

# Medical Office Space For Lease

**ONLY 1 SUITE AVAILABLE**



**3816 Woodruff Ave, Long Beach, CA 90806**  
**Woodruff Medical Plaza**

**Available for Immediate Occupancy**  
**\$2.65psf Full Service**

## Suite 205

815sf Medical Office  
Corner Office  
Reception Area  
Waiting Room  
3 Treatment Rooms  
1 Enclosed Office  
1 Bathroom

## Suite 309

2,250 sf Medical Office  
Reception Area  
Waiting Room  
Nurses Stations  
6 Treatment Rooms  
1 Enclosed Office  
1 Conference Room  
2 Bathrooms

## Suite 410

1,095sf Medical Office  
Reception Area  
Waiting Room  
3 Treatment Rooms  
1 Nurses Station  
1 Bathroom

## Suite 210

1,606sf Medical Office  
Reception Area  
Waiting Room  
6 Treatment Rooms  
1 Enclosed Office  
1 Nurses Station  
Storage Closet  
2 Bathrooms  
2 Separate Entrances

**For More Details Contact**

**Don Butts**

**(310) 977-0190**

[don@scottanastasirealty.com](mailto:don@scottanastasirealty.com)

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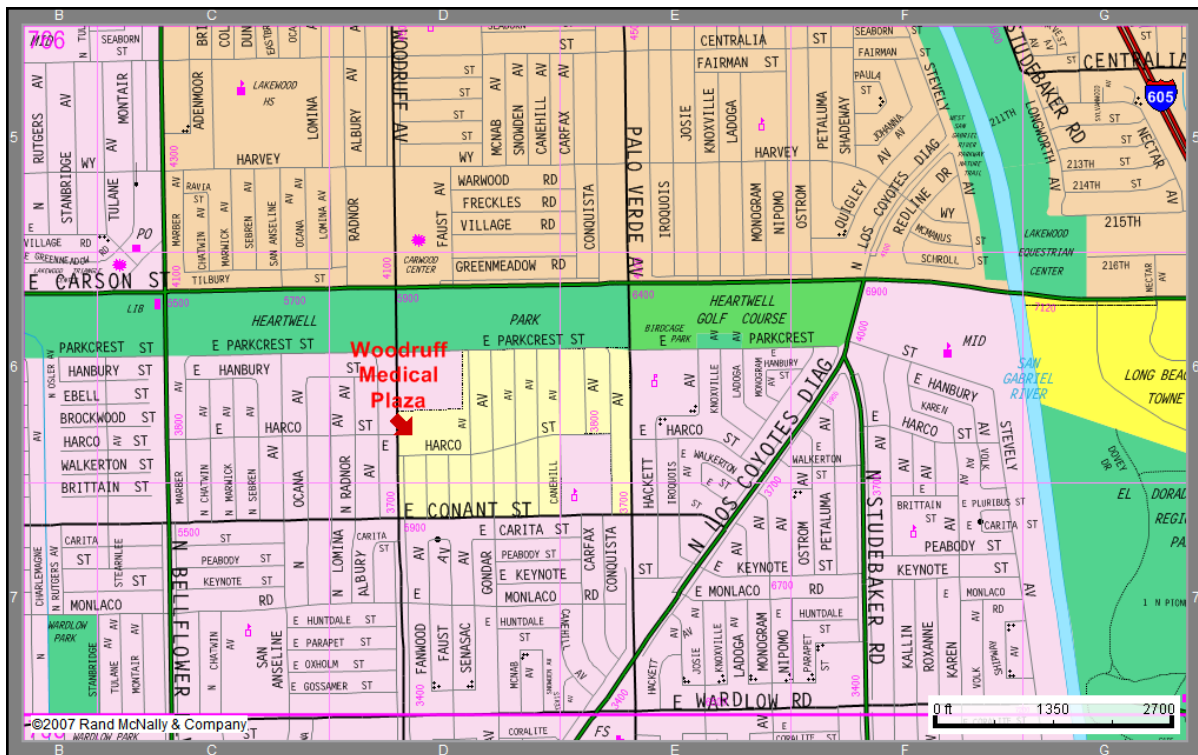


\* The information contained herein has been obtained from various sources deemed reliable, however, we make no guarantee, warranty or representation as to its accuracy. You and your advisors should conduct a careful and independent investigation of the property prior to executing any Lease. Prospective Tenants are hereby advised that changes beyond the control of the owner or Broker may have occurred in the physical and/or financial condition of the property.

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Scott Anastasi Realty is pleased to present **Woodruff Medical Plaza**, a \$2.55psf full service gross lease medical office building located in Long Beach California. Woodruff Medical Plaza offers its Tenants 43,500sf of leasable office space on approximately 2.04 acres of land with plenty of surface parking. Convenient central location provides great opportunities for growth from the surrounding densely populated residential neighborhoods.

