

# AIRWAY OFFICE PARK

**CREATIVE OFFICE SPACES FOR SALE OR LEASE**

**SINGLE TENANT / OWNER CAMPUS AVAILABLE  
FULL BUILDING OR FULL FLOORS AVAILABLE**



**URBANA  
DEVELOPMENT**

**DRA  
ARCHITECTS**

**Jeff Coburn, CCIM, SIOR**

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# AIRWAY

**CREATIVE OFFICE SPACES**  
FOR SALE OR LEASE

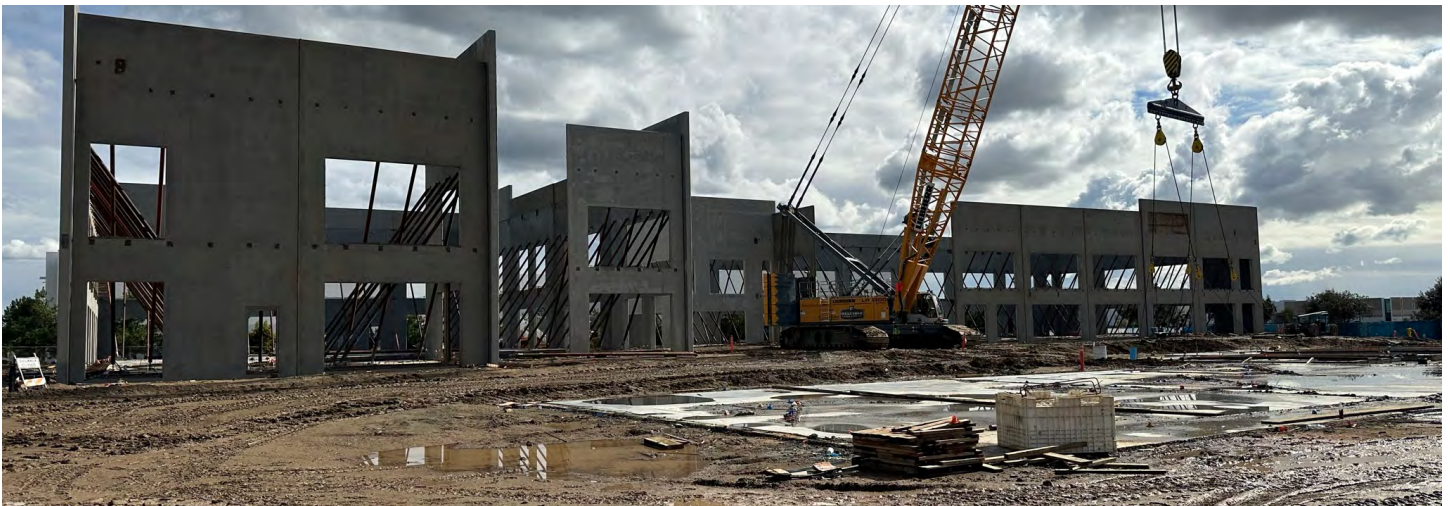


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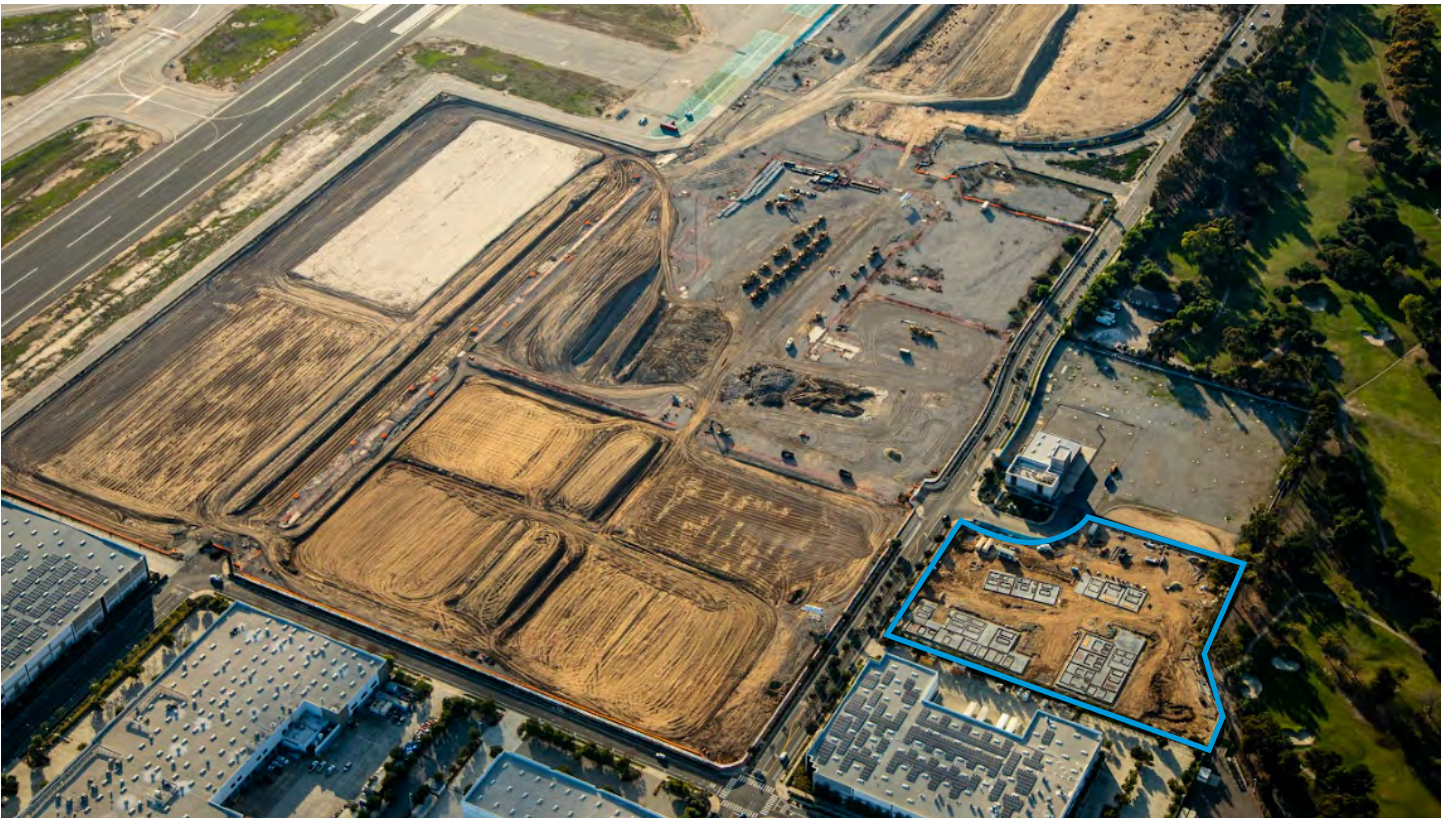
**CONSTRUCTION UPDATE:**

*FEBRUARY 1, 2023*



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**AVAILABLE SUITES:**

**3816 STINEMAN CT - BUILDING 1**

UNIT	SQ FT	PRICE	RATE	DESCRIPTION	
101	3,277	\$1,802,197	\$3.25/SF MG	Rollup door, private patio, prime ground floor location with view to courtyard	Pending
102	3,025	\$1,663,850	\$3.25/SF MG	Rollup door, private patio, prime ground floor location with view to courtyard	Pending
103	4,510	\$2,480,394	\$3.25/SF MG	Rollup door, private patio, prime ground floor location with view to courtyard	Pending
104	3,289	\$1,808,861	\$3.25/SF MG	Rollup door, private patio, prime ground floor location with view to courtyard	Pending
201	3,058	\$1,681,747	\$3.25/SF MG	Rollup door and 192 sf enclosed balcony, courtyard views	Available
202	3,048	\$1,676,606	\$3.25/SF MG	Rollup door and 192 sf enclosed balcony, courtyard views	Available
203	4,393	\$2,416,369	\$3.25/SF MG	Rollup door and 192 sf enclosed balcony, golf course views	Pending
204	3,064	\$1,685,175	\$3.25/SF MG	Rollup door and 181 sf enclosed balcony, golf course views	Pending

