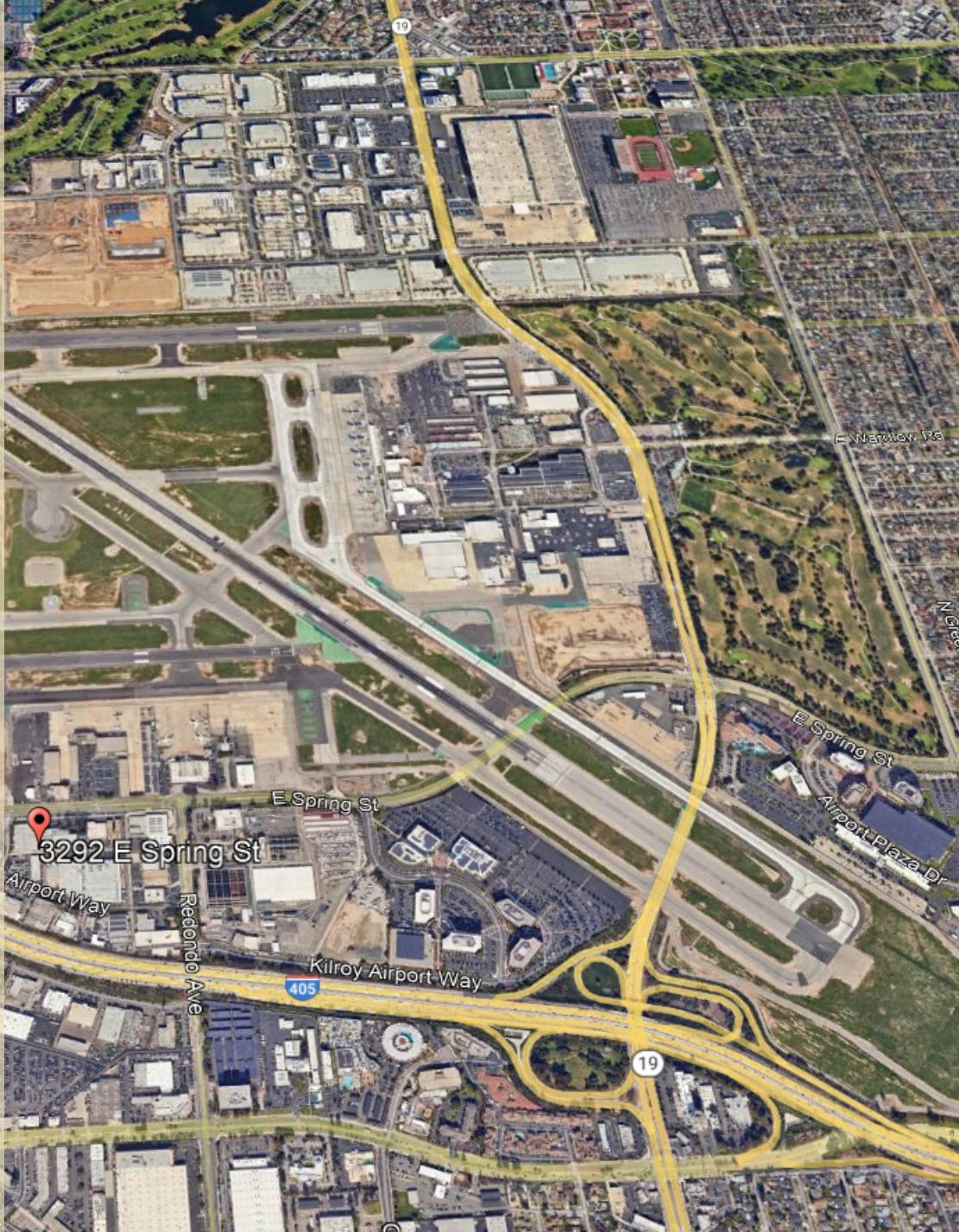


3292

E. SPRING STREET
LONG BEACH, CA 90806

FOR LEASE

2,850 RSF
OFFICE SPACE LOCATED
ACROSS THE STREET FROM
THE LONG BEACH AIRPORT



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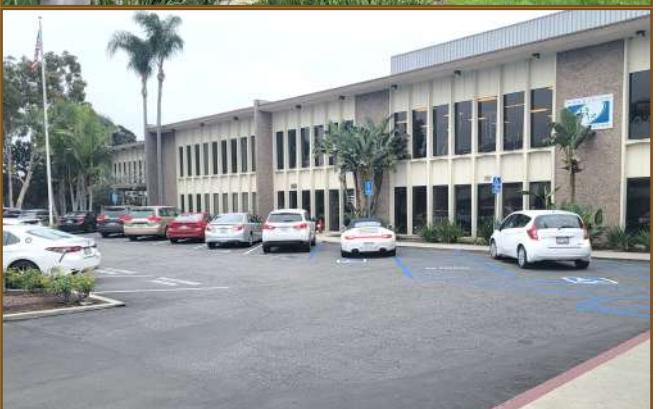
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Executive SUMMARY



