

**PROPERTY FEATURES:**

**±872 – ±2,677 SF SF Available**

- Adjacent to Douglas Park - Long Beach's New 4 Million SF+ Business Community
- Local Amenities - Long Beach Airport, Lakewood Country Club, Restaurants, Entertainment
- Golf Course Views
- Garden Rise / Walk Up Business Park
- 4:1,000 Free Parking
- Elevator Served
- On Site Gym, Atrium, and Conference Room
- Frontier Fios Available

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

**Garrett Massaro, SIOR**

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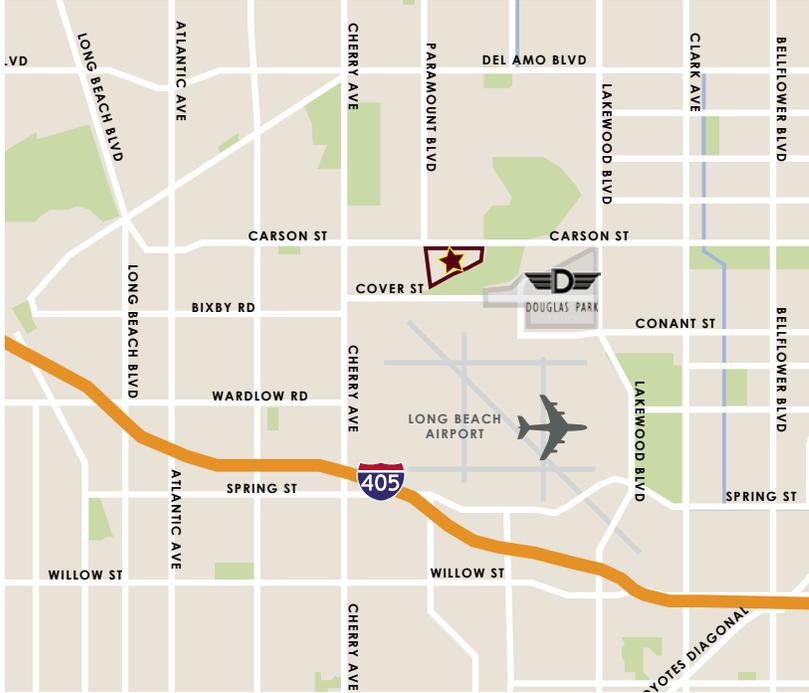
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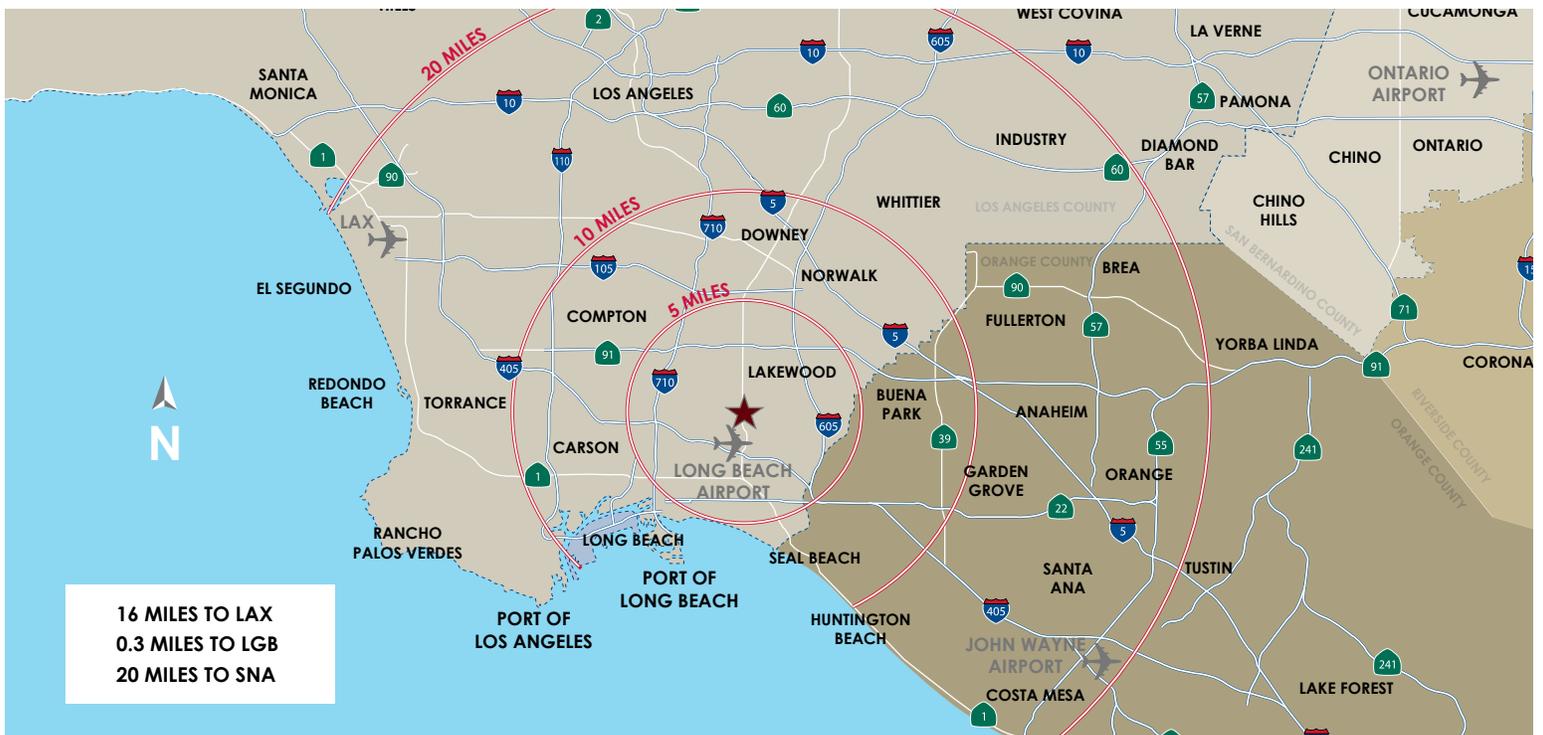


