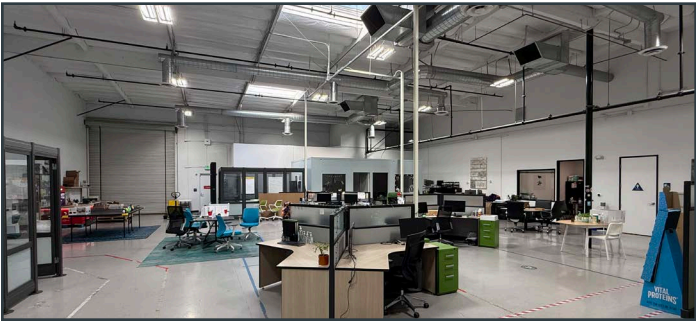
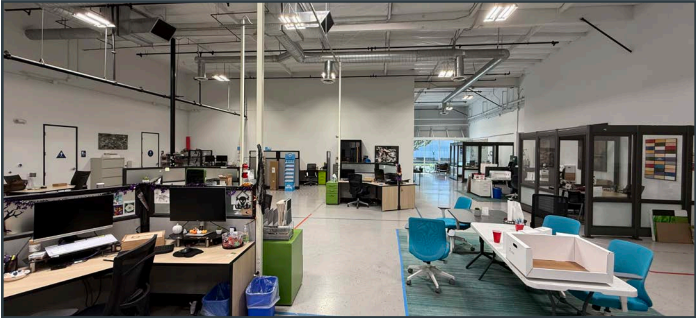




WING BUSINESS PARK FOR LEASE

4007
107/108
PARAMOUNT BLVD
LAKEWOOD, CA 90712

Local Expertise. International Reach. World Class.



PROPERTY HIGHLIGHTS

- » Available: Suite 109
±5,223 SF at \$1.50 / SF NNN plus \$.43 OPEX
- » Available 2/1/26
- » Adjacent to Douglas Park - Long Beach's New
4 Million SF+ Business Community
- » Local Amenities - Long Beach Airport, Lakewood
Country Club, Restaurants, and Entertainment
- » 3:1,000 Free Parking
- » Built in 1987
- » Excellent 405 Freeway Access
- » Build To Suit Opportunities Available
- » Frontier Fios Available



±5,223 SF
of Flex Space
Available



Abundant
Surface Parking
3:1,000



Easy Access
to 405
Freeway



AVAILABLE SPACES

AVAILABLE SUITES AT 4007 PARAMOUNT BLVD:

