



aero
LONG BEACH



" the
easiest
way
to do it
is to do it "
- amelia earhart

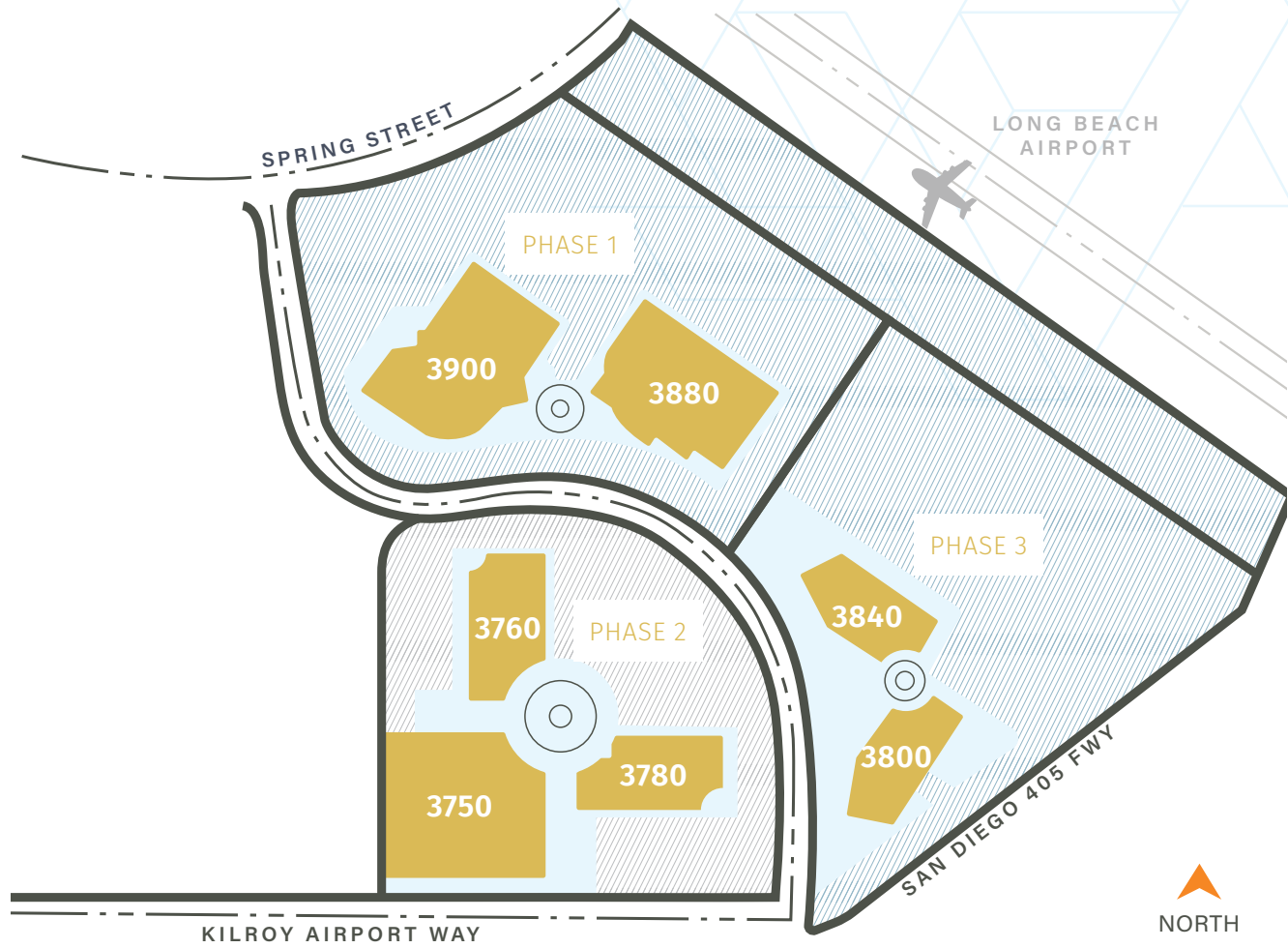


A PREMIER WORK PLACE

aero is a first-class business campus
strategically located at the center point
between Los Angeles and Orange County.