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4010 Watson Plaza Dr. is strategically located on the border of Long Beach and Lakewood and offers a 30-minute solution to major markets, airports, and ports.



- Centrally Located Between Los Angeles and Orange County
- Located Between Two Major Airports: Los Angeles International Airport & John Wayne Airport
- Adjacent to Long Beach Airport
- Adjacent to Douglas Park Development
- Close Proximity to the Ports of Los Angeles and Long Beach
- 405, 710, 605, and 91 Freeway Access
- Walking Distance To Restaurants, Shopping, and Public Transportation



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**AVAILABLE SUITES**

SUITE	SIZE	RATE	DESCRIPTION	VIRTUAL TOUR
150	±1,831 SF	\$1.95 FSG	Available Now. Premiere Location, Double door entry, 4 Private offices, Large area for cubicles, or teamwork space. Priced based on current layout	<a href="#">CLICK HERE</a>
230*	±872 SF	\$2.25 FSG	Available with 30 days notice. 3 Private offices, Work Room, Reception. Very efficient space for 2 - 4 people.	<a href="#">CLICK HERE</a>
235*	±900 SF	\$2.25 FSG	Available Now. 2 Private Offices, Reception, Storage Room. Access to large community conference room.	<a href="#">CLICK HERE</a>
240*	±905 SF	TBD	Available Now. 2 Private Offices and Reception. Open Office Area.	<a href="#">CLICK HERE</a>

