

3545

LONG BEACH BLVD.

LONG BEACH, CALIFORNIA

FOR SALE OR LEASE

Space Options From
±12,500 to ±63,280 Sq. Ft.

OCCUPANCY IN 1Q 2022

 CUSHMAN &
WAKEFIELD

3545

LONG BEACH BLVD.

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The Introduction

3545 Long Beach Blvd. has cache with its location in the Bixby Knolls area offering a desirable place to be, with a small-town feel, unique offerings and strong sense of community. This building has served LaserFiche as its corporate HQ for the last 19 years which it has outgrown.

LaserFiche feels so attracted to this location that it is building its new ±100,000 Sq. Ft. HQ building just steps away from the subject building. The Bixby Knolls community serves the business interest well with its eclectic mix of restaurants, shopping, banking and community events.



Long Beach has a young, diverse and **educated workforce** with a median age of 34 and is home to **CSULB** and **Long Beach City College** providing excellence employment resources to grow your business.



The **top building sign** offers visibility from the 405 Freeway seen by thousands of drivers daily.

With its **immediate access to the 405 & 710 Freeways**, 3454 Long Beach Blvd. is **strategically located mid-point in Southern California** offering a 30 minute drive to LAX, Downtown Los Angeles, John Wayne Airport and the metro areas of Orange County. The building is a few minutes to Long Beach Airport.

Long Beach offers **affordable housing** options for executive housing to excellent choices for employees to purchase homes or rent apartments. Long Beach has 1,000 apartment units under construction with 5,000 additional units being planned.

Pride of ownership building with over \$450,000 of building system replacements over the last 10 years including a roof replacement, HVAC replacements and elevator upgrades.

B LONG BEACH
CITY COLLEGE



Building Features

Year Built:	1983
Number of Stories:	Five (5) stories
Building Area:	Approximately ±63,280 square feet.
Construction:	Class "B" (concrete and steel frame).
Foundation:	Continuous reinforced concrete perimeter.
Exterior Walls:	Painted concrete panels.
Exterior Windows:	Tinted plate-glass in aluminum frames.
Roof:	Flat with rolled composition covering replaced in 2011.
Flooring:	Carpeting, ceramic tile and polished masonry in the lobby area.
Walls/Ceiling:	Painted drywall with suspended T-bar drop ceiling.
Lighting:	Recessed fluorescent, incandescent spot lighting and LED lights in selected areas.
Electrical and Plumbing:	Adequate for an office use.
HVAC:	Roof mounted cooling tower with air handlers on each floor. The cooling tower was replaced in 2008. Upgrades to the air handlers on all floors were performed between 2013 and 2016. There are four (4), 5-ton compressors on the roof to service the IT rooms in the building.
Fire Safety:	Smoke detectors (no fire sprinklers except in limited areas on 1st floor. Fire hoses are on each floor.
Elevators:	Two, 2,500 lbs. capacity serving each floor.
Parking:	4-story, steel reinforced concrete parking structure with elevator service totaling approximately 70,985 square feet with capacity for approximately 183 parking spaces.
Zoning:	CCA (Community Commercial Automobile – Oriented) offering a wide range of uses.



