

# AIRWAY OFFICE PARK

**CREATIVE OFFICE SPACES FOR LEASE**  
IN **DOUGLAS PARK** FROM **±4,575 SF TO ±16,067 SF**

FULL SECOND FLOOR AVAILABLE

**JEFF COBURN** CCIM, SIOR  
Principal | DRE#01303169  
e [jcoburn@leelalb.com](mailto:jcoburn@leelalb.com)  
p (562) 354-2511

**SHAUN MCCULLOUGH** CCIM, SIOR  
Principal | DRE#01303169  
e [jcoburn@leelalb.com](mailto:jcoburn@leelalb.com)  
p (562) 354-2511

Lee & Associates Los Angeles - Long Beach Inc.  
DRE License 01069854

Tel: (562) 354-2500  
Fax: (562) 354-2501

21250 Hawthorne Blvd., Suite 700,  
Torrance, CA 90503

**URBANA  
DEVELOPMENT**



**AIRWAYOFFICEPARK.COM**



# PROPERTY 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  $\pm 4,872$  SF to  $\pm 16,066$  SF



## CUSTOM

Individual signage for each tenant



## ENERGIZING

Electric car charging stations



## CENTRAL

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



Click or Scan the QR Code  
to View our Website



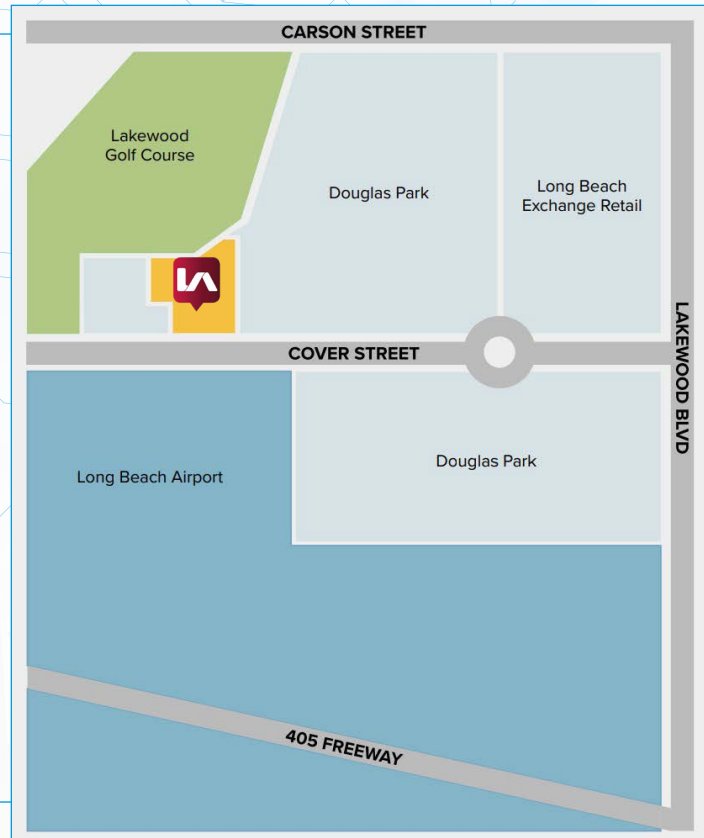
# LOCATION OVERVIEW

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.