**3810 STINEMAN CT - BUILDING 2**

UNIT	SQ FT	PRICE	RATE	DESCRIPTION	
101, 102, 103	17,060	\$9,382,978	\$3.25/SF MG	Premium ground floor locatin with 4 Rollup doors, 4 large private patios, easy access to parking lot, courtyard view BUILDING TOP SIGNAGE	Available
201, 202, 203	15,531	\$8,541,778	\$3.25/SF MG	Excellent second floor view corridors along Cover Street, 3 rollup doors leading to 3 balcony's, courtyard views BUILDING TOP SIGNAGE	Available



### AIRWAY HIGHLIGHTS:



#### REFRESHING

Open-air amenities



#### PRIVACY

Private entrances from parking lot



#### EXPAND

Roll-up private door to patios and balconies



#### ABUNDANCE

Ample free surface parking



#### CONNECTION

Strong corporate neighbors and retail amenities



#### GROWTH

Unique opportunity to own in Douglas Park



#### POSSIBILITIES

Range of unit sizes from 4,750 to 25,800 SF



#### CUSTOM

Individual signage for each tenant



#### ENERGIZING

Electric car charging stations



#### CENTRAL

Located in Douglas Park, near 405 freeway and Long Beach Airport

### LOCATION HIGHLIGHTS:

Douglas Park is a 200-acre master planned office, industrial, and retail business park adjacent to the Long Beach Airport with easy access to the 405 Freeway.

Corporate neighbors include Virgin Orbit, United Pacific Industries, Rubbercraft, Turbo Air, Moffatt & Nichol, Metro Ports, Morf3D and Spinlaunch.

Douglas Park is also home to a 26 acre retail amenity called the Long Beach Exchange. LBX is a collection of local purveyors of art, food, design and fashion. It features The Hanger, a 17,000 square-foot structure that is home to 14 small, artisanal food vendors and unique retailers.

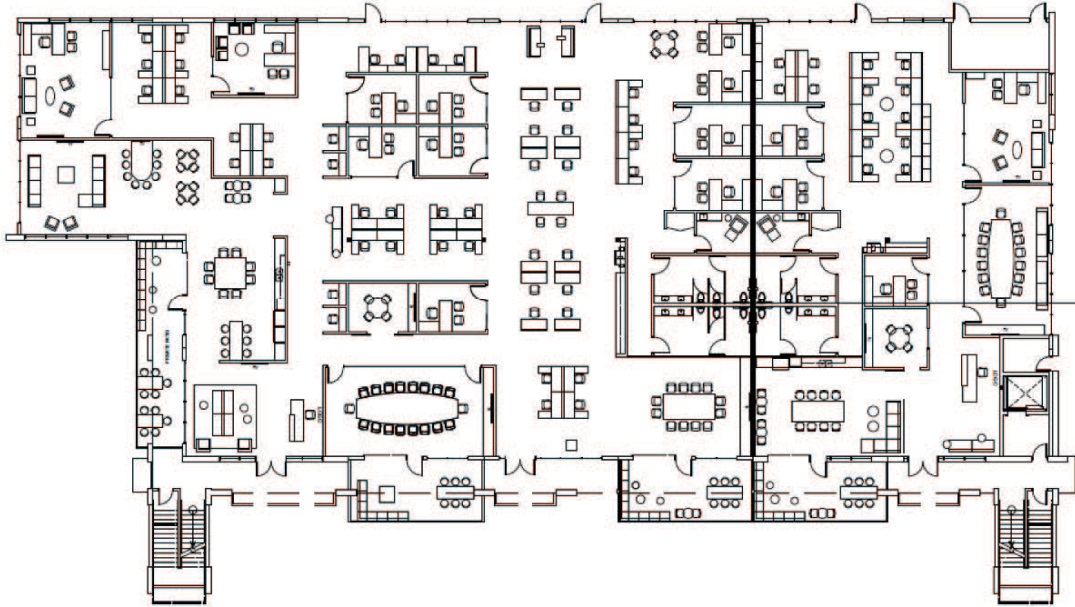
The business park has wide sidewalks and extensive landscaping and dedicated green space that promote walking and biking to the many adjacent amenities.