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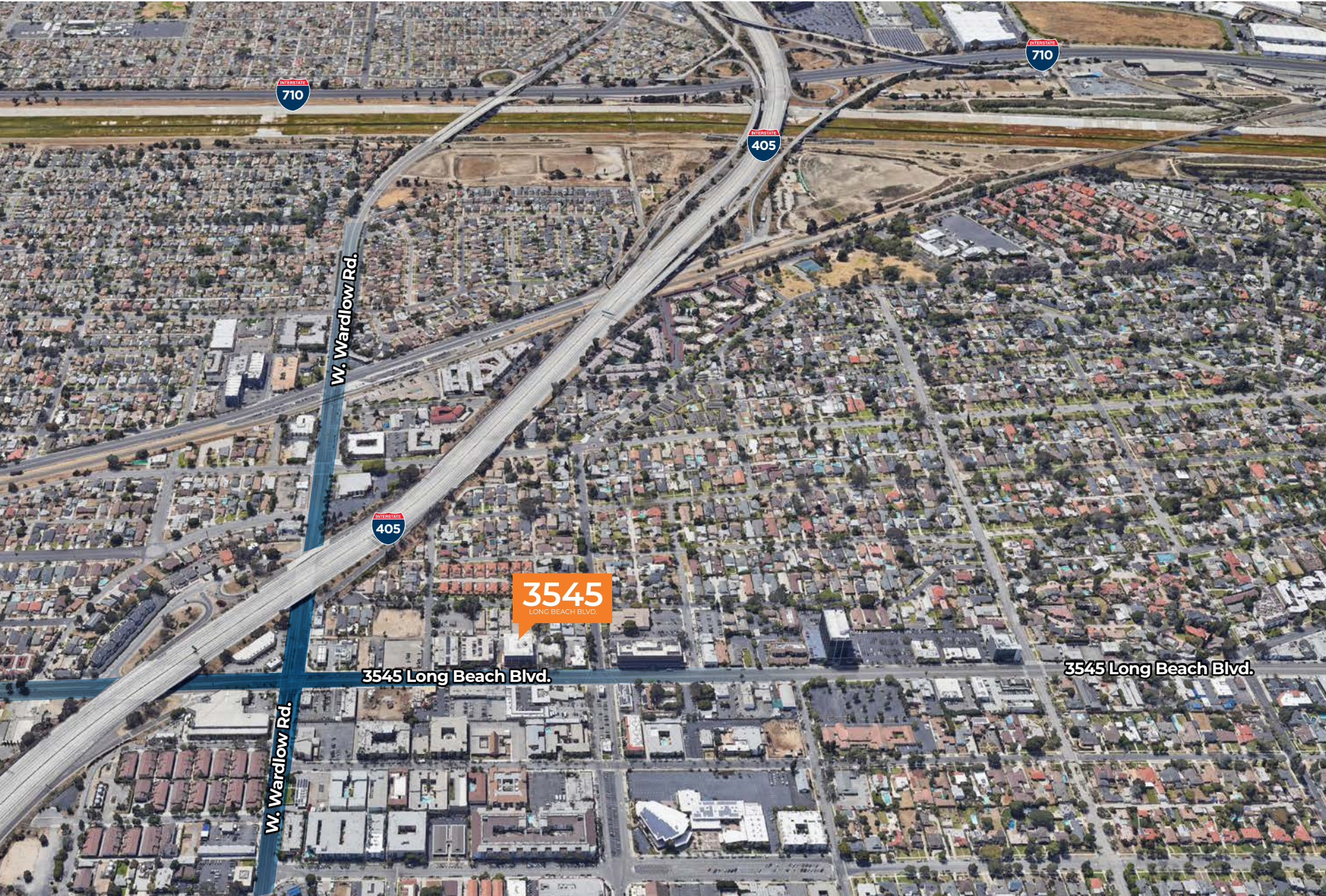
LONG BEACH, CALIFORNIA