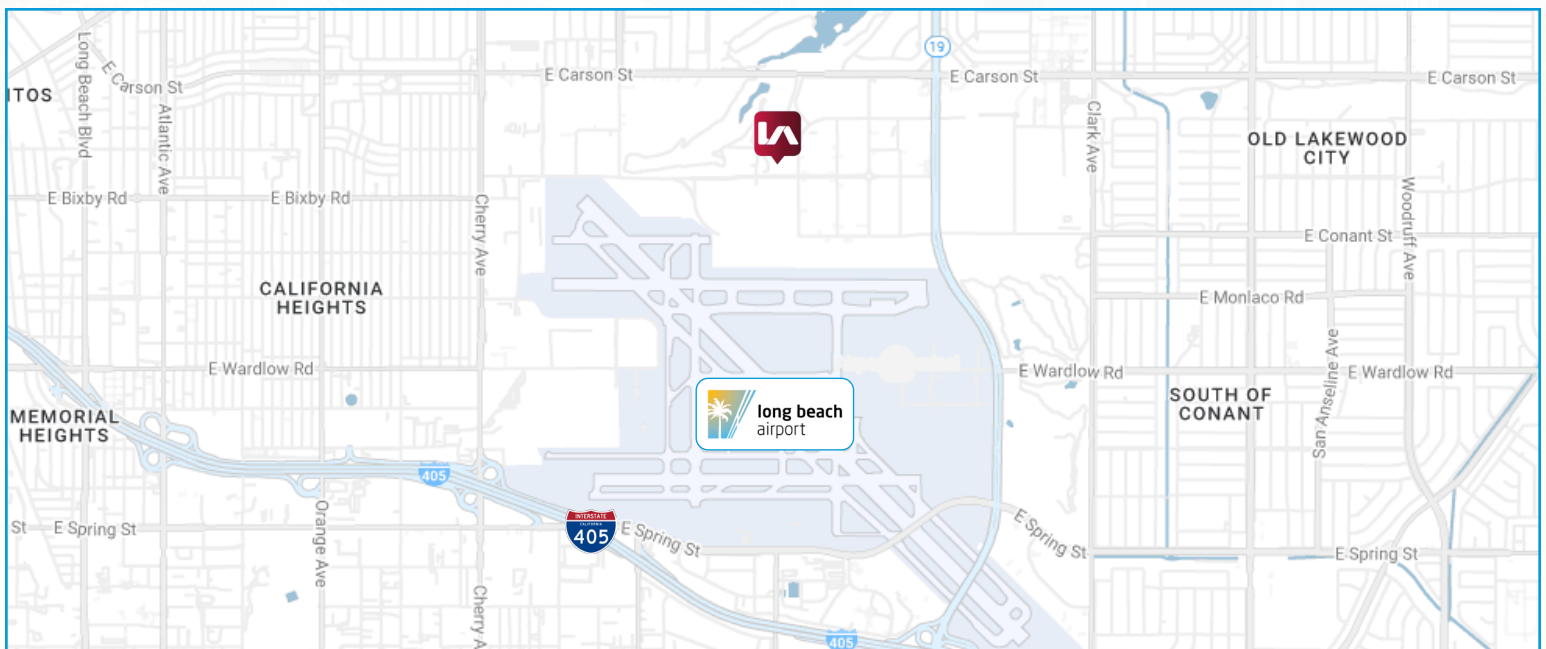
Douglas Park is also home to a 26 acre retail amenity called the Long Beach Exchange. LBX is a collection of local purveyors of art, food, design and fashion. It features The Hanger, a 17,000 square-foot structure that is home to 14 small, artisanal food vendors and unique retailers.

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



## SITE MAP

## LOCATION MAP





# LOCATION OVERVIEW

## AVAILABLE SUITES

UNIT	SIZE	AVAILABILITY	AMENITIES
101	4,872 SF	<b>IN ESCROW</b>	Premium ground floor location with rollup door, large private patio, direct access to parking lot
102	4,914 SF	<b>IN ESCROW</b>	Premium ground floor location with rollup door, large private patio, direct access to parking lot
201	4,937 SF	For Lease: \$3.25/SF MG	Excellent second floor view corridor along Cover Street, rollup doors leading to balcony
202	4,575 SF	For Lease: \$3.25/SF MG	Excellent second floor view corridor along Cover Street, rollup doors leading to balcony
203	6,555 SF	For Lease: \$3.25/SF MG	Excellent second floor view of the courtyard, rollup doors leading to balcony

