



WING OFFICE PARK FOR LEASE

3950- 3960
PARAMOUNT BLVD
LAKEWOOD, CA 90712

Local Expertise. International Reach. World Class.



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PROPERTY HIGHLIGHTS

- » Available 2/1/2026: $\pm 2,865$ SF at \$2.65 / SF FSG
- » Wing Office Park is strategically located on the border of Long Beach and Lakewood and offers a 30-minute solution to major markets, airports, and ports.
- » Building was recently refurbished with new roofs, New HVAC System, New Digital Controls, New Parking Lot Asphalt, New exterior Paint, and more improvements planned
- » Adjacent to Douglas Park Master Planned Development & Long Beach Airport
- » Local Amenities - Long Beach Airport, Lakewood Country Club, Restaurants, Entertainment
- » Golf Course Views, Garden Rise / Walk Up Business Park, & Elevator Served
- » Excellent 405 Freeway Access
- » Frontier Fios Available
- » **Recently Completed:** Covered Parking with Solar Panels and Lobby / Restroom Refurbishment



Up to $\pm 1,969$ SF
Of Office Space
Available



Abundant
Surface Parking
4:1,000



Easy Access
to 405
Freeway





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AVAILABLE SPACES

AVAILABLE SUITE AT 3950 PARAMOUNT BLVD:

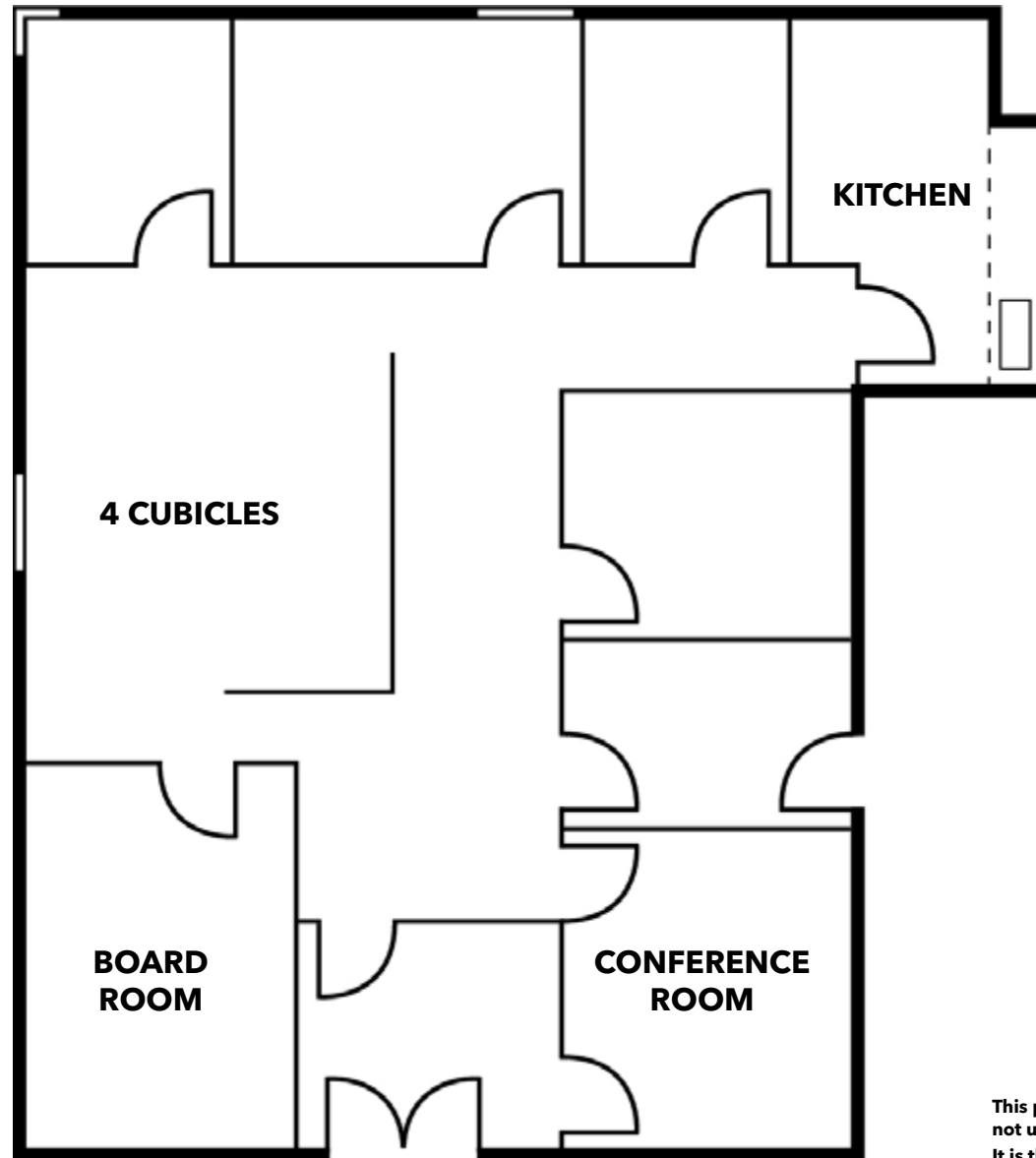
SUITE	SQ FT	RATE	DESCRIPTION	MATTERPORT VIDEO TOUR
115	±2,865 SF	\$2.65 / SF FSG	Available 2/1/2026 Premiere Double Door Entrance Off of Lobby. 6 Private Offices, Kitchen, Expansive Window Line Can be leased with existing Furniture	CLICK HERE



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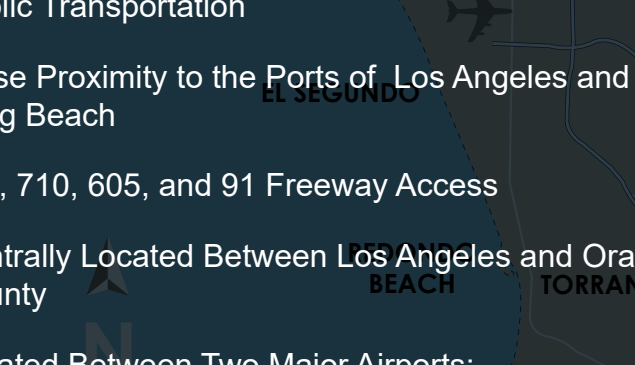
FLOOR PLAN - 3950 PARAMOUNT BLVD #115

**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.

CALABASA



- » 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



3950- 3960

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