

WING OFFICE PARK FOR LEASE

3950- 3960
PARAMOUNT BLVD
LAKEWOOD, CA 90712

Local Expertise. International Reach. World Class.



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PROPERTY HIGHLIGHTS

- » Wing Office Park is strategically located on the border of Long Beach and Lakewood and offers a 30-minute solution to major markets, airports, and ports.
- » Building was recently refurbished with new roofs, New HVAC System, New Digital Controls, New Parking Lot Asphalt, New exterior Paint, and more improvements planned
- » Adjacent to Douglas Park Master Planned Development & Long Beach Airport
- » Local Amenities - Long Beach Airport, Lakewood Country Club, Restaurants, Entertainment
- » Golf Course Views, Garden Rise / Walk Up Business Park, & Elevator Served
- » Excellent 405 Freeway Access
- » Frontier Fios Available
- » **Recently Completed:** Covered Parking with Solar Panels and Lobby / Restroom Refurbishment



Up to ±2,865 SF
of Office Space
Available



Abundant
Surface Parking
4:1,000






Easy Access
to 405
Freeway



AVAILABLE SPACES

AVAILABLE SUITES AT 3950 PARAMOUNT BLVD:

SUITE	SQ FT	RATE	DESCRIPTION	MATTERPORT VIDEO TOUR
101	±2,611 SF	\$2.65 / SF FSG	Available Now. 6 Window Lined Private offices, Kitchenette, Open Area for cubicles, Double Door entrance.	
105	±2,231 SF	\$2.50 / SF FSG	Sublease Available Now Through 10/31/2027 Large Conference Room and 5 Private Offices. Golf Course views with prominent double door entry Additional term beginning 11/1/2027 Available through Listing Agent at \$2.65 psf FSG	
115	±2,865 SF	\$2.65 / SF FSG	Available Now. Premiere Double Door Entrance Off of Lobby. 6 Private Offices, Kitchen, Expansive Window Line	
205	±1,279 SF	\$2.65 / SF FSG	Sublease or Direct Deal available NOW. Sublease through 1/31/2028 (furniture available) 3 - 5 year Term Deal direct with owner 4 Private offices, Extensive golf course views, Kitchenette / Coffee Bar	

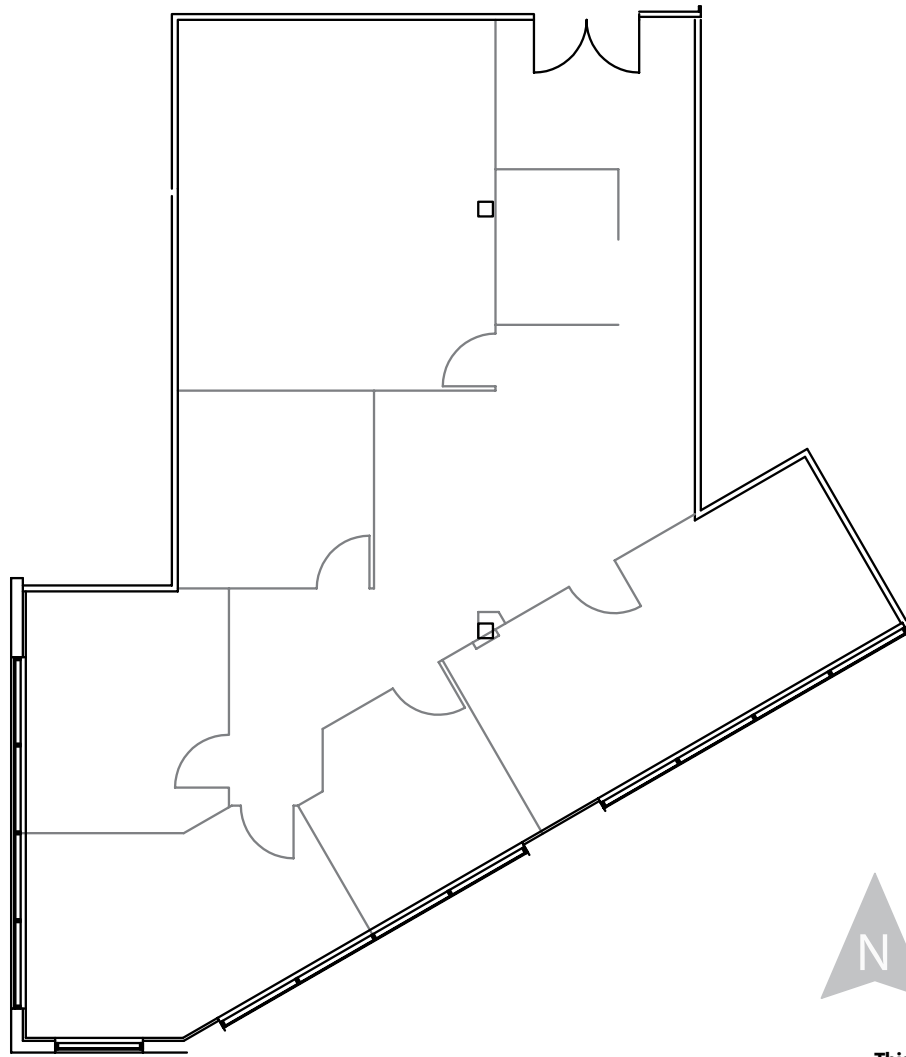
AVAILABLE SUITE AT 3960 PARAMOUNT BLVD:

