



COLDWELL BANKER  
COMMERCIAL  
BLAIR

## OFFICE SPACE FOR LEASE

3647-3649 ATLANTIC AVE, LONG BEACH, CA 90807



### Property Summary

#### AVAILABLE:

Suite B: 1,019 SF - Available April 1, 2026

Lease Rate: \$2,293/Month (Modified Gross)

Suite D: 1,056 SF - Coming Soon

Lease Rate: \$2,376/Month (Modified Gross)

Zoning: LBCCA

(Community Commercial Automobile-Oriented)

#### HIGHLIGHTS:

- Well maintained office space
- Quiet, serene Mid-Century Modern building
- Walk Score: 90
- Steps away from the well known Bake N Broil restaurant
- Onsite Parking with easy access from Atlantic Avenue

### Property Description

Coldwell Banker Commercial Blair is pleased to present 2 office suites located at 3647-3649 Atlantic Avenue in popular Bixby Knolls. Ideal for professional service use including but not limited to law office, insurance office, and tutoring center.

For more information or to schedule a tour, please contact:

LINDA TREFFRY  
(562) 541-5627  
LTreffry@cbcblair.com  
DRE# 01991392

**CBCBlair.com**  
**(562) 495-6070**

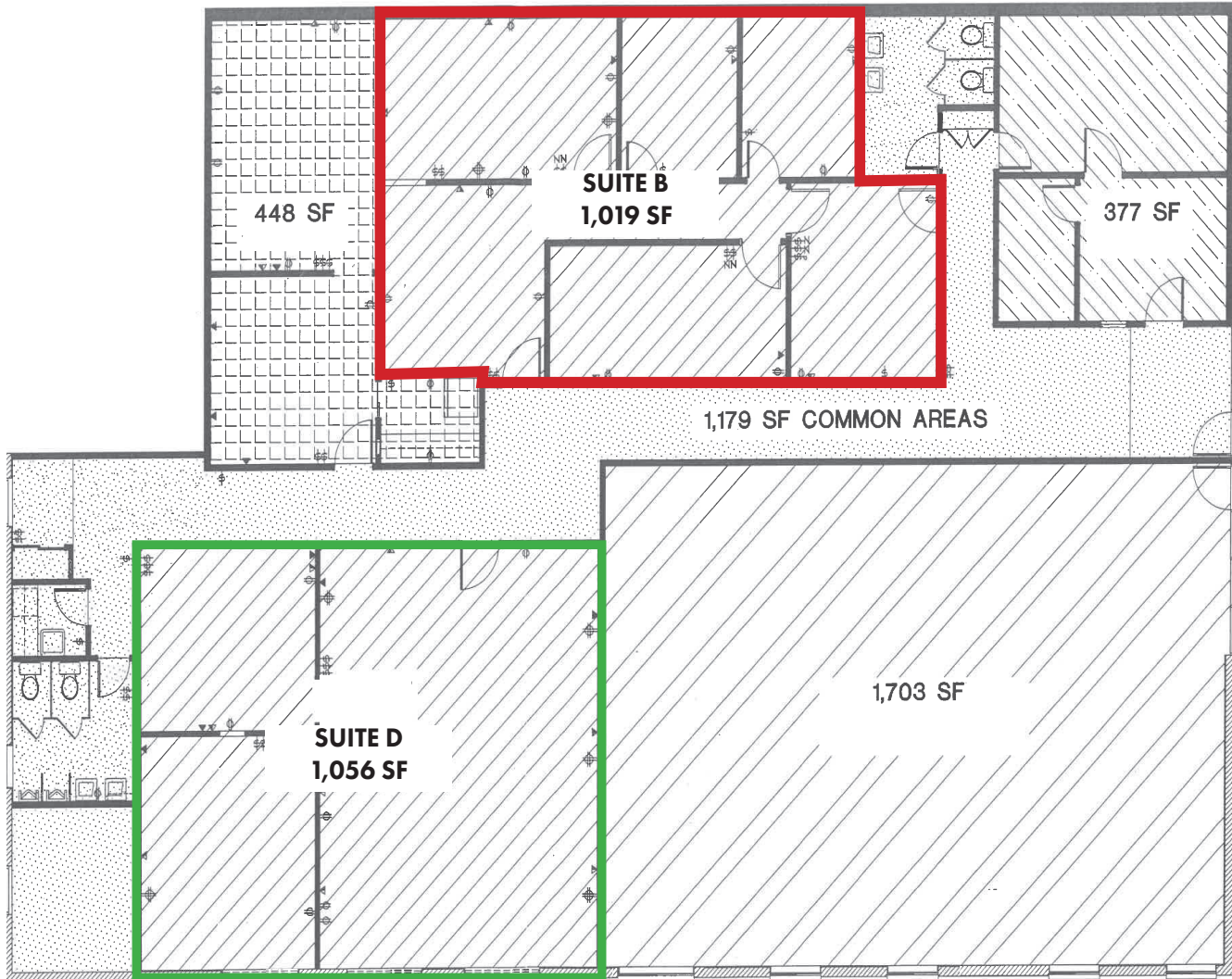
# EXHIBIT A - SITE PLAN

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ATLANTIC AVENUE

## PARKING

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