*\*Suites 230, 235, and 240 are all contiguous to ±1,772 SF or ±2,677 SF*



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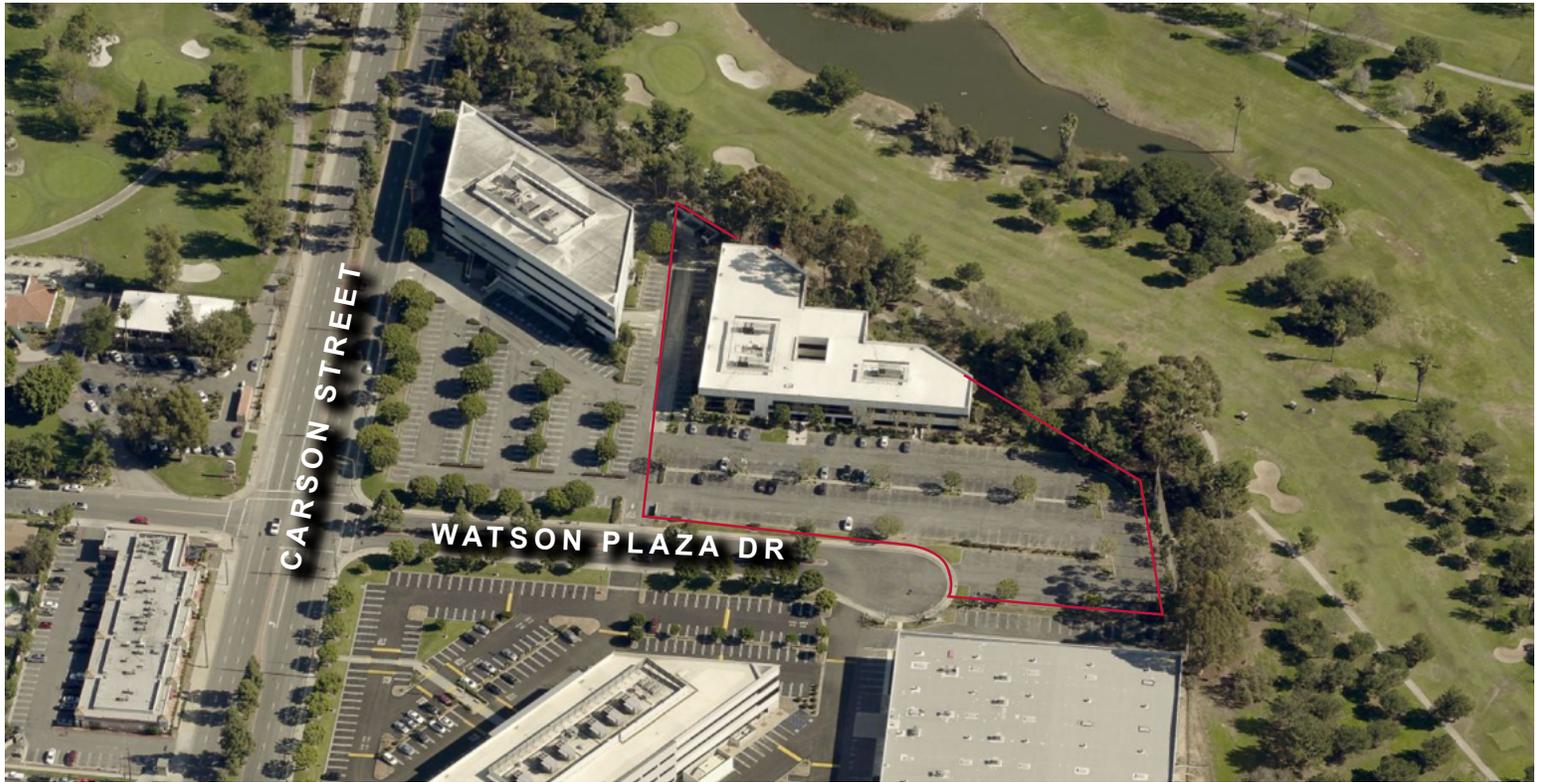