Campus Overview



3900 KILROY AIRPORT WAY
129,893 RSF / 2-3 Stories

3780 KILROY AIRPORT WAY
219,745 RSF / 8 Stories

3800 KILROY AIRPORT WAY
192,476 RSF / 7 Stories

3880 KILROY AIRPORT WAY
96,035 RSF / 2 Stories

**3750 KILROY AIRPORT WAY
PARKING STRUCTURE**
10,457 RSF / 1,023 Parking
Spaces / 5 levels & roof

3840 KILROY AIRPORT WAY
137,556 RSF / 5 Stories

3760 KILROY AIRPORT WAY
165,278 RSF / 6 Stories



Building Features



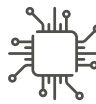
ACCESS

Directly adjacent to the I-405 San Diego freeway, and the Long Beach Airport (LGB)



SECURITY

24/7 on-site security enhanced with "natural", "built-in" security systems due to its proximity to surrounding secured areas



TECHNOLOGY

Frontier SmartPark offering FiOs service and redundant fiber optic loop offering the latest in high speed services



SIGNAGE

Signage Opportunities. Unparalleled freeway identity seen by over 520,000 cars daily



FLOORPLATES

Large flexible floor plates offering space planning options to accommodate specific needs



EV CHARGING

Multiple electric car charging stations



CAR SERVICES

On-site auto washing and full detailing services



CAFÉ

On-site café serving a variety of specialty coffees, breakfast and lunch selections



FITNESS CENTER

A newly renovated full-service fitness center, with outdoor space coming soon



PARKING

Parking ratio of 4 parking stalls per 1,000 sf



PROPERTY MANAGEMENT

On-site Property Management Services



Awards + Certifications



TOBY

Winner of BOMA's 2016 TOBY International Award in the Suburban Office Park Mid-Rise category



ENERGY STAR

Energy Star Certified (all buildings)



LEED

LEED Certified Silver Level for New Construction (3880 Kilroy Airport Way)



Coming Soon ↗

Renovations are underway to bring even more vibrant amenities to this already bustling campus.

AMENITY COURT & FOUNTAIN

- Seating area with modern, comfortable congregation areas
- Music system throughout
- Fountain area updates to include upgraded landscaping, ADA access ramp, new lighting, rails, & curved trellis with overhead shades

FITNESS CENTER

- Upgrading existing facilities
- Adding outdoor area with artificial turf for classes

CAFÉ

- Grab & go café from Everytable
- Music system throughout
- Upgraded lounge area

