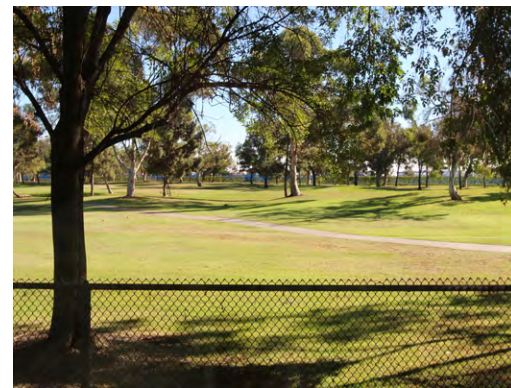


WING OFFICE PARK

3950 - 3960 PARAMOUNT BLVD | LAKEWOOD, CA 90712

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROPERTY FEATURES:

**2,929 - 11,958 SF Available
at \$1.90-\$2.05 / SF Full Service Gross**

- Adjacent to Douglas Park - Long Beach's New 4 Million SF+ Business Community
- Local Amenities - Long Beach Airport, Lakewood Country Club, Restaurants, Entertainment
- Golf Course Views
- Garden Rise / Walk Up Business Park
- 4:1,000 Free Parking
- Elevator Served
- Excellent 405 Freeway Access
- Frontier Fios Available

For more information, please contact:

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E: gmassaro@leelalb.com

BRANDON CARRILLO

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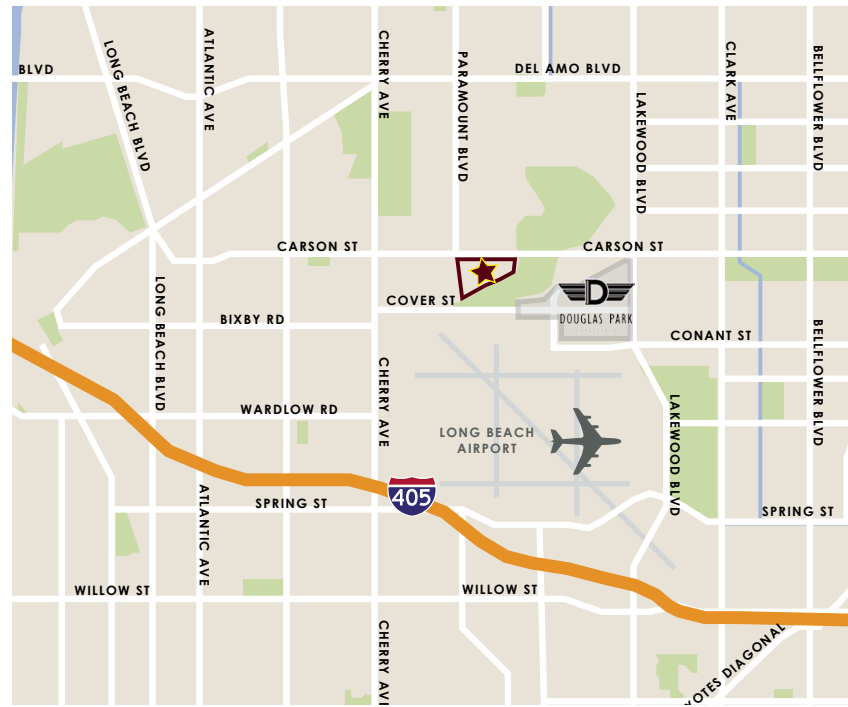
Los Angeles - Long Beach, Inc.
5000 East Spring Street, Suite 600
Long Beach, CA 90815
562.354.2500

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WING OFFICE PARK

3950 - 3960 PARAMOUNT BLVD | LAKEWOOD, CA 90712

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.



- Centrally Located Between Los Angeles and Orange County
- Located Between Two Major Airports: Los Angeles International Airport & John Wayne Airport
- Adjacent to Long Beach Airport
- Adjacent to Douglas Park Development
- Close Proximity to the Ports of Los Angeles and Long Beach
- 405, 710, 605, and 91 Freeway Access
- Walking Distance To Restaurants, Shopping, and Public Transportation



WING OFFICE PARK

3950 - 3960 PARAMOUNT BLVD | LAKEWOOD, CA 90712

AVAILABLE SUITES AT 3950 PARAMOUNT BLVD:

SUITE	SQ FT	RATE	DESCRIPTION
100	6,568 SF	\$1.90 / SF FSG	Sublease Available 4/1/20, Expiring 2/16/21. Additional Term Available Direct W/ Owner. 12 Executive Offices. Large Conference Room, Very Large Training Room, Cubical Area, Kitchen, IT, Copy rooms. Expansive glass line and golf course views.
101	2,461 SF	\$2.05 / SF FSG	Available 5/1/20 6 Window Lined Private offices, Kitchenette, Open Area for cubicles, Double Door entrance. Existing lease expires 10/31/2020 but Tenant says they're moving in April.
255	2,929 SF	\$2.05 / SF FSG	Available 5/1/20 7 Window Lined Offices, Conference, Kitchen, Large Open Area, Large Storage or Work Room.

