



**Where *High-Velocity*
Businesses Land**



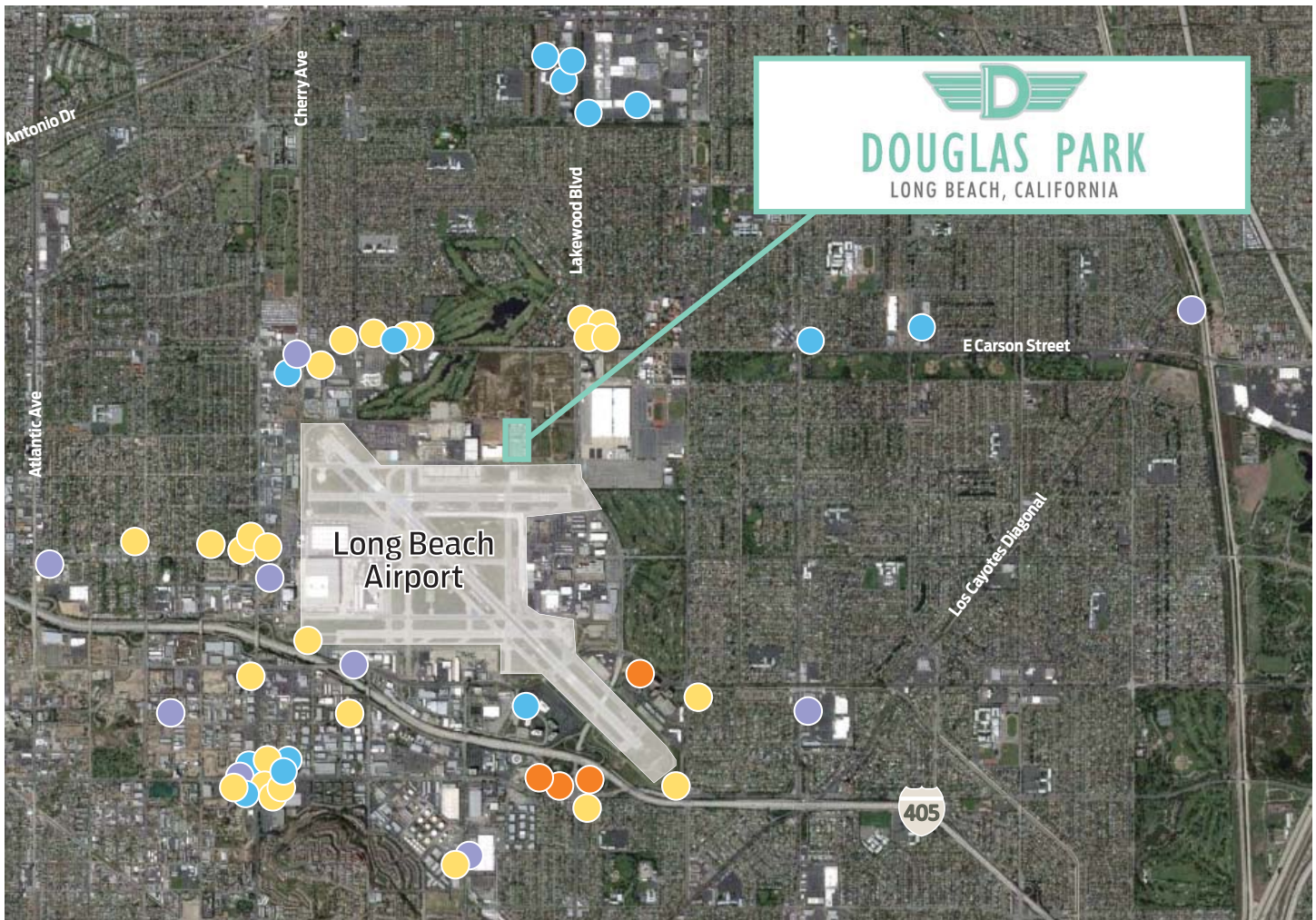


The Offices at Douglas Park - HQ for Growing Firms



The best move you can make for
your business

Douglas Park in Long Beach is the dynamic business hub between Orange County and Los Angeles - and the place where today's high velocity business happens. Growth-driven firms choose The Offices at Douglas Park for their central Southern California location - close to major freeways, the Ports of Long Beach and Los Angeles and adjacent to Long Beach Airport - and their corporate image-enhancing, state-of-the-art environment. The Offices at Douglas Park offer Class A, architecturally distinctive office buildings that have been LEED Certified by the U.S. Green Building Council.



Long Beach: A Prime Southern California Location

With an ideal location between the economic centers of Orange County and Los Angeles, Long Beach is Southern California's dynamic new business hub – and The Offices at Douglas Park are thriving at the center of this growth.

From this prime location, The Offices at Douglas Park offer your business the best of all worlds:

- An appealing business campus environment with distinctive architecture, landscaping and open spaces
- Near-immediate access to Long Beach Airport and the 405 Freeway
- Convenient access to Los Angeles International and John Wayne Airports
- Excellent proximity to the Ports of Long Beach and Los Angeles
- Stone's throw proximity to a host of amenities including the world-class attractions of Long Beach and the Long Beach Convention Center







Premier Offices for Today's Business Leaders

The Offices at Douglas Park comprise three single-story and six two-story buildings, ranging in size from 5,057 – 38,563 square feet. Due to demand, only several buildings remain available for purchase or lease. This leading edge office community was developed by Newcastle Partners, designed by Ware Malcomb and built by Millie & Severson.



Invest in the Future—for You and Your Business

The premier Offices at Douglas Park, offering the market's best prices for Class-A office buildings, are poised for strong appreciation moving forward. With historically low interest rates and extensive SBA benefits, now is the time to secure the future of your business – protecting against eventual lease hikes – and to build your retirement nest egg, with the purchase of an office at Douglas Park.

In addition to the many benefits of office ownership, The Offices at Douglas Park deliver significant bottom-line benefits to office purchasers within the business-friendly environment of Long Beach.

State Tax Incentives:

- Hiring Credit
- Sales and Use Credit
- Business Expense Deduction
- Net Operating Loss Carryover
- Enterprise Zone
- Foreign Trade Zone





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