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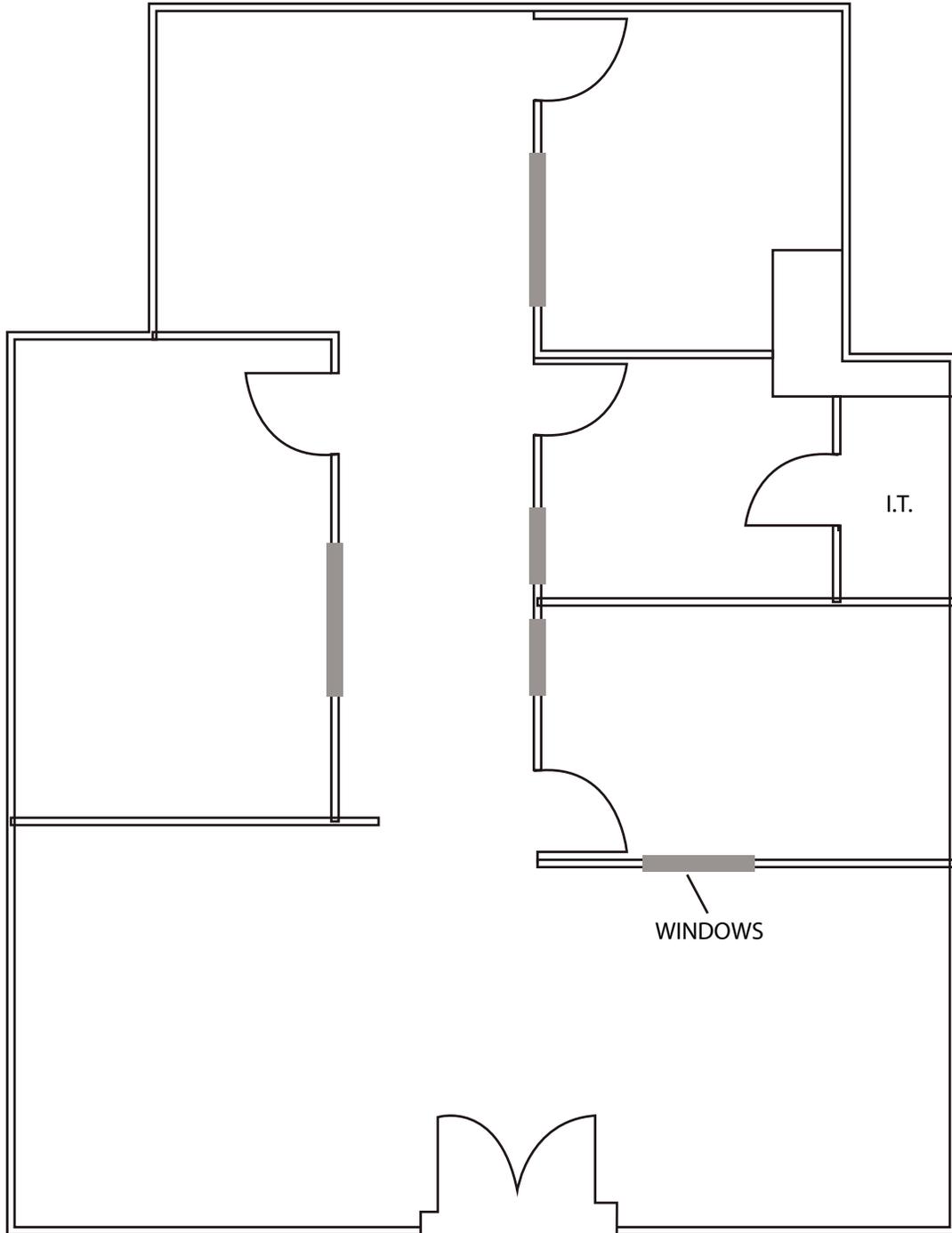
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**SUITE 150 - ±1,831 SF**  
SITE PLAN (NOT DRAWN TO SCALE)



