

# Premier First-Class Office Buildings For Sale

3929 & 3949 Conant Street, Long Beach



PRICE REDUCED



## Highlights

- Full 11,857 sf building offered for sale at \$2,241,000 ( $\pm$ \$189/sf)
- Or, building can be split into 5,057 sf & 6,800 sf condos ( $\pm$ \$189/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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