AVAILABLE SUITES AT 3960 PARAMOUNT BLVD:

SUITE	SQ FT	RATE	DESCRIPTION
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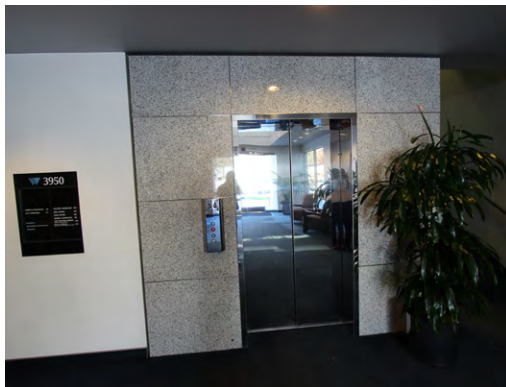
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Vacancy



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WING OFFICE PARK

3950 - 3960 PARAMOUNT BLVD | LAKEWOOD, CA 90712

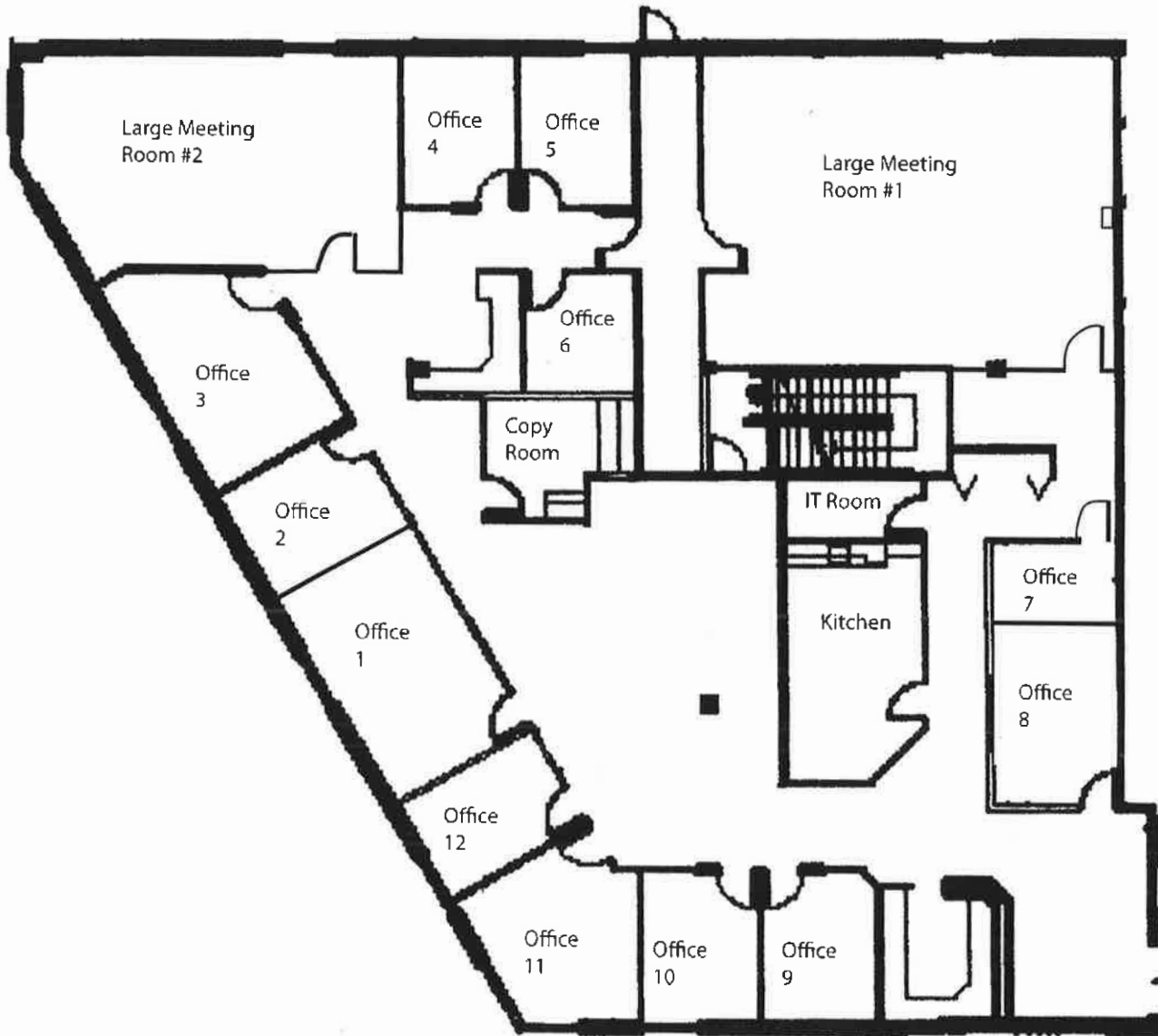


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WING OFFICE PARK

3950 - 3960 PARAMOUNT BLVD | LAKEWOOD, CA 90712

3950 PARAMOUNT BLVD - SUITE 100 - 6,568 SF FLOOR PLAN (NOT DRAWN TO SCALE)

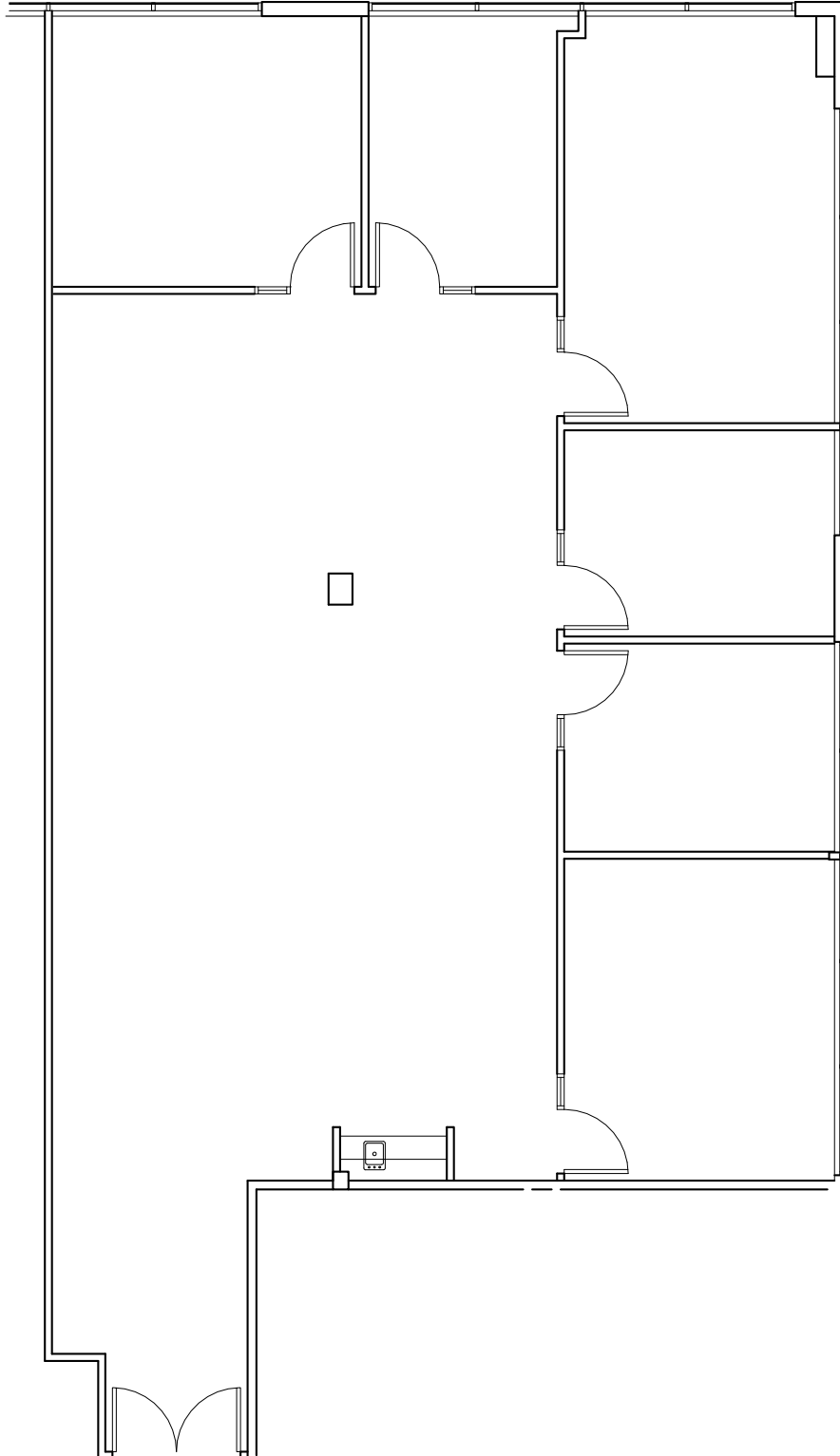


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WING OFFICE PARK