**3810 STINEMANT COURT:**

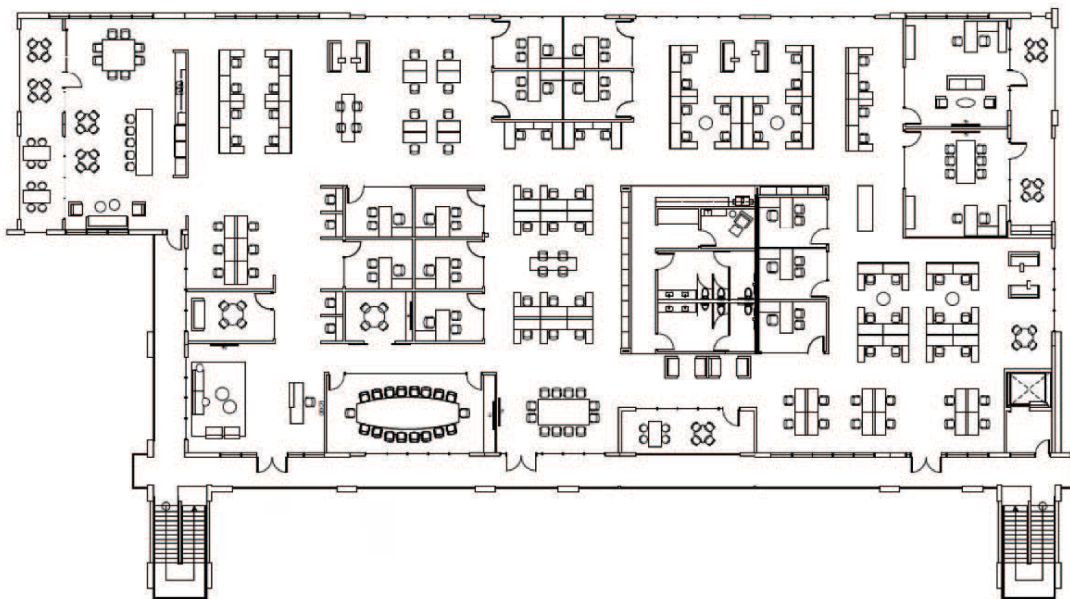
*\*Test fits are for illustrative purposes only.*