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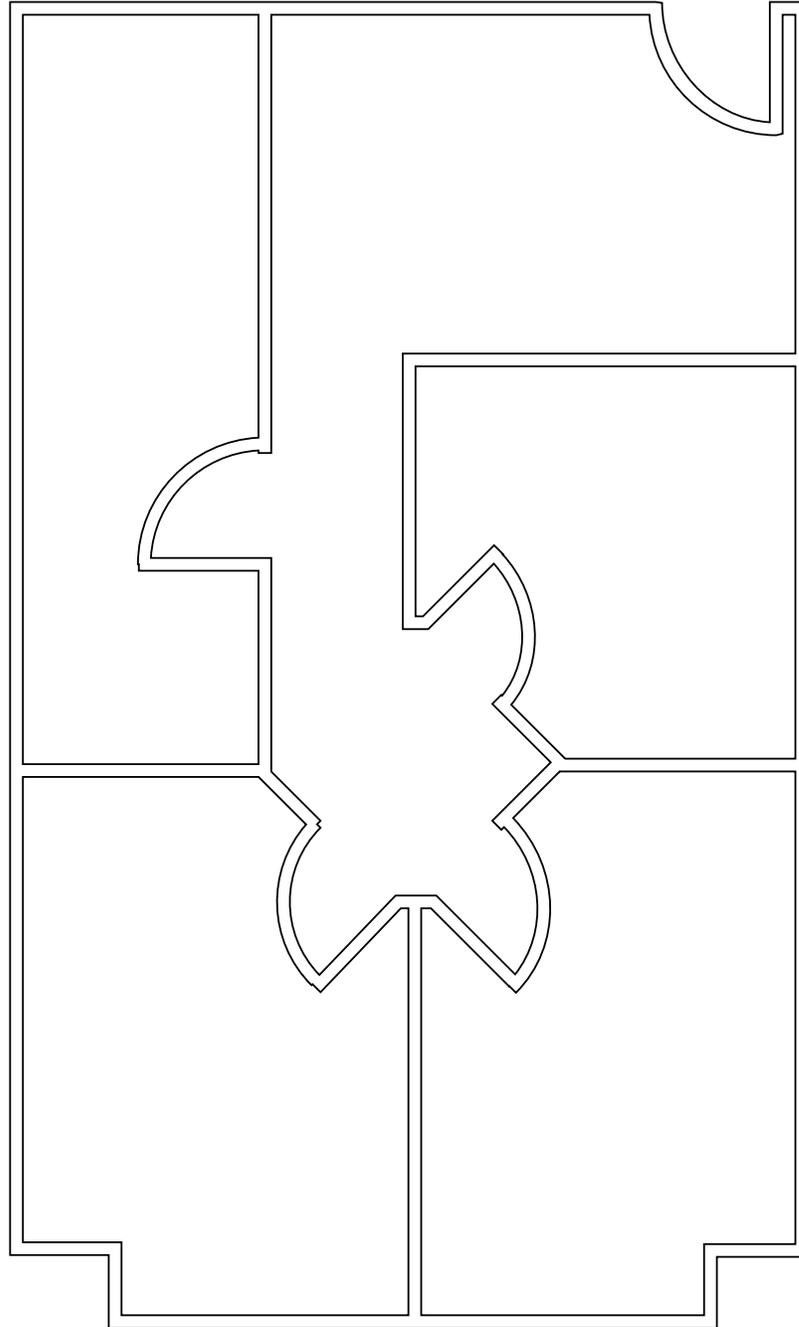
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**SUITE 230 - ±872 SF**  
SITE PLAN (NOT DRAWN TO SCALE)