MARKETING CENTER

- Conferencing space with AV capabilities
- 12 person capacity

PARKING STRUCTURE

- New external mural
- Graphic film to be added to glass

3840 BUILDING

- Modernized lobby
- Upgraded exterior landscaping

ADDITIONAL UPDATES

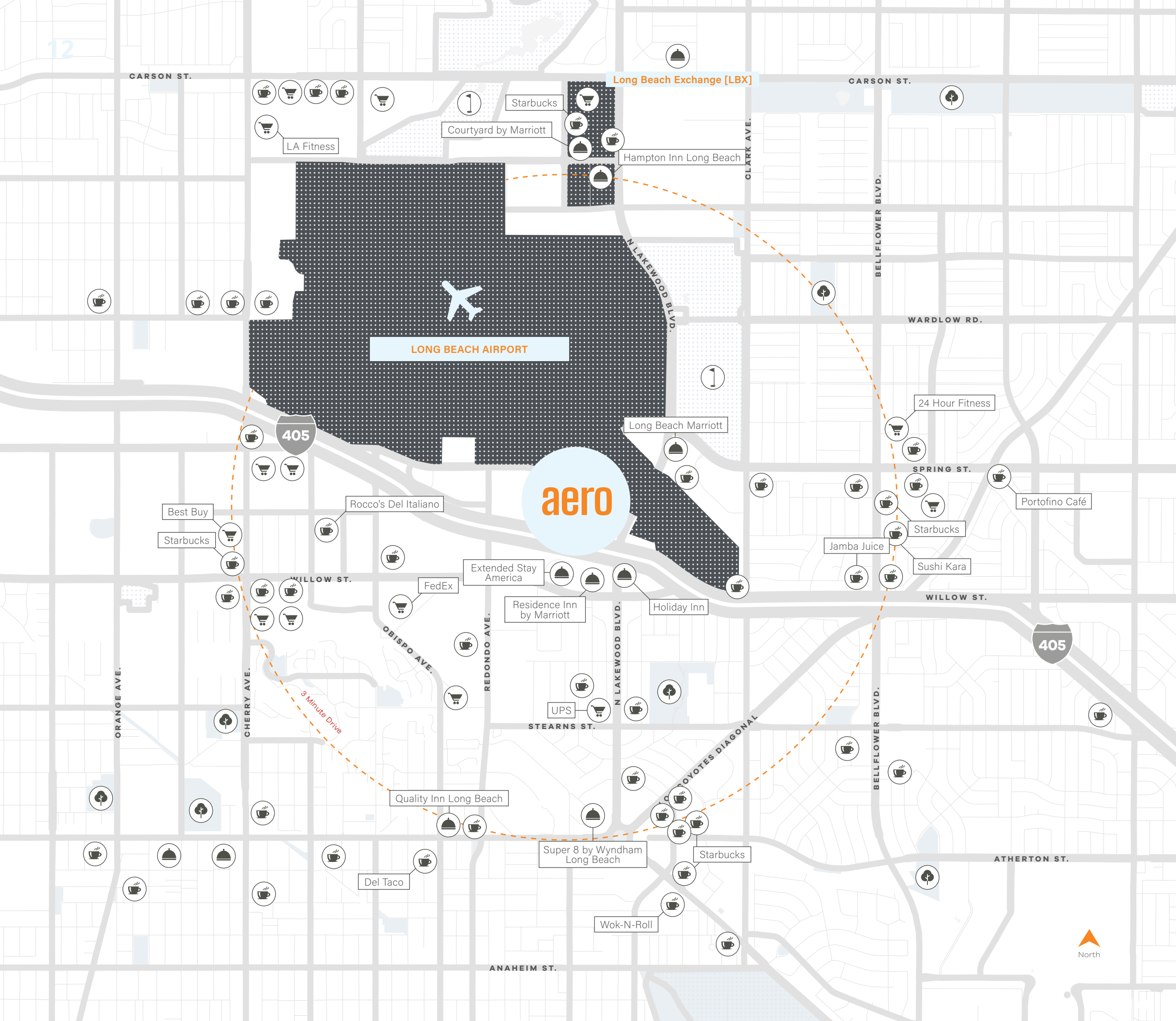
- New art piece by Okuda at corner of Kilroy Airport Way and 3760 building
- Pedestrian pathway and crosswalk connecting 3840 building to main amenity area
- Updating landscape and lighting along existing pedestrian path between 3900/3880 buildings and main fountain court