3950 - 3960 PARAMOUNT BLVD | LAKEWOOD, CA 90712

3950 PARAMOUNT BLVD - SUITE 101 - 2,461 SF FLOOR PLAN (NOT DRAWN TO SCALE)

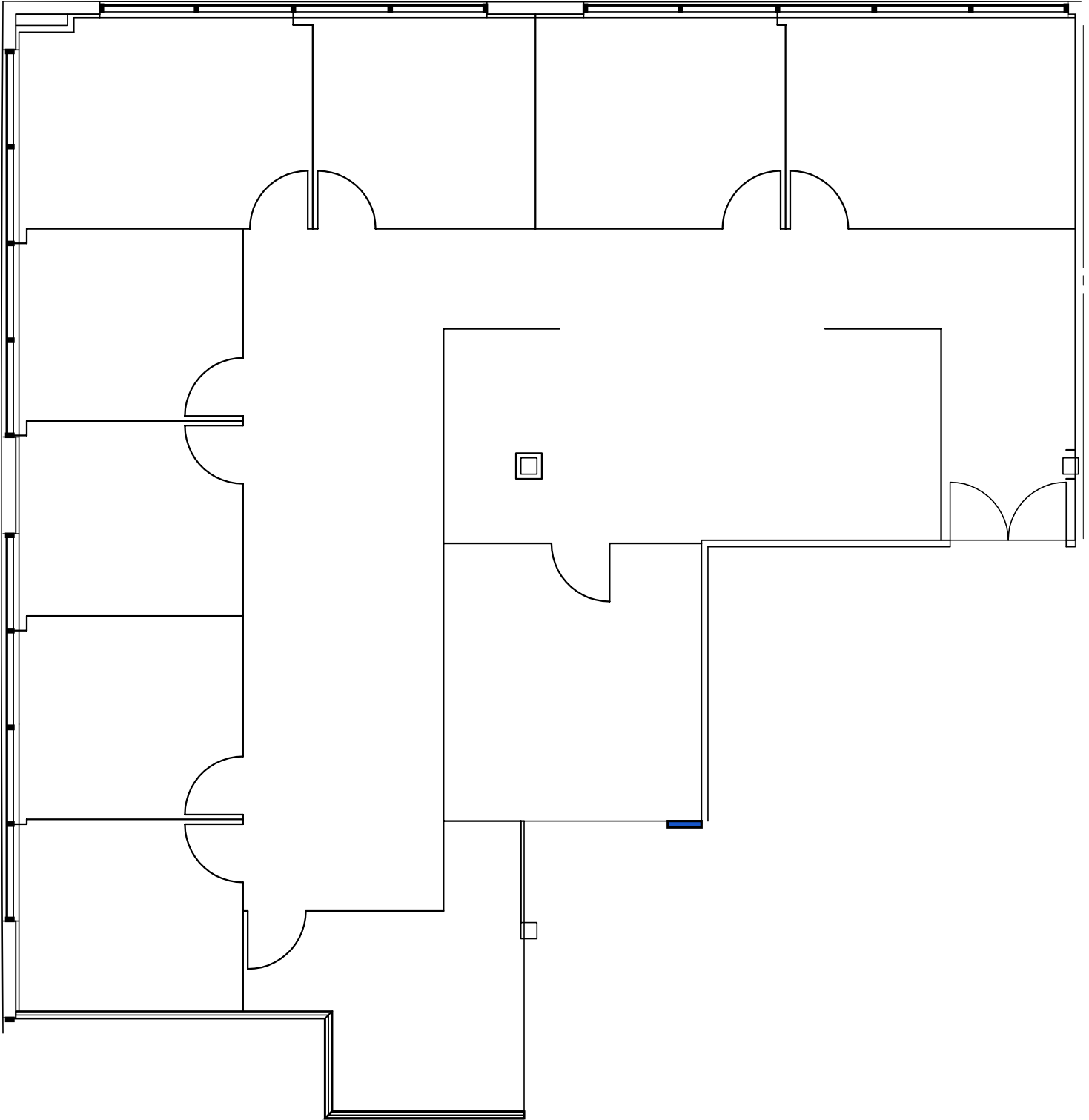


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3950 PARAMOUNT BLVD - SUITE 255 - 2,929 SF FLOOR PLAN (NOT DRAWN TO SCALE)



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