SUITE	SQ FT	RATE	DESCRIPTION	MATTERPORT VIDEO TOUR
107	±1,755 SF	\$2.65 / SF FSG	Available 11/1/2026 Large open office with expansive golf course views. 1 Private office and storage room.	

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FLOOR PLAN - 3950 PARAMOUNT BLVD #105

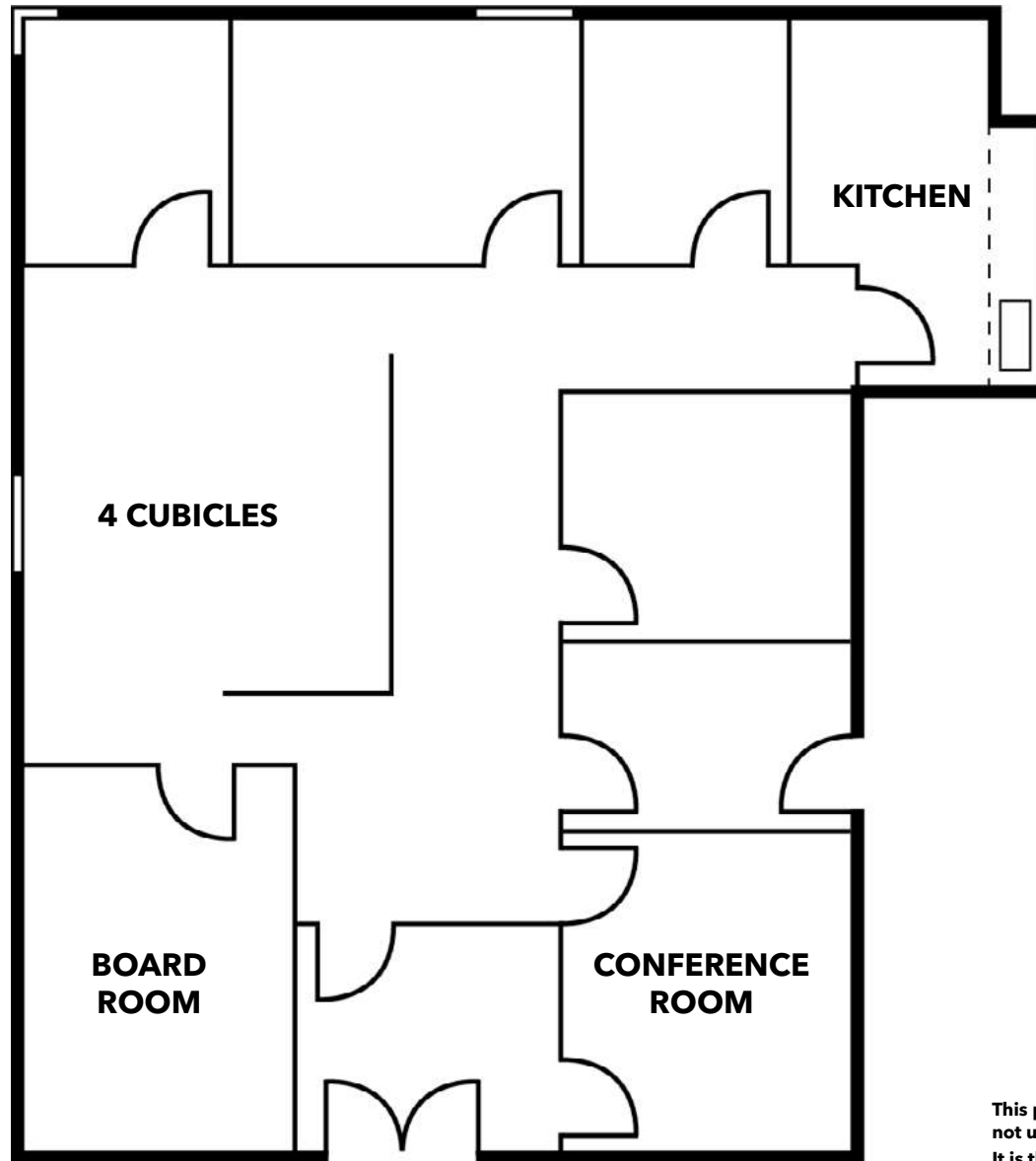