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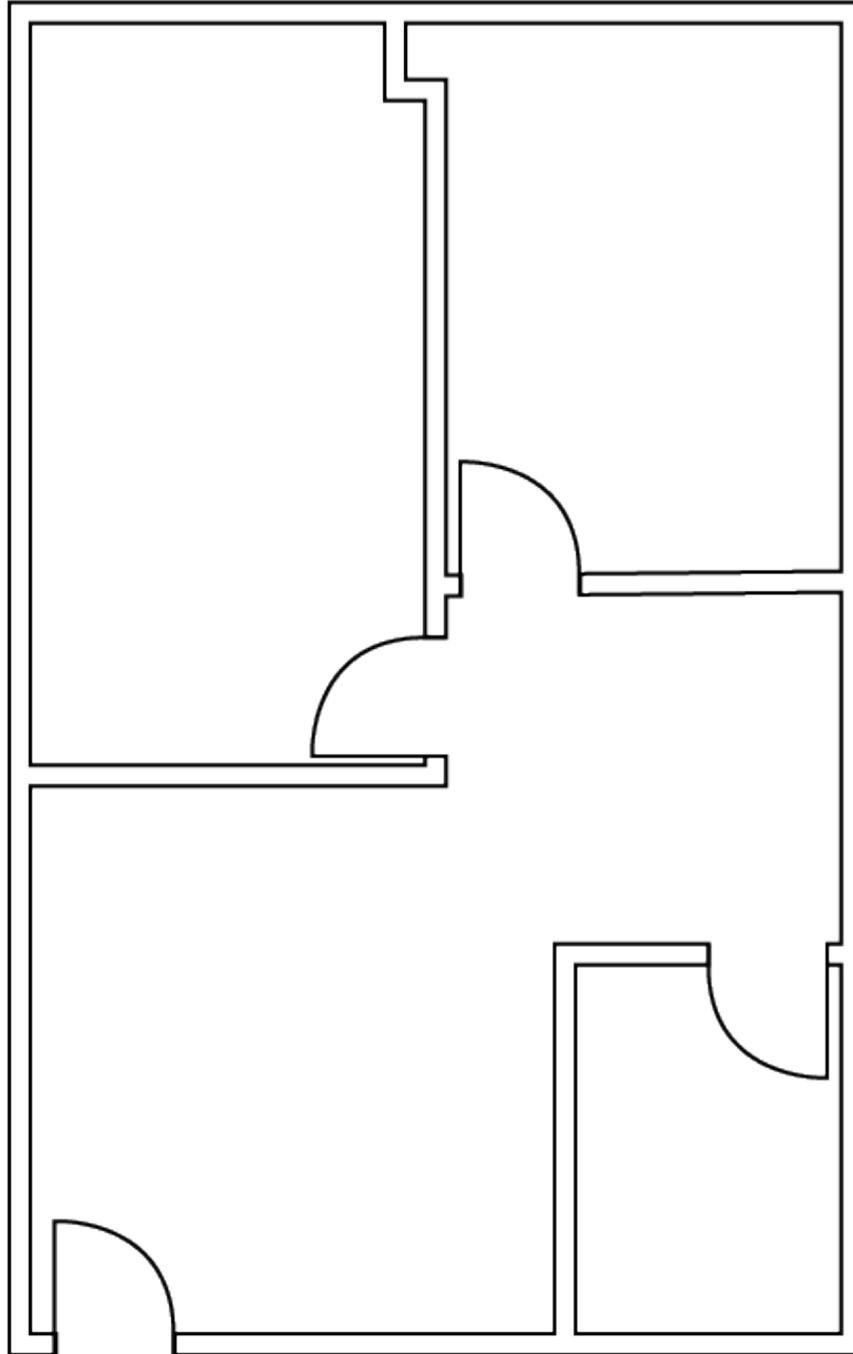
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**SUITE 235 - ±900 SF**  
SITE PLAN (NOT DRAWN TO SCALE)