*\*Units 201, 202 & 203 Contiguous to 16,067 SF*

## SITE PLAN

**3810 STINEMAN COURT**  
**±33,126 SF TOTAL**

**3816 STINEMAN COURT**  
**±27,664 SF TOTAL**

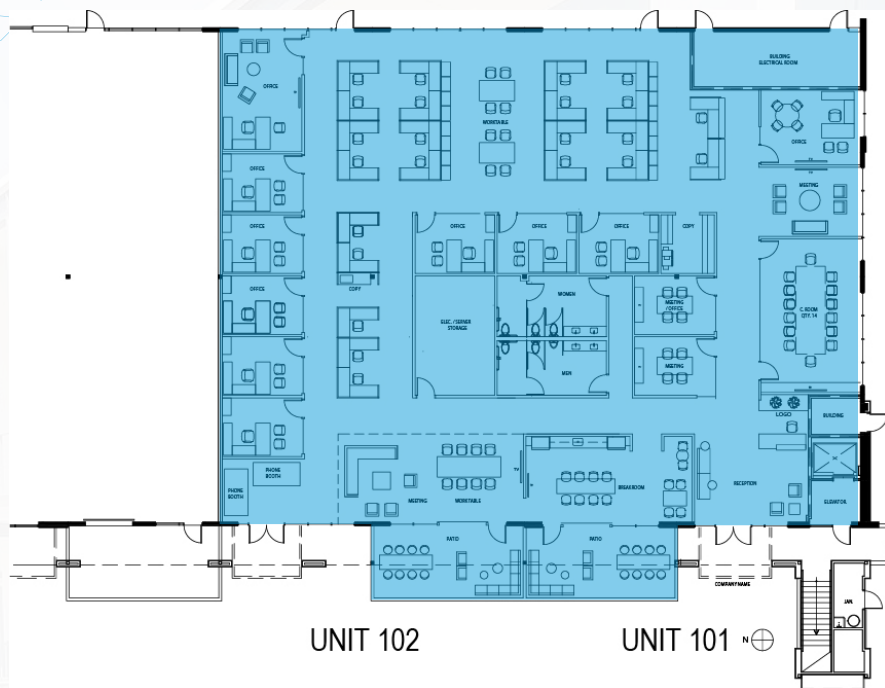
Fully Committed



# 3810 STINEMAN CT FLOOR PLANS

\*Test fits are for illustrative purposes only.

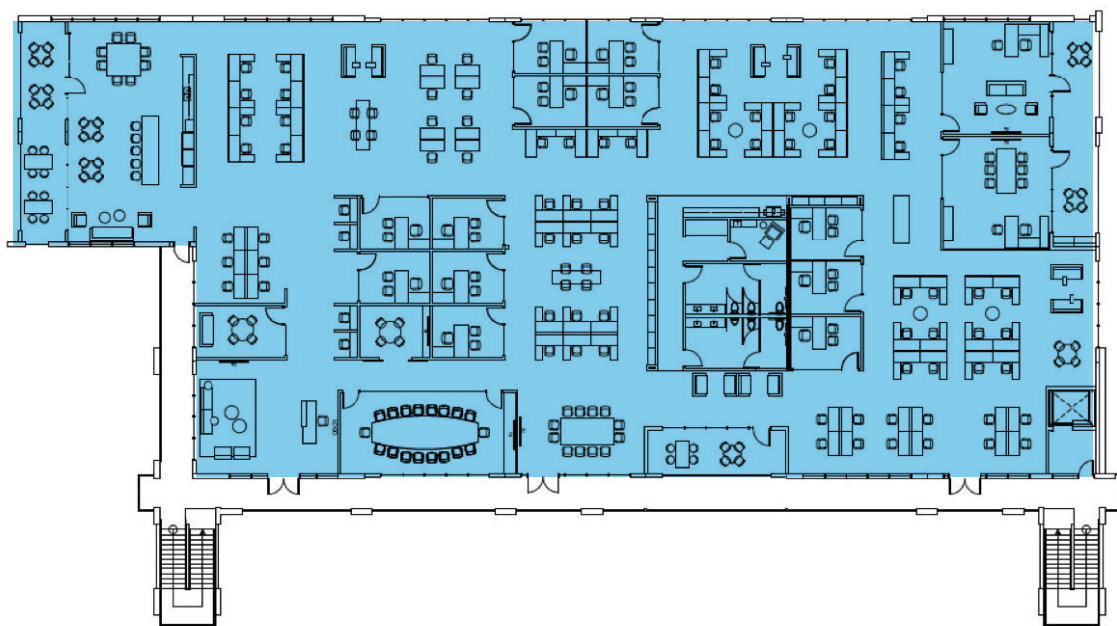
## GROUND FLOOR TEST FIT



**UNITS 101 AND 102 COMBINED**

9,786 gross square feet (including balconies)