**Not To Scale*



**This plan and its measurements are approximate and not up to scale.
It is the responsibility of the buyer/lessor to verify the property's measurements independently.**

FLOOR PLAN - 3950 PARAMOUNT BLVD #115

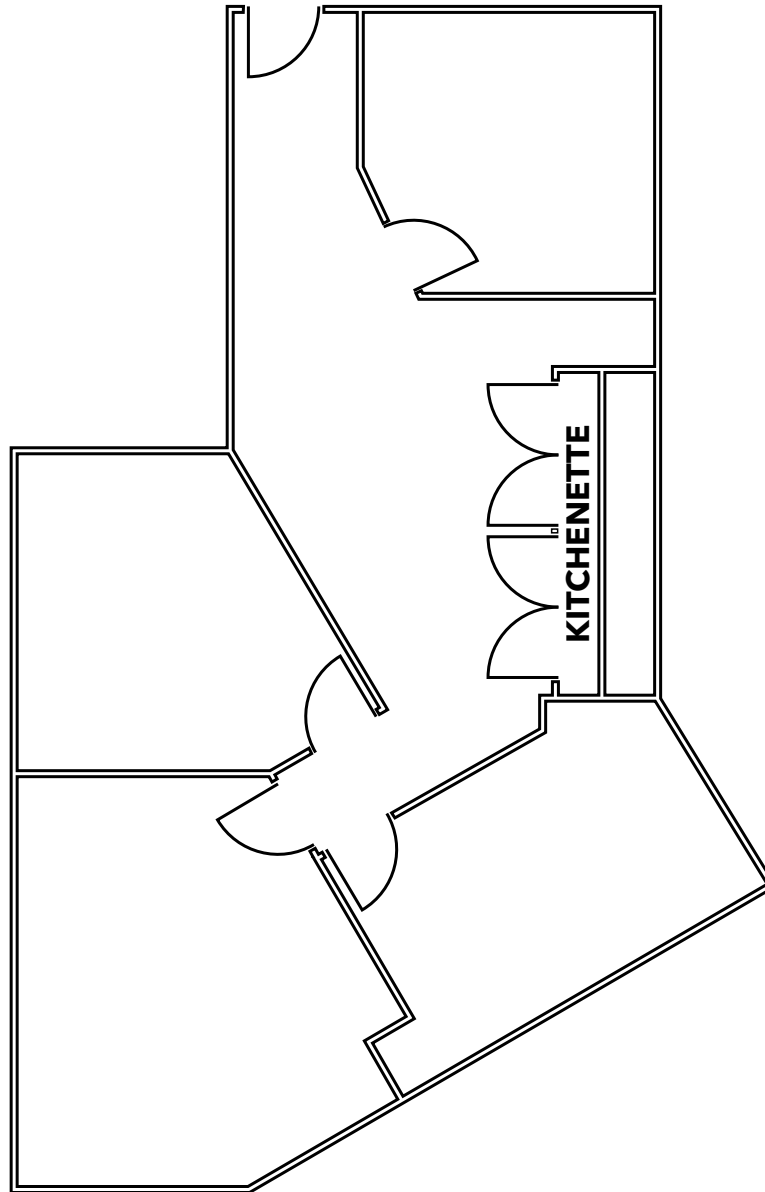
**Not To Scale*



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FLOOR PLAN - 3950 PARAMOUNT BLVD #205