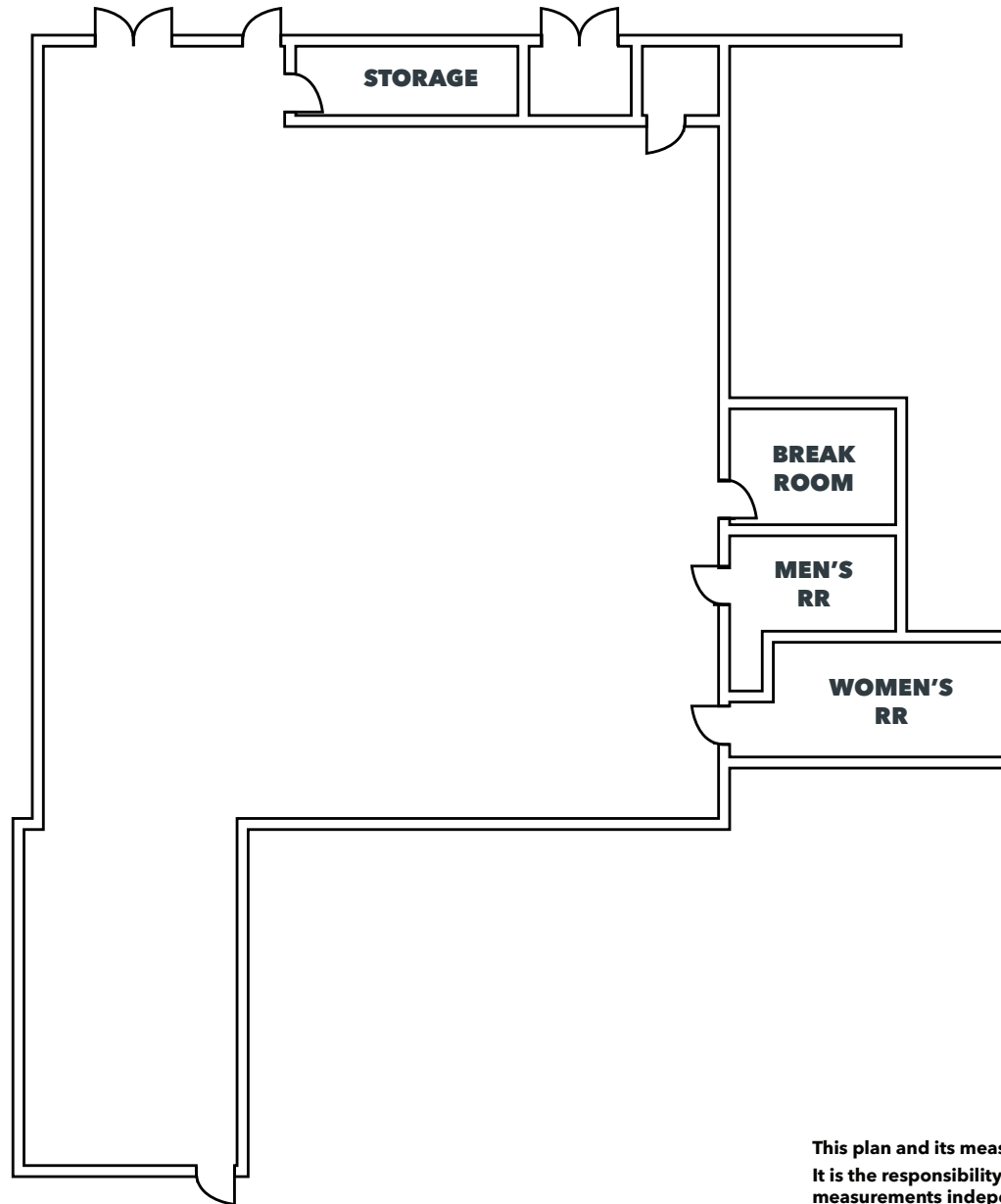
SUITE	SQ FT	RATE	DESCRIPTION
109	±5,223 SF	\$1.50 / SF NNN plus \$.43 OPEX	Available 2/1/26 Unique Flex Space. 100% HVAC. Open office or warehouse space with Private Entrance, 17' tall ceilings, 1 Ground Level Door, 2 Restrooms, 3 / 1,000 parking



Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.