## SECOND FLOOR TEST FIT



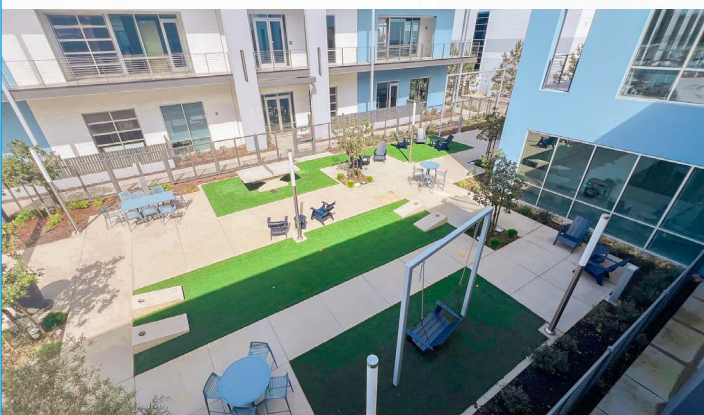
**UNITS 201, 202, AND 203 COMBINED**

16,066 gross square feet (including balconies)



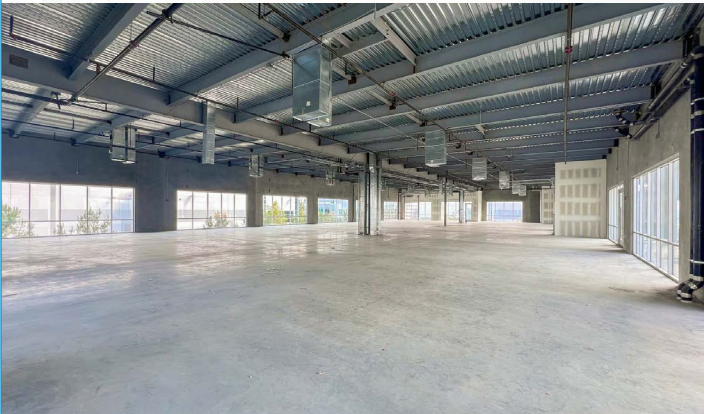
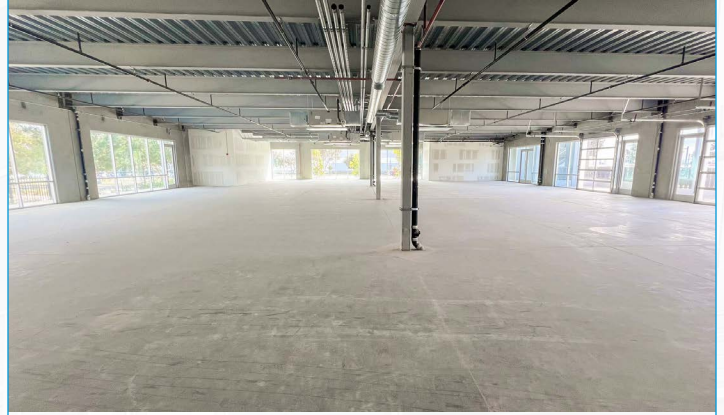
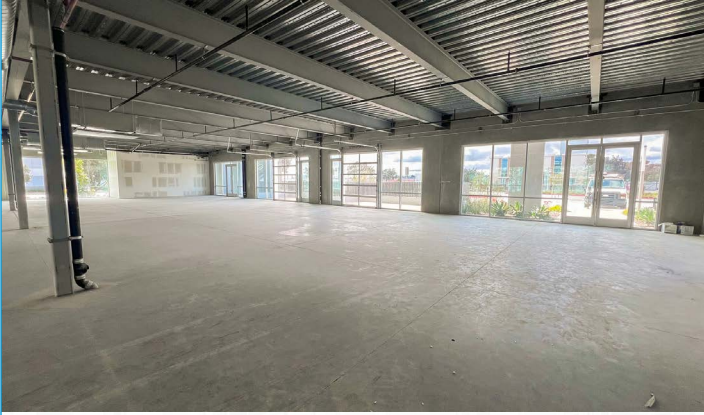
# PROPERTY PHOTOS

**AIRWAY**  
OFFICE PARK





# PROPERTY PHOTOS





# AIRWAY

## OFFICE PARK

3810-3816 STINEMAN CT  
LONG BEACH, CA 90808



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