## GROUND FLOOR TEST FIT



**Units 101, 102, and 103 combined**  
17,060 gross square feet (including patios)

## SECOND FLOOR TEST FIT



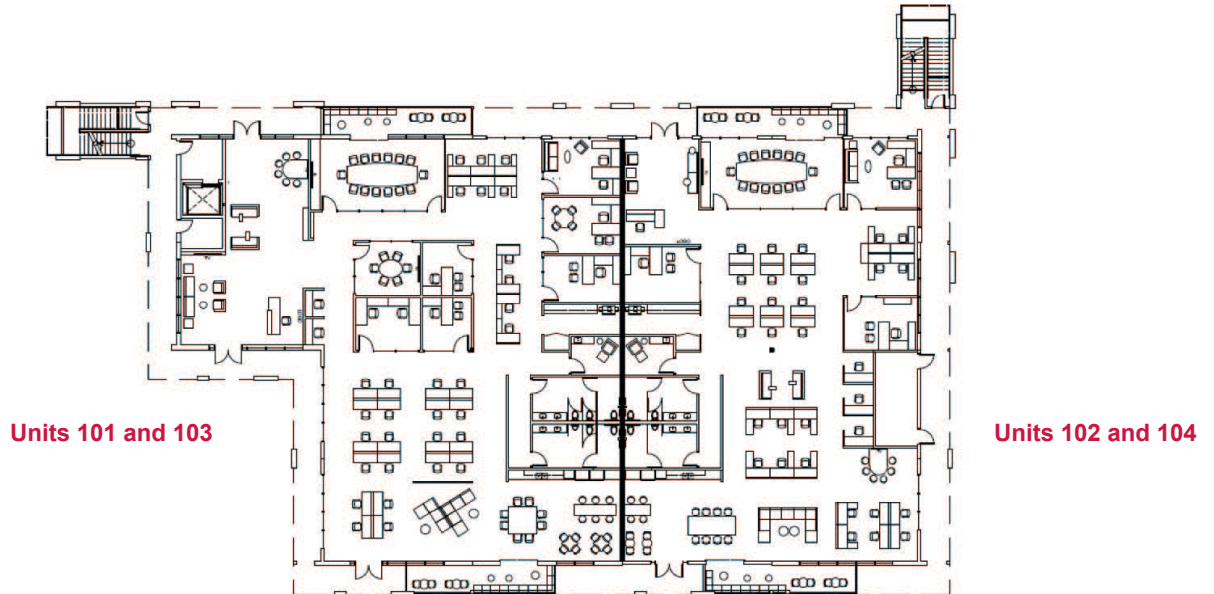
**Units 201, 202 and 203 combined**  
15,531 gross square feet (including balconies)



**3816 STINEMANT COURT:**

*\*Test fits are for illustrative purposes only.*

### GROUND FLOOR TEST FIT



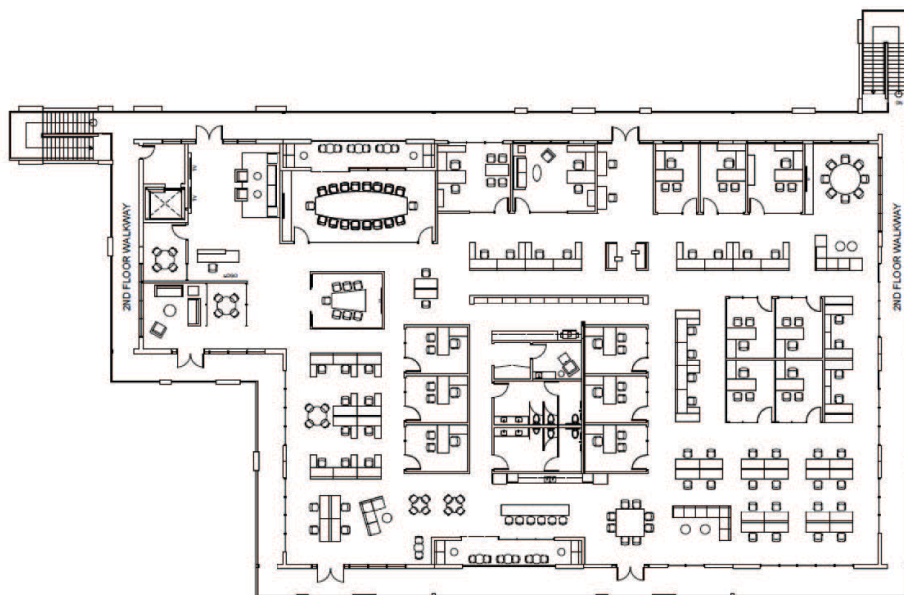
**Units 101 and 103 combined**

7,787 gross square feet (including patios)

**Units 102 and 104 combined**

6,314 gross square feet (including patios)

### SECOND FLOOR TEST FIT



**Units 201, 202, 203 and 204 combined**

13,563 gross square feet (including balcony)







# AIRWAY OFFICE PARK

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