

FOR LEASE

**BIXBY KNOLLS
OFFICE BUILDING**

3939

ATLANTIC AVENUE

LONG BEACH, CA

For more information contact:

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COLDWELL BANKER COMMERCIAL

CBC Blair

333 West Broadway, Ste. 312

Long Beach, CA 90802

Company BRE #01330395



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PROPERTY HIGHLIGHTS



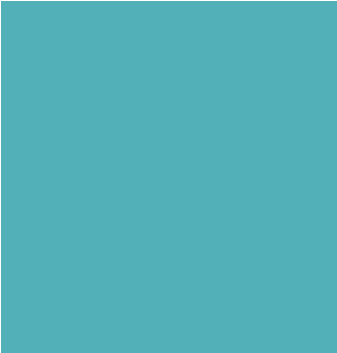
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PHOTOS, AERIALS & MAPS



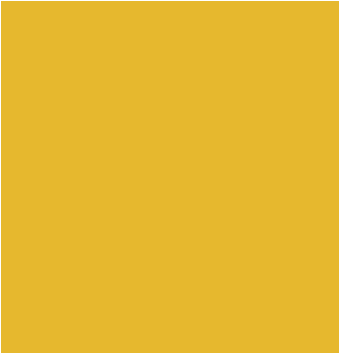
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**FLOOR PLANS, AERIAL &
PARCEL MAPS**



04

NEARBY AMENITIES





BUILDING DESCRIPTION

Address:	3939 Atlantic Avenue Long Beach, CA 90807
Available Size:	979 - 3,505 SF
Asking Rate:	\$2.00 PSF/ Modified Gross
Zoning:	LBCNP
APN:	7139-003-047
Building Size:	60,345 SF
Year Built:	1983
Parking Available	150 Spaces

PROPERTY HIGHLIGHTS

3939 Atlantic Avenue is approximately 54,103 square foot multi-tenant office building on approximately 60,345 square foot lot located in the rapidly growing Bixby Knolls district of Long Beach.

The centrally located office buildings of Bixby Knolls offer an urban, pedestrian feel, with a vast assortment of complimentary retail uses and residential enclaves interspersed among the office buildings in a thriving environment.

The subject property is strategically positioned at the intersection of Atlantic and Roosevelt (28,100 average daily volume) with a solid traffic count. The nearby Long Beach Boulevard conveniently houses the Los Angeles Metro Blue Line, which connects Downtown Long Beach to Los Angeles destinations like the Staples Center and Hollywood.

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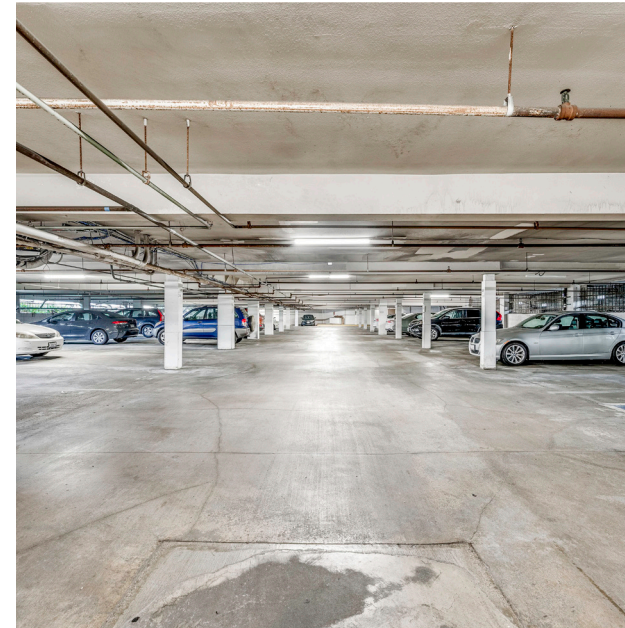
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AVAILABLE SUITES

FLOOR	SUITE	SF	RATE	TYPE	COMMENTS
1	110	979	\$2.00 PSF	Office	Open area, 3 private offices
	118	3,505	\$2.00 PSF	Office	Reception, Kitchen, 5 offices, Open Area, 2 Large Training/Conference Rooms, 2 Storage Rooms
2	202	2,185	\$2.00 PSF	Office	Reception, 4 Offices, Conference Room, Kitchenette, Storage
	217	2,312	\$2.00 PSF	Office	Reception/Waiting, 2 Offices, 4 Exam Rooms or additional offices, Conference Room, Kitchen
	224	1,724	\$2.00 PSF	Office	Large Open Area, Reception Kitchenette, Storage, 2 Private Offices

All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.