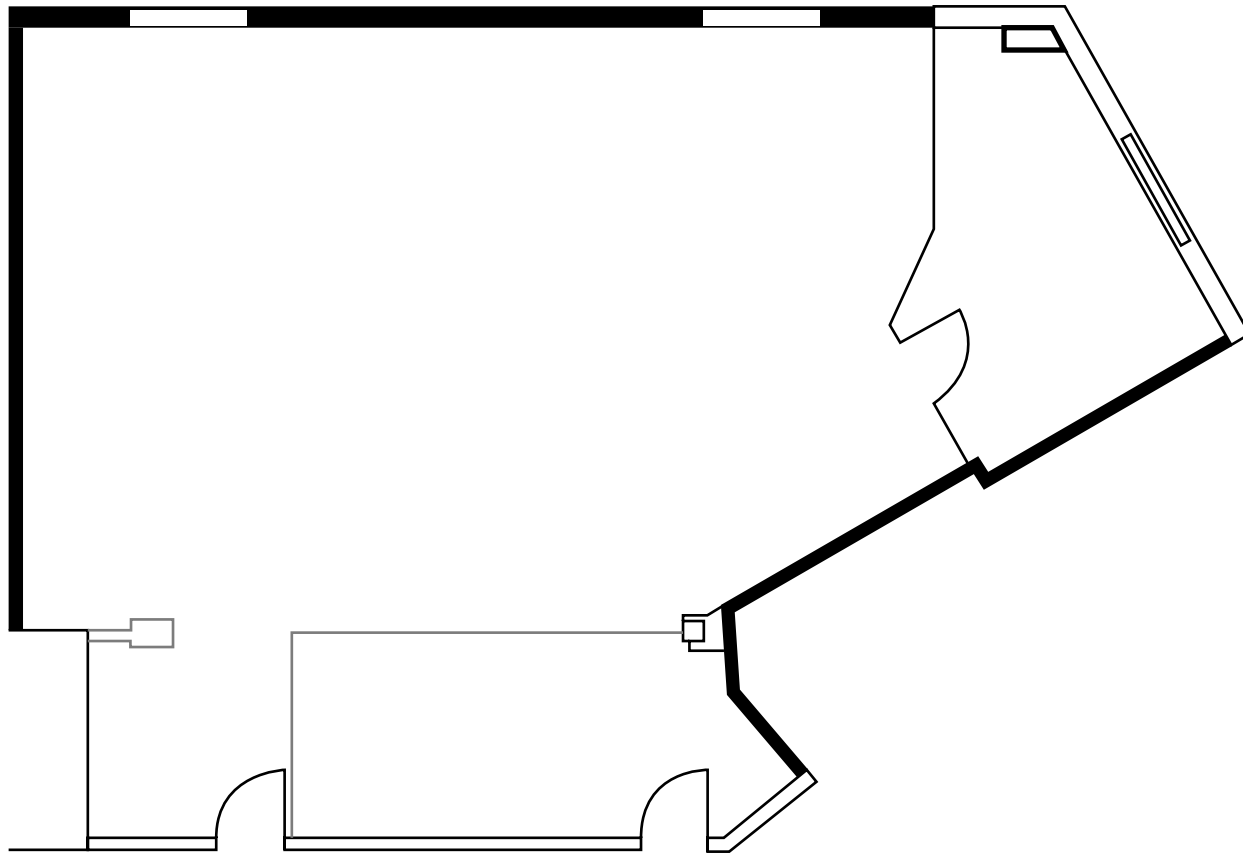
**Not To Scale*



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FLOOR PLAN - 3960 PARAMOUNT BLVD #107