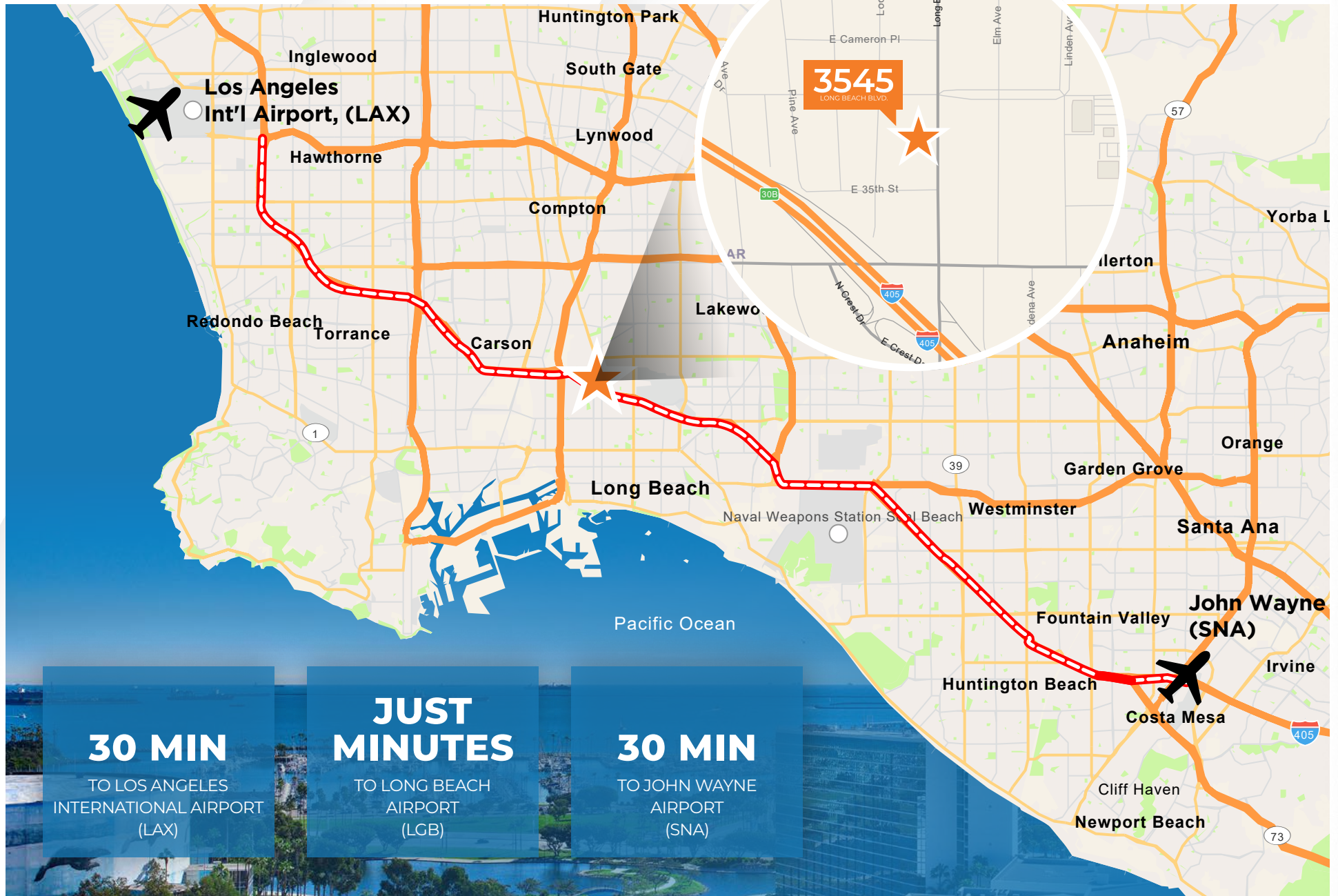


Laserfiche

Aerial



Regional / Street View Map



30 MIN
TO LOS ANGELES
INTERNATIONAL AIRPORT
(LAX)

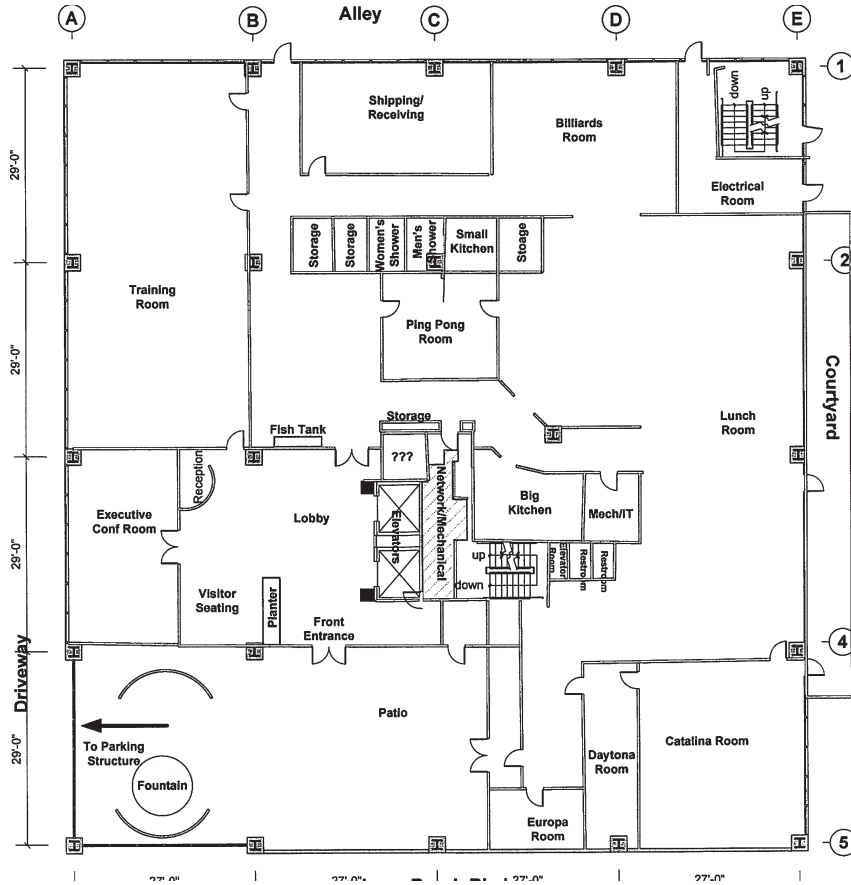
**JUST
MINUTES**
TO LONG BEACH
AIRPORT
(LGB)

30 MIN
TO JOHN WAYNE
AIRPORT
(SNA)

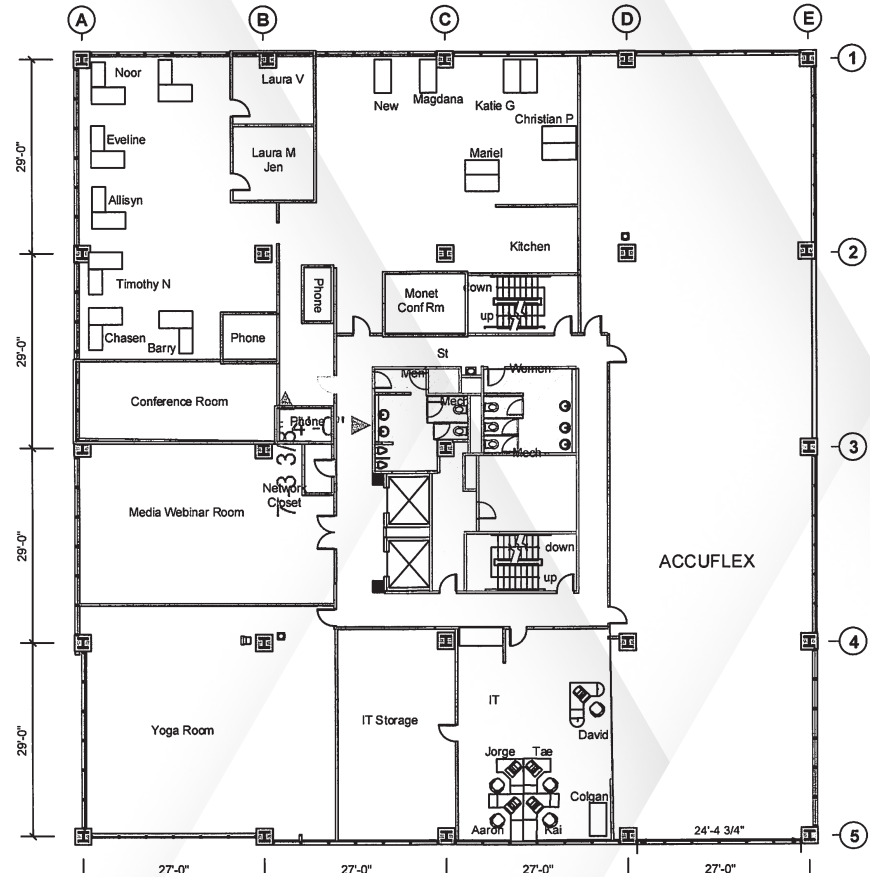




Floor Plans