FLOOR PLAN - 4007 PARAMOUNT BLVD #109

**Not To Scale*

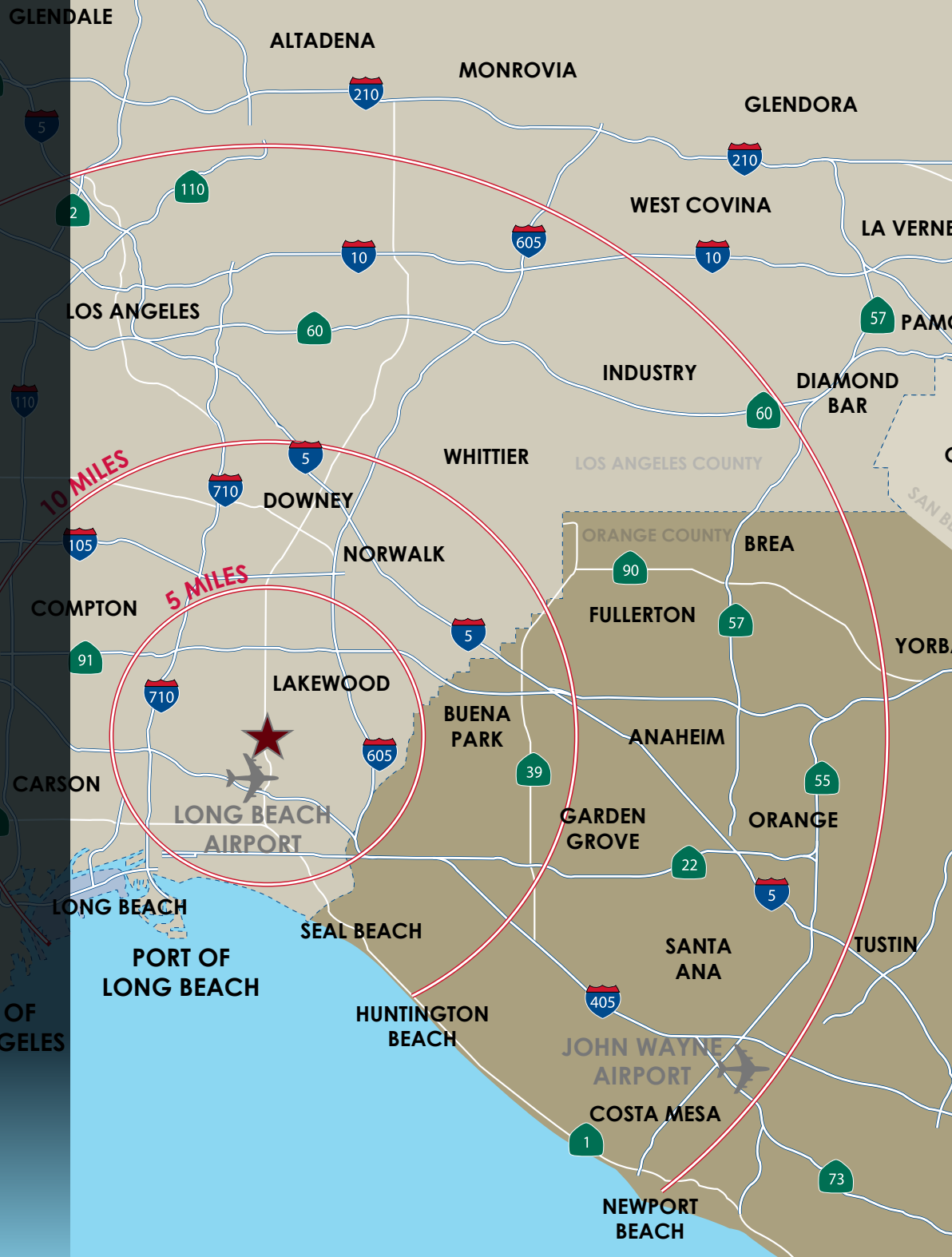


This plan and its measurements are approximate and not up to scale.
It is the responsibility of the buyer/lessor to verify the property's
measurements independently.

ABOUT DOUGLAS PARK

- » “The 220-acre Douglas Park, an office, industrial and retail business park adjacent to the Long Beach Airport, is a bustling center of commerce for the City of Long Beach. Companies representing a diverse array of industries call the campus home, from automotive parts suppliers to health care providers, engineering firms and more. But one of the sectors with the largest presence in the park has deep roots in the history of the land itself: the aerospace and aviation industry.” - Long Beach Business Journal
- » Walking Distance To Restaurants, Shopping, and Public Transportation
- » Close Proximity to the Ports of Los Angeles and Long Beach
- » 405, 710, 605, and 91 Freeway Access
- » Centrally Located Between Los Angeles and Orange County
- » Located Between Two Major Airports: Los Angeles International Airport & John Wayne Airport

