

Premier First-Class Office Buildings For Sale

3900 & 3950 Cover Street, Long Beach



PRICE REDUCED



Highlights

- Full 19,410 sf building offered for sale at \$2,892,000 (\pm \$149/sf)
- Or, building can be split into 8,418 sf & 10,992 sf condos (\pm \$149/sf)
- Highest-quality concrete tilt-up construction & design
- Marquee location just off I-405 & N. Lakewood, north of Long Beach Airport
- Significantly shorter drive-time from the I-405 compared to Downtown Long Beach
- LEED certified for corporate and environmental responsibility
- Abundant free surface parking on a white parking lot to minimize radiant heat

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Intelligent Investment

- Shell space enables a buyer to maximize the efficiency of the space
- Utilizing LEED specifications on the interior maximizes employee satisfaction and productivity
- Take advantage of historical low interest rates and lock-in occupancy cost
- Realize significant appreciation as prices return to meet (and exceed) replacement cost

Optimal Owner-User Opportunity

- Far-and-away the newest, best-quality buildings in Long Beach
- Professional image and high-class occupant mix – law, design/engineering, management, accounting, etc.
- Short distance to numerous amenities
- Adjacent to high-end, light-use industrial and hotel developments

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LANDMARK



SITE PLAN



AERIAL

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