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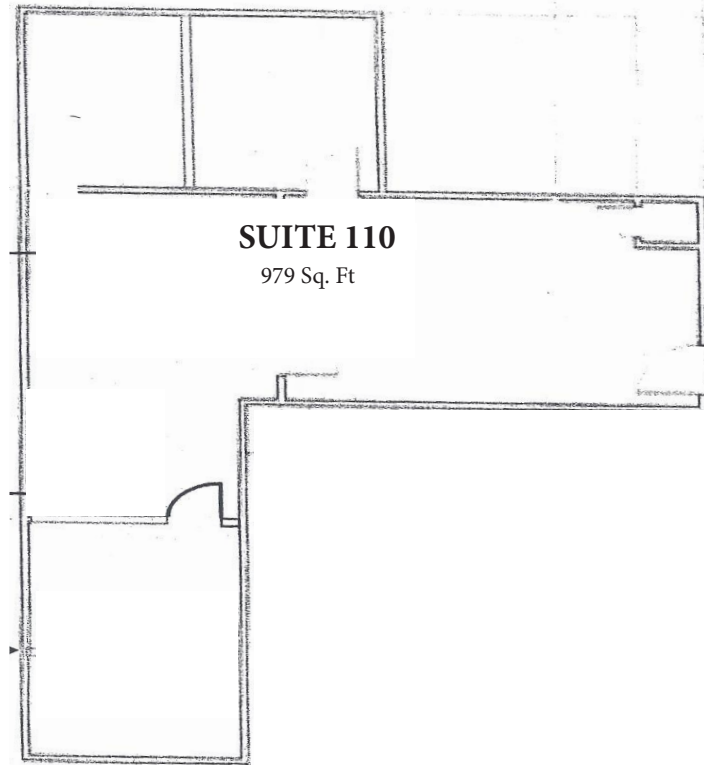
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FIRST FLOOR PLAN

SUITE 110

979 SF



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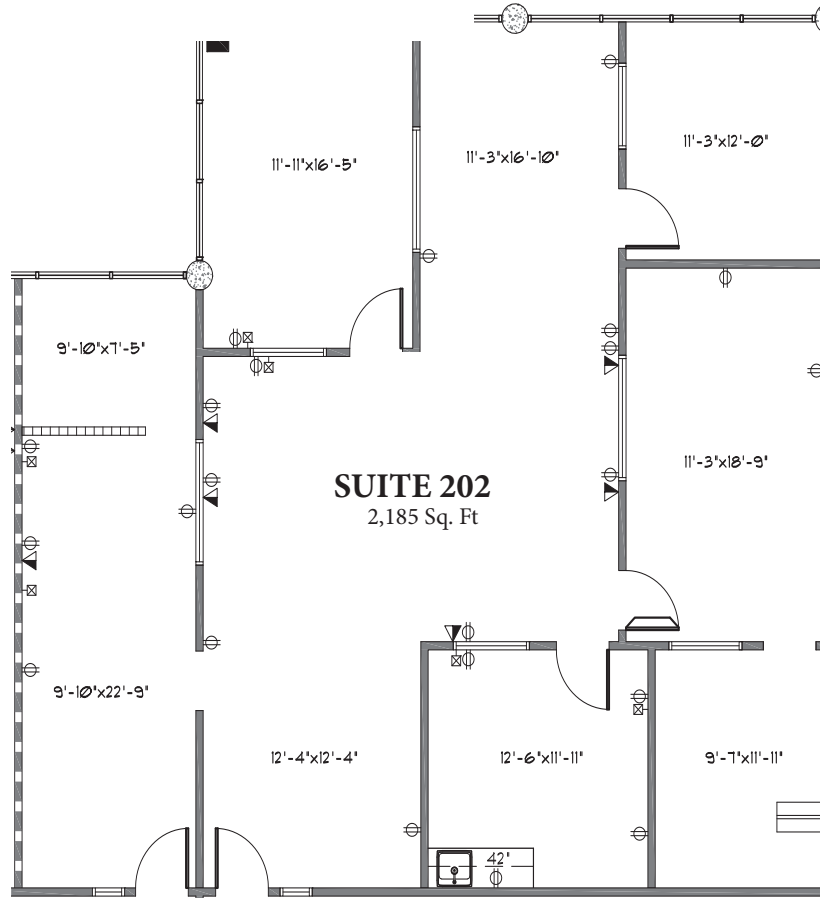
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SECOND FLOOR PLAN

SUITE 202

2,185 SF

02



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INTERIOR PHOTO - SUITE 110



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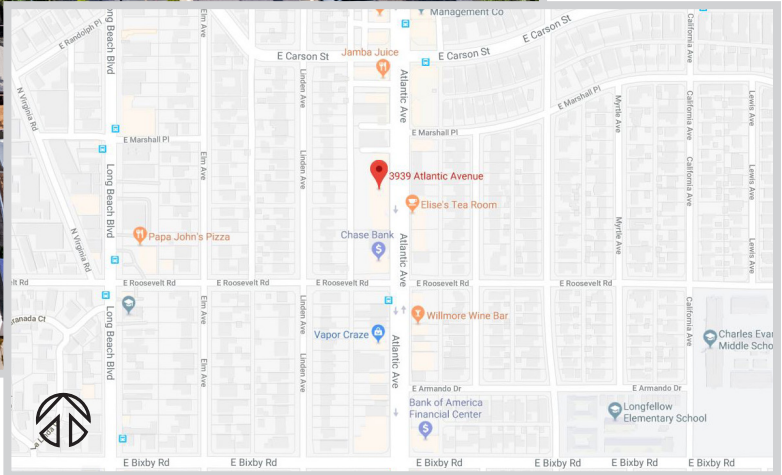
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