Current Availabilities








FLOOR	SUITE	RSF	RATE	AVAILABLE	DESCRIPTION
3760 KILROY AIRPORT WAY					
6 TH	640	8,704	\$3.25 FSG	Now	3 window offices and large open area  VIEW VIRTUAL TOUR
3780 KILROY AIRPORT WAY					
8 TH	820	4,787	\$3.25 FSG	10/01/20	8 window offices, 3 interior offices, conference room, break room/kitchen, & open space.
6 TH	650	5,426	\$3.25 FSG	Now	New spec suite improvements underway with 3 offices, conference room, kitchen, IT room and open area
2 ND	240-45	4,676	\$3.25 FSG	Now	8 window offices, conference room, IT/storage room, kitchen, reception area, and open office.
3800 KILROY AIRPORT WAY					
4 TH	410	2,984	\$3.25 FSG	Now	2 window offices, conference room, kitchen, storage/server room, reception area, and open area.
2 ND	200	18,368	\$3.25 FSG	Now	2 window offices, 3 interior rooms, 6 conference rooms, coffee bar, kitchen/break room, 2 restrooms, reception area, and large open area.
3840 KILROY AIRPORT WAY					
FULL BUILDING	28,089 - 137,556		TBD	11/01/20	ENTIRE BUILDING AVAILABLE - divisible to a full floor of ~28,089 sf
3900 KILROY AIRPORT WAY					
2 ND	200	2,908	\$3.25 FSG	Now	CREATIVE SPEC SUITE - 2 offices, conference room, kitchen, workroom, and open area  VIEW VIRTUAL TOUR
	215	6,566	\$3.25 FSG	Now	7 window offices and large open areas  VIEW VIRTUAL TOUR
1 ST	180	1,902	\$3.25 FSG	Now	Open area





Area Amenities

-  Restaurants
-  Retail / Services
-  Hotel
-  Golf Course
-  Park



Long Beach Exchange (LBX)

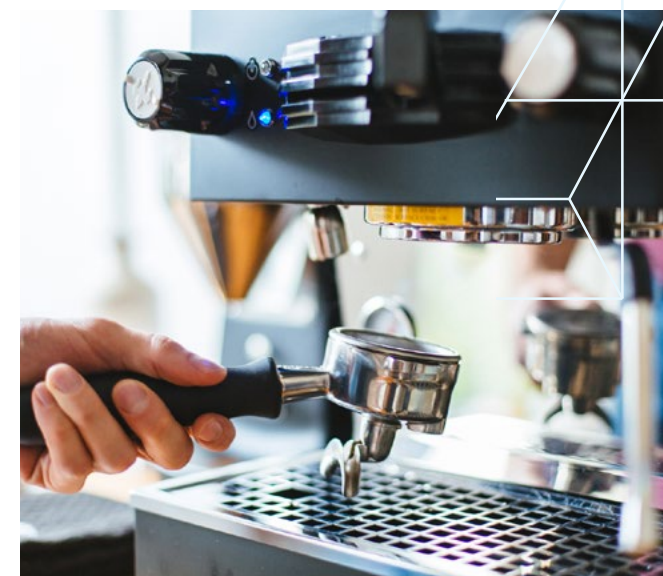


LBX is a five minute drive from Aero and includes 266,000 sf of stores, shops, restaurants and 2 acres of communal open space.

The Hangar @ LBX is a 16,800 square foot "hangar" showcasing an evolving collection of local purveyors of art, food, design, fashion and other unique goods and services.

LBX SHOPS + RESTAURANTS

- | | |
|--------------------------|--------------------------|
| 908 Dine + Drink | RA YOGA |
| AT&T | Runners High |
| Dunkin Donuts | Schools First Federal CU |
| For Eyes | Silverlake Ramen |
| Georgia's Restaurant | Sleep Number |
| Grit Cycle | Spavia |
| The Hangar | Susie Cakes |
| Images Luxury Nail Salon | Tastea |
| In-N-Out | TJ Maxx |
| MOD Pizza | T-Mobile |
| Nordstrom Rack | Ulta Beauty |
| Orangetheory | UPS Store |
| Panini Kabob Grill | Wahoo's Fish Tacos |
| PetSmart | Whole Foods 365 |
| Plancha Latin Kitchen | Yellow Fever Asian Bowls |



THE HANGAR @ LBX

- Amor Y Tacos
- Bite Mi Artisan Sandwiches & Teas
- Black Sheep
- Bottlecraft Long Beach Tasting Room
- DonerG Turkish & Mediterranean Grill
- Jay Bird's Nashville Hot Chicken
- Marinate Korean BBQ
- Popbar
- Portola Coffee Roasters
- Temakira
- The Kroft



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KILROY