BUILDING DESCRIPTION

Address:	3292 E Spring Street Long Beach, CA 90806
Cross Streets:	Spring St. & Cherry Ave.
Available RSF:	2,850 RSF
Rate/SF:	1.40/SF ~ MG
Year Built:	1967
Building Size:	98,477 SF
Passenger Elevators:	1
APN:	7149-011-001
Zoning:	LBIG

HIGHLIGHTS

- ❖ Fantastic Views of the Airport Runway
- ❖ Easy Access to 405 Freeway
- ❖ ADA Elevator Serving 2nd Floor Offices
- ❖ Stairs Leading Directly to the Front Doors
- ❖ Five (5) Individual Offices
- ❖ One (1) Spacious Conference Room
- ❖ Break Room with Kitchenette

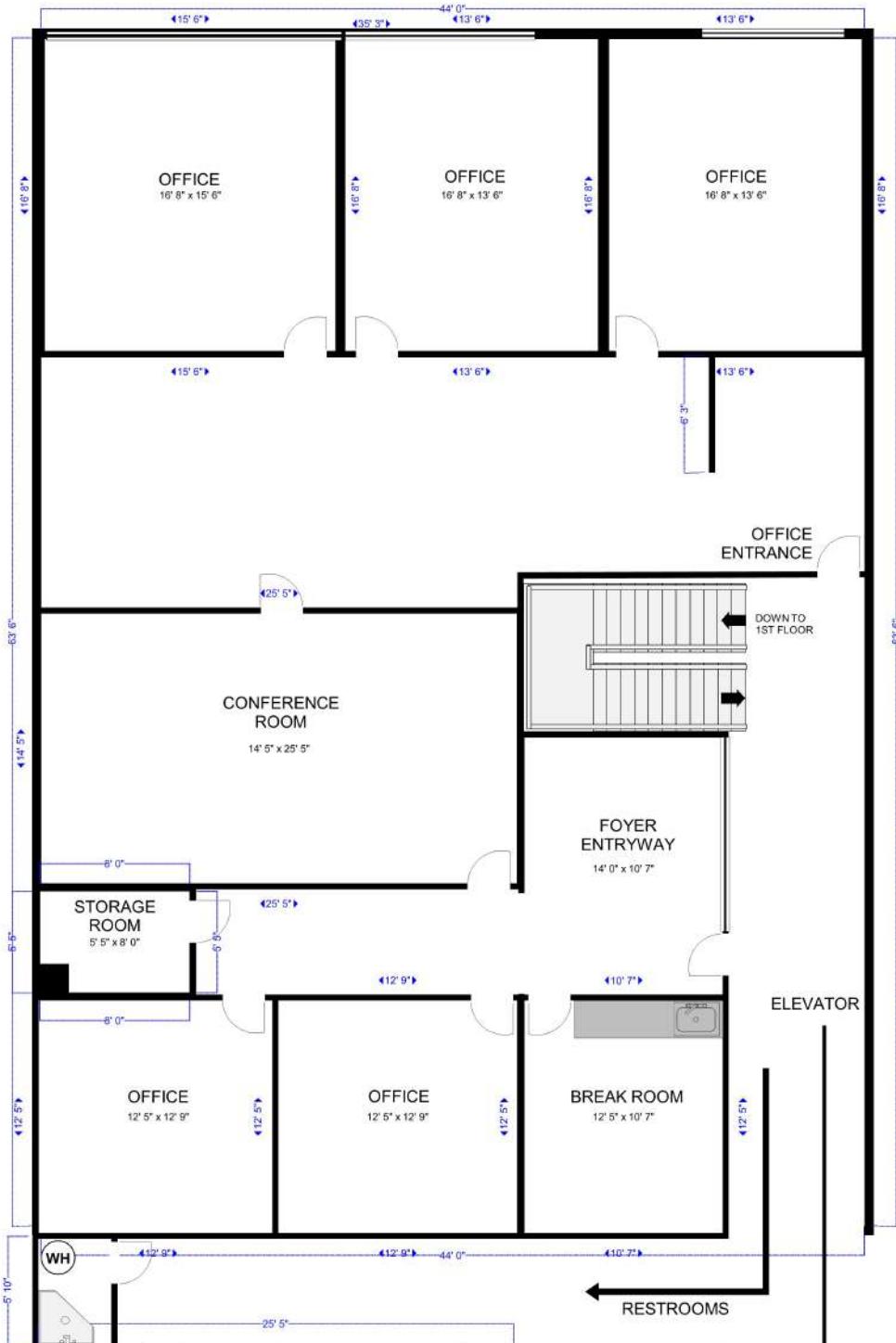
PROPERTY DESCRIPTION

3292 E Spring Street is located across the street from the Long Beach Airport, the tenth busiest airport in California. Directly off the 405 Freeway Spring Street exit, this property is centrally located between downtown Los Angeles, downtown Long Beach, and Orange County.