**Not To Scale*



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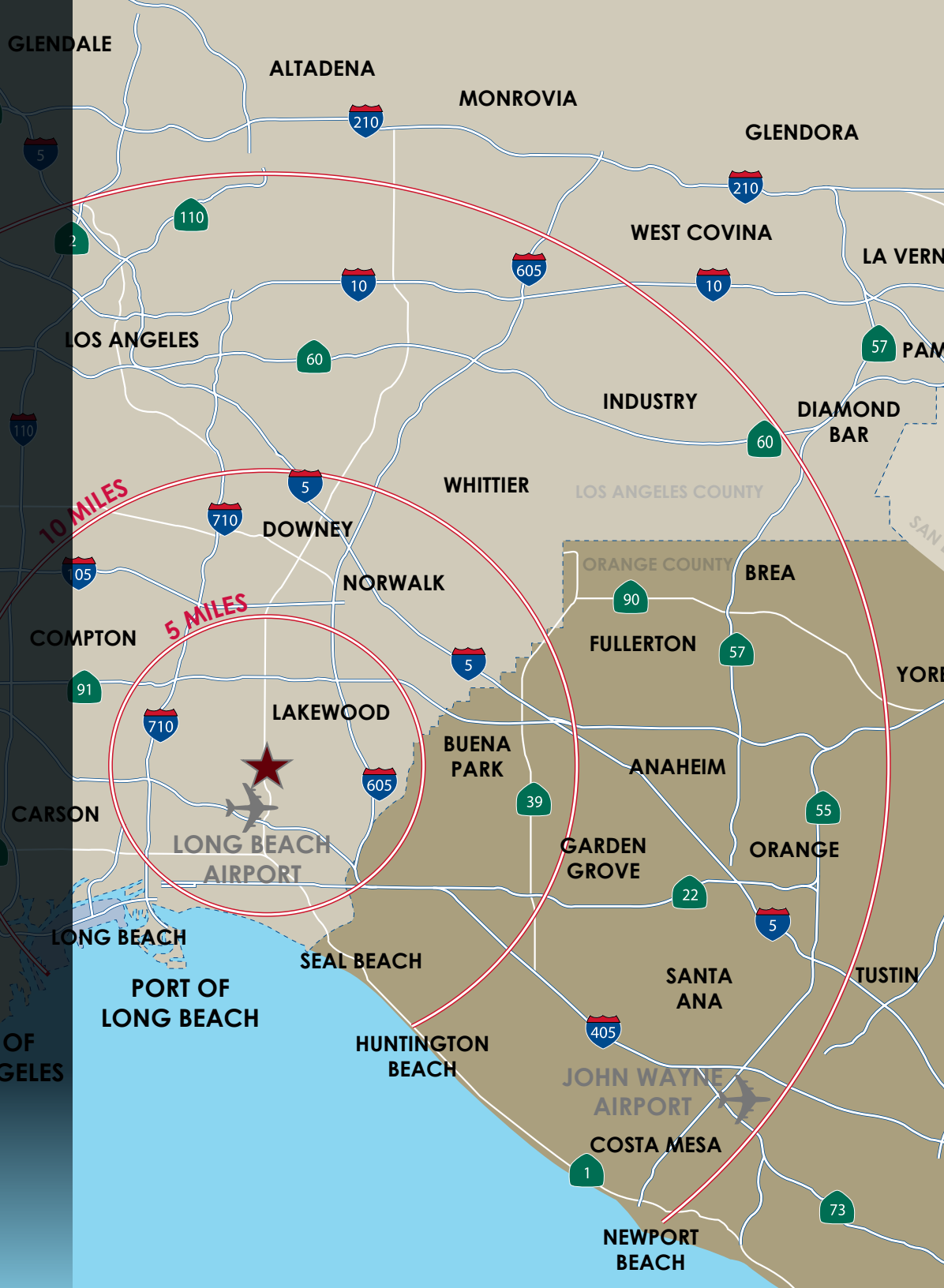


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ABOUT DOUGLAS PARK

- » “The 220-acre Douglas Park, an office, industrial and retail business park adjacent to the Long Beach Airport, is a bustling center of commerce for the City of Long Beach. Companies representing a diverse array of industries call the campus home, from automotive parts suppliers to health care providers, engineering firms and more. But one of the sectors with the largest presence in the park has deep roots in the history of the land itself: the aerospace and aviation industry.” - Long Beach Business Journal
- » Walking Distance To Restaurants, Shopping, and Public Transportation
- » Close Proximity to the Ports of Los Angeles and Long Beach
- » 405, 710, 605, and 91 Freeway Access
- » Centrally Located Between Los Angeles and Orange County
- » Located Between Two Major Airports: Los Angeles International Airport & John Wayne Airport