Property Address: 3816 Woodruff Ave, Long Beach CA 90818  
 APN: 7185-019-036  
 Year Built: 1979  
 Lot Size: 2.04 acres  
 Leasable SF: 43,528sf  
 Common Area: 2,034sf  
 Total Building: 45,562sf  
 Currently Available: Suite 410, 1,095sf

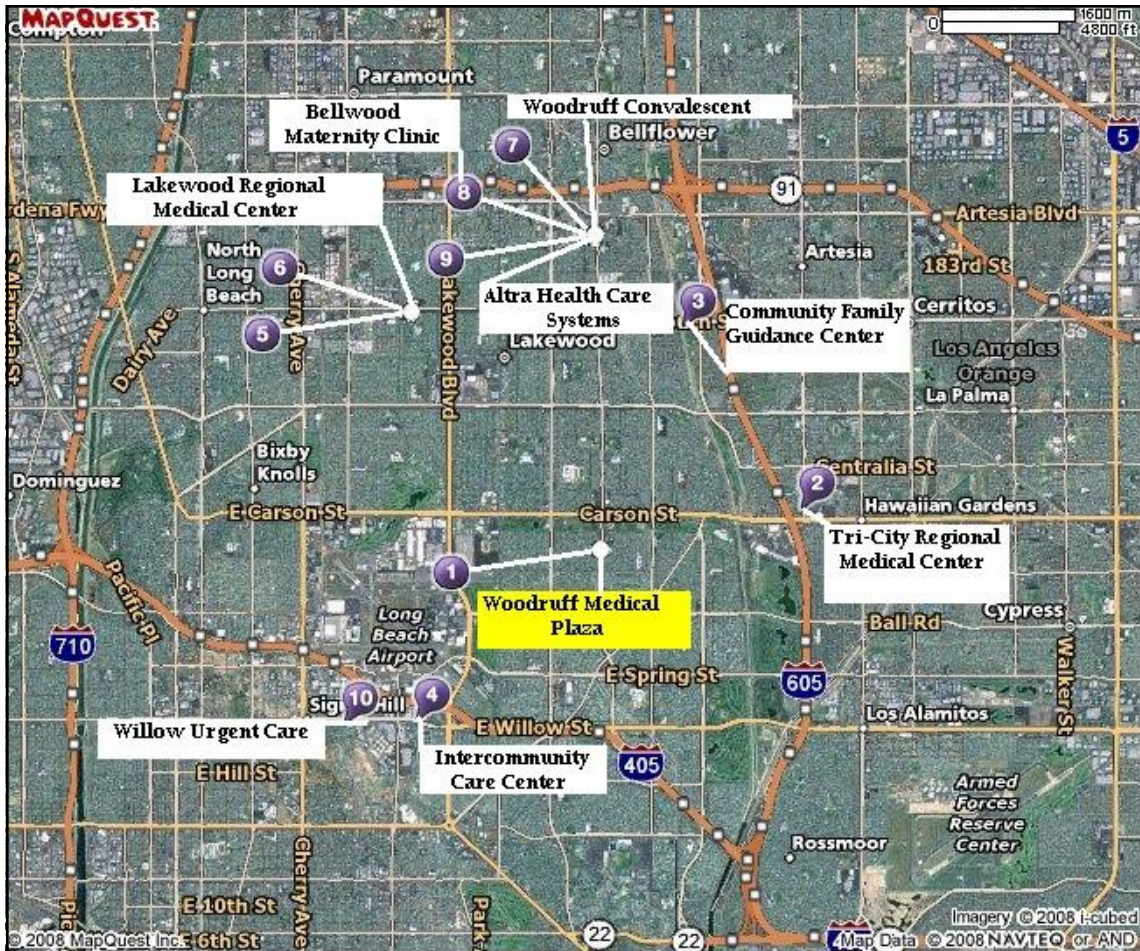


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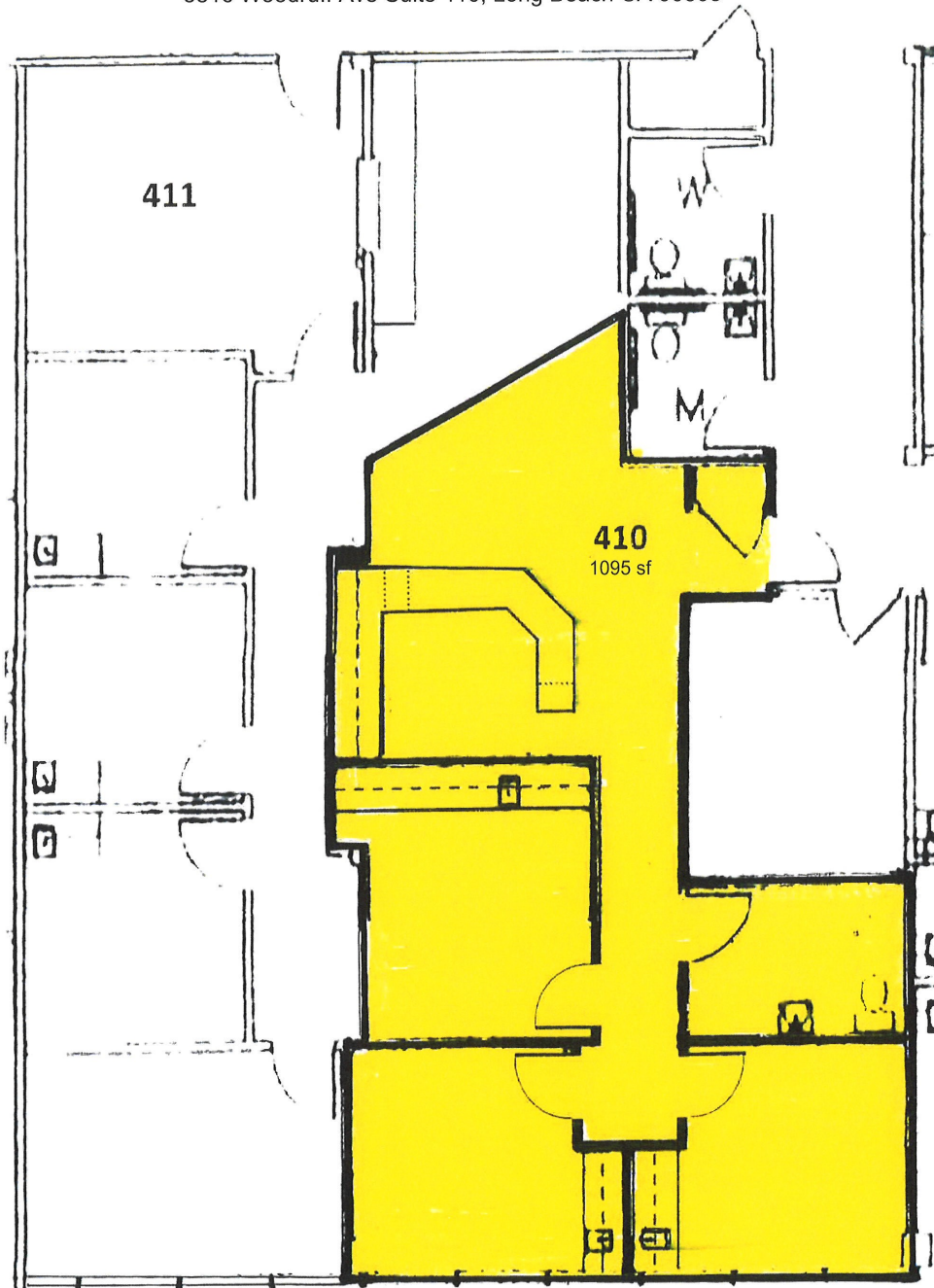
## Area Medical Centers and Hospitals

Tri-City Regional Medical Center	2.04 miles
Community Family Guidance Center	2.26 miles
Intercommunity Care Center	2.40 miles