16 MILES TO LAX
0.3 MILES TO LGB
20 MILES TO SNA





OFFICE

1. THE TERMINAL
 - APPRAISAL PACIFIC
 - POSTCITY FINANCIAL CREDIT UNION
 - THE CORE GROUP
 - MOUNTAIN-BISHOP PRIVATE WEALTH MANAGEMENT
 - CALCOM FCU
 - THE SULLIVAN GROUP OF COURT REPORTERS
9.
 - SCIENCE CARE
 - IQA SOLUTIONS
 - ARIGAS BUSINESS SUPPORT CENTER
 - DOUGLAS PARK MEDICAL SPECIALIST
 - STANTEC
 - INSIGHT EXAMINATION SERVICES
 - OVERLAND PACIFIC & CUTLER
 - INTERFACE SECURITY SYSTEMS
 - LOMCO
 - JDA
 - FELAHY LAW GROUP
 - GUNN | JERKENS
 - AMERICAN WORLDWIDE AGENCIES
 - MHP STRUCTURAL ENGINEERS
 - LIN MANUFACTURING
10. UNITED OIL
16. DOUGLAS PARK MEDICAL
 - LONG BEACH GASTROENTEROLOGY
 - COLUMBIA PEDIATRICS
 - LASER SKIN CARE DERMATOLOGY ASSOCIATES
17. NAUTILUS INTERNATIONAL HOLDING CORP
27. BOEING

INDUSTRIAL / FLEX

2. SHIMADZU AIRCRAFT EQUIPMENT USA
3. TURBO AIR
5. VIRGIN GALACTIC
6. UNITED PACIFIC
7. UNIVERSAL TECHNICAL INSTITUTE
8. RUBBERCRAFT
12. LD PRODUCTS
13. BOEING
14. PROVIDENCE INDUSTRIES / MY DYER
15. THE KONG COMPANY
19. MERCEDES BENZ
20. MC²
21. FOOD PHARMA
22. INDUSTRIAL BUILDINGS FOR LEASE
24. PACIFIC POINTE WEST - FUTURE INDUSTRIAL DEVELOPMENT
25. PACIFIC POINTE WEST - FUTURE INDUSTRIAL DEVELOPMENT
30. PACIFIC POINTE EAST
 - HUMAN TOUCH
 - SIMPLE HUMAN
31. FUTURE FLEX INDUSTRIAL BUILDING

RETAIL / HOSPITALITY

11. HAMPTON INN / HOMEWOOD SUITES
18.
 - COURTYARD MARRIOTT
 - THE HABIT BURGER
 - CALIFORNIA FISH GRILL
 - JERSEY MIKE'S SUBS
 - THE FLAME BROILER
 - STARBUCKS
26. LONG BEACH EXCHANGE (LBX)
 - ORCHARD SUPPLY HARDWARE
 - NORDSTROM RACK
 - 365 BY WHOLE FOODS
 - IN & OUT BURGER
 - ULTA
 - TJ MAXX
 - PETSMART
 - GRITCYCLE
 - RA YOGA
 - ORANGETHEORY FITNESS

MISC

4. LONG BEACH AIRPORT
22. PARK
28. LAKEWOOD COUNTRY CLUB
29. LONG BEACH CITY COLLEGE

ABOUT LAKEWOOD, CA

- » The City of Lakewood is located in southern Los Angeles County, about 23 miles southeast of Los Angeles. The area of the city is 9.5 square miles. Lakewood's population was estimated by the State Department of Finance to be 79,919 as of January 2020.
- » Lakewood has about 150 miles of streets and 300 miles of sidewalks. More than 36,000 trees line city streets and shade city parks. About 150 acres of the city are devoted to parks and other landscaped open space.
- » The economic base of the city is primarily commercial/retail. Almost 3,000 businesses are located in Lakewood.
- » Lakewood is predominantly a single-family community with 85 percent of its housing units being single-family detached structures.

For more information, please visit:

<https://www.lakewoodcity.org/about/default.asp>



Encompasses
±9.46 Square
Miles



Population
±79,919
(in 2020)



Median Annual
Household
Income \$37,459



LOCAL MAP





4007

PARAMOUNT BLVD

LAKEWOOD, CA 90712

Local Expertise. International Reach. World Class.

Garrett Massaro, SIOR
Principal | DRE 01774171

PH: 562.354.2516 | E: gmassaro@leelalb.com

Brandon Carrillo
Principal | DRE 01745362

PH: 562.354.2510 | E: bcarrillo@leelalb.com