16 MILES TO LAX
0.3 MILES TO LGB
20 MILES TO SNA





OFFICE

- 1. THE TERMINAL
 - APPRAISAL PACIFIC
 - POSTCITY FINANCIAL CREDIT UNION
 - THE CORE GROUP
 - MOUNTAIN-BISHOP PRIVATE WEALTH MANAGEMENT
 - CALCOM FCU
 - THE SULLIVAN GROUP OF COURT REPORTERS
- 9.
 - SCIENCE CARE
 - IQA SOLUTIONS
 - ARIGAS BUSINESS SUPPORT CENTER
 - DOUGLAS PARK MEDICAL SPECIALIST
 - STANTEC
 - INSIGHT EXAMINATION SERVICES
 - OVERLAND PACIFIC & CUTLER
 - INTERFACE SECURITY SYSTEMS
 - LOMCO
 - JDA
 - FELAHY LAW GROUP
 - GUNN | JERKENS
 - AMERICAN WORLDWIDE AGENCIES
 - MHP STRUCTURAL ENGINEERS
 - LIN MANUFACTURING
- 10. UNITED OIL
- 16. DOUGLAS PARK MEDICAL
 - LONG BEACH GASTROENTEROLOGY
 - COLUMBIA PEDIATRICS
 - LASER SKIN CARE DERMATOLOGY ASSOCIATES
- 17. NAUTILUS INTERNATIONAL HOLDING CORP
- 27. BOEING

INDUSTRIAL / FLEX

- 2. SHIMADZU AIRCRAFT EQUIPMENT USA
- 3. TURBO AIR
- 5. VIRGIN GALACTIC
- 6. UNITED PACIFIC
- 7. UNIVERSAL TECHNICAL INSTITUTE
- 8. RUBBERCRAFT
- 12. LD PRODUCTS
- 13. BOEING
- 14. PROVIDENCE INDUSTRIES / MY DYER
- 15. THE KONG COMPANY
- 19. MERCEDES BENZ
- 20. MC²
- 21. FOOD PHARMA
- 22. INDUSTRIAL BUILDINGS FOR LEASE
- 24. PACIFIC POINTE WEST - FUTURE INDUSTRIAL DEVELOPMENT
- 25. PACIFIC POINTE WEST - FUTURE INDUSTRIAL DEVELOPMENT
- 30. PACIFIC POINTE EAST
 - HUMAN TOUCH
 - SIMPLE HUMAN
- 31. FUTURE FLEX INDUSTRIAL BUILDING

RETAIL / HOSPITALITY

- 11. HAMPTON INN / HOMEWOOD SUITES
- 18.
 - COURTYARD MARRIOTT
 - THE HABIT BURGER
 - CALIFORNIA FISH GRILL
 - JERSEY MIKE'S SUBS
 - THE FLAME BROILER
 - STARBUCKS
- 26. LONG BEACH EXCHANGE (LBX)
 - ORCHARD SUPPLY HARDWARE
 - NORDSTROM RACK
 - 365 BY WHOLE FOODS
 - IN & OUT BURGER
 - ULTA
 - TJ MAXX
 - PETSMART
 - GRITCYCLE
 - RA YOGA
 - ORANGETHEORY FITNESS

MISC

- 4. LONG BEACH AIRPORT
- 22. PARK
- 28. LAKEWOOD COUNTRY CLUB
- 29. LONG BEACH CITY COLLEGE

ABOUT LAKEWOOD, CA

- » The City of Lakewood is located in southern Los Angeles County, about 23 miles southeast of Los Angeles. The area of the city is 9.5 square miles. Lakewood's population was estimated by the State Department of Finance to be 79,919 as of January 2020.
- » Lakewood has about 150 miles of streets and 300 miles of sidewalks. More than 36,000 trees line city streets and shade city parks. About 150 acres of the city are devoted to parks and other landscaped open space.
- » The economic base of the city is primarily commercial/retail. Almost 3,000 businesses are located in Lakewood.
- » Lakewood is predominantly a single-family community with 85 percent of its housing units being single-family detached structures.

For more information, please visit:

<https://www.lakewoodcity.org/about/default.asp>



Encompasses
±9.46 Square
Miles



Population
±79,919
(in 2020)



Median Annual
Household
Income \$37,459



LOCAL MAP





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