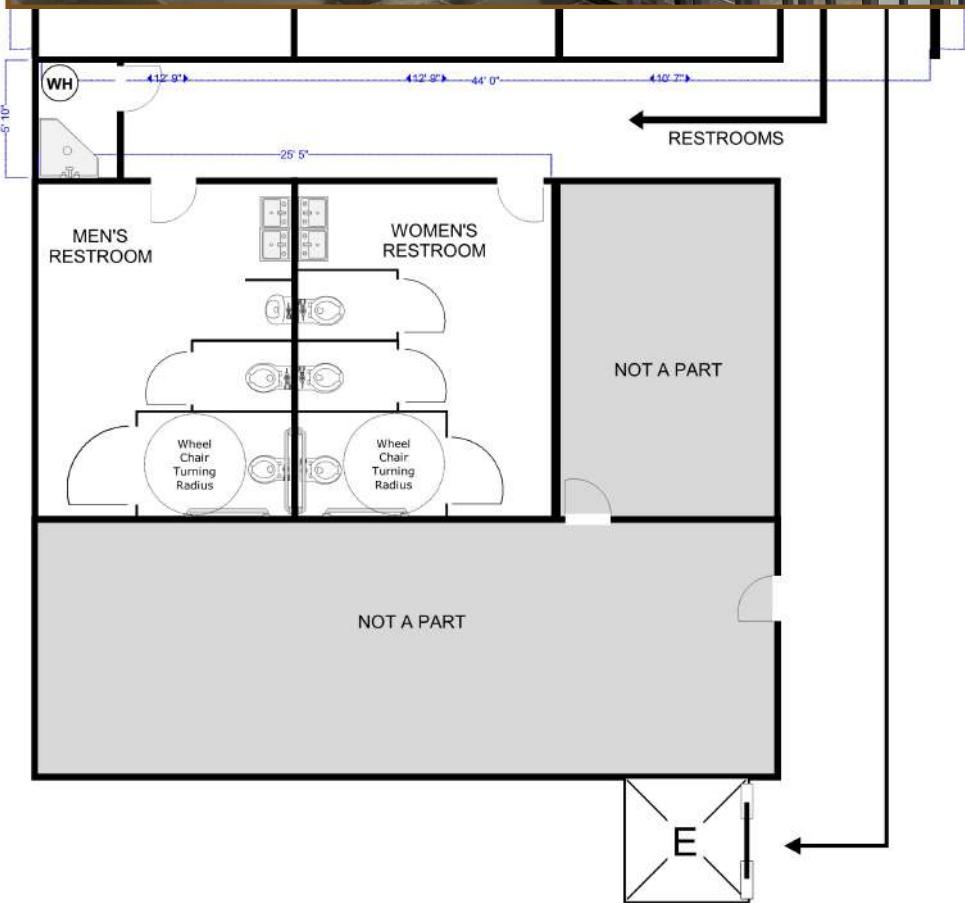
The building has second floor office spaces with exceptional views of the Long Beach Airport. Located near a major open-air lifestyle concept retail shopping center, The Long Beach Exchange.

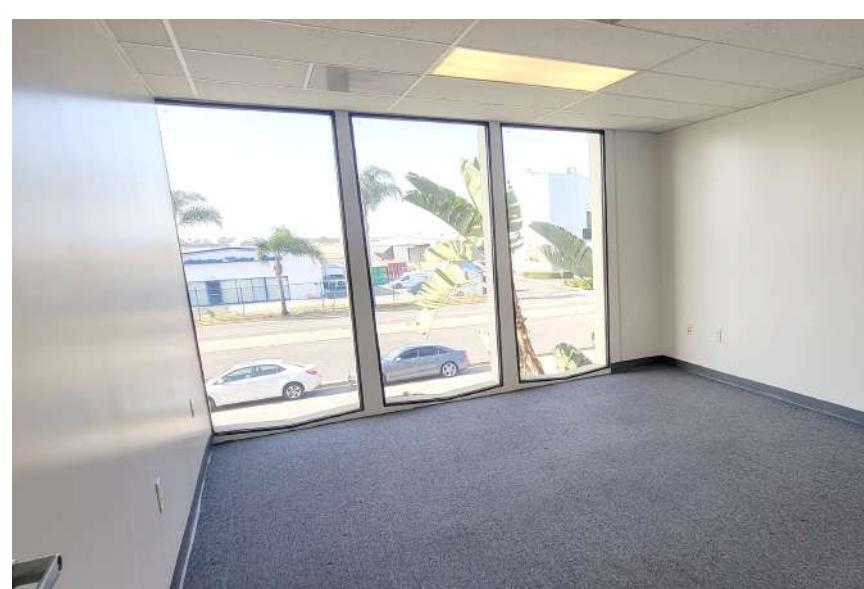
The property has ample parking with an adjacent auxiliary lot for additional parking.

EAST SPRING STREET



Floor PLAN





Interior PHOTOS