New Beginnings	2.90 miles
Lakewood Regional Medical Center	2.90 miles
Woodruff Convalescent	2.93 miles
Bellwood Maternity Clinic	2.94 miles
Altra Health Care Systems	2.95 miles
Willow Urgent Care	2.98 miles



# Suite 410 Floor Plan

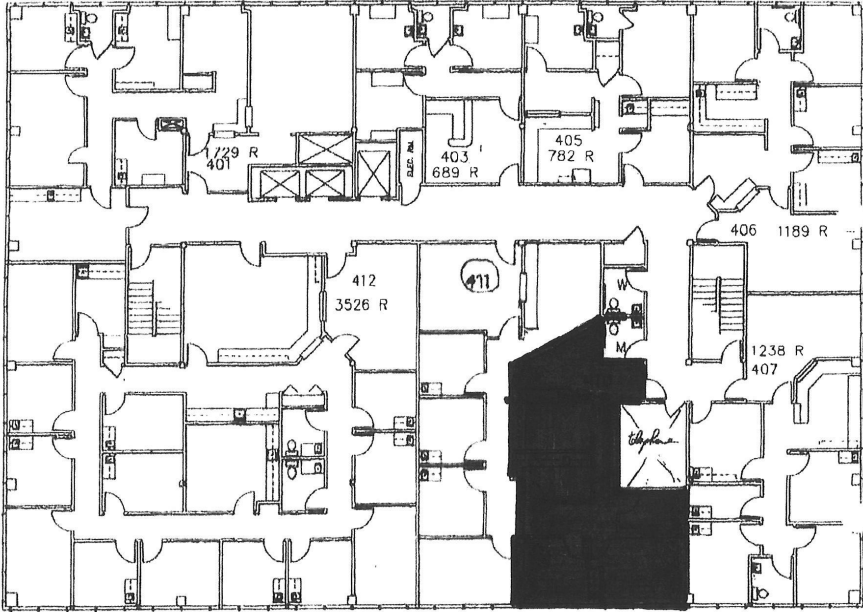
3816 Woodruff Ave Suite 410, Long Beach CA 90808



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# 4th Floor Site Plan

3816 Woodruff Ave, Suite 410



Suite 410  
1,095 sf

FOURTH FLOOR

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