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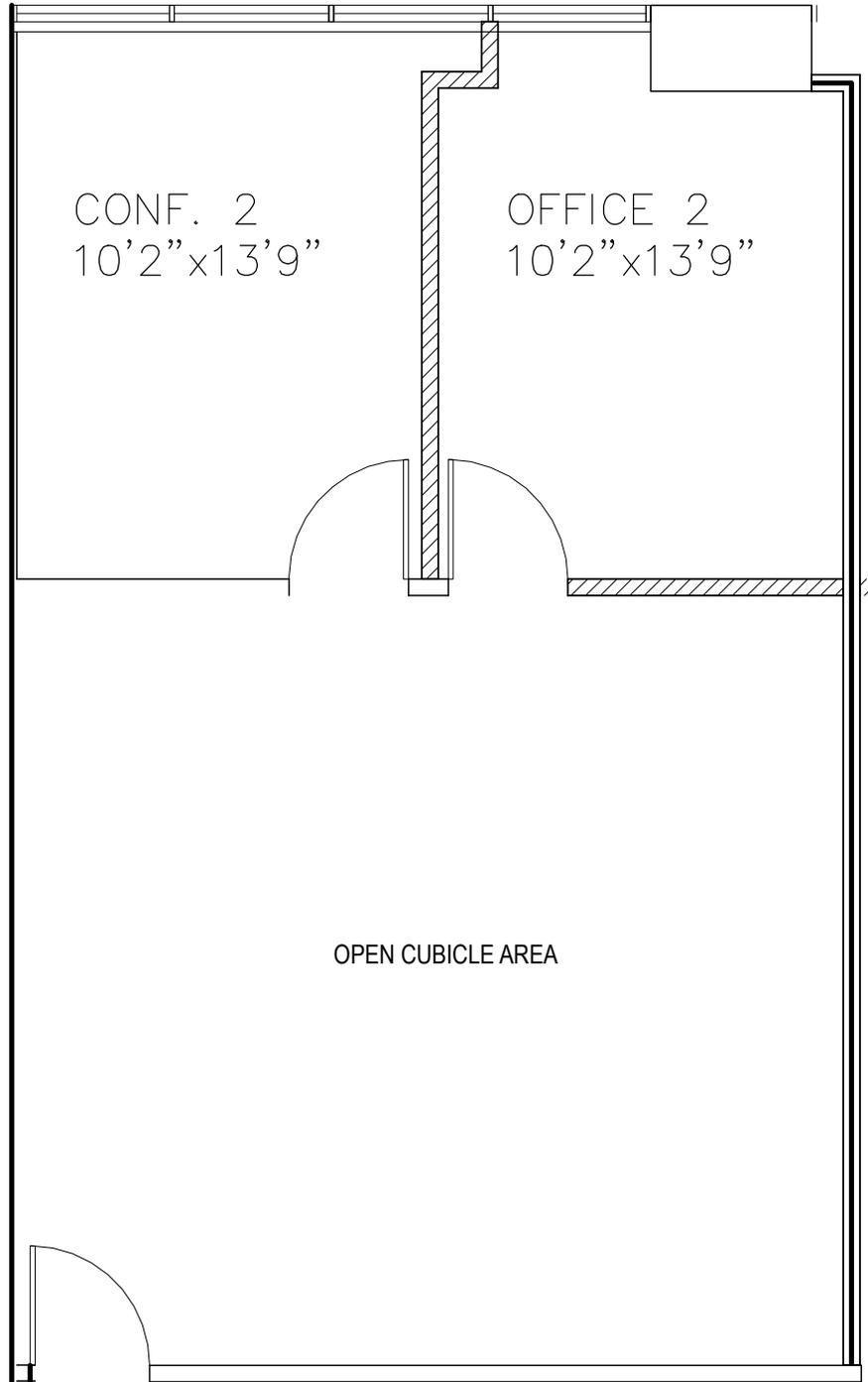
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**SUITE 240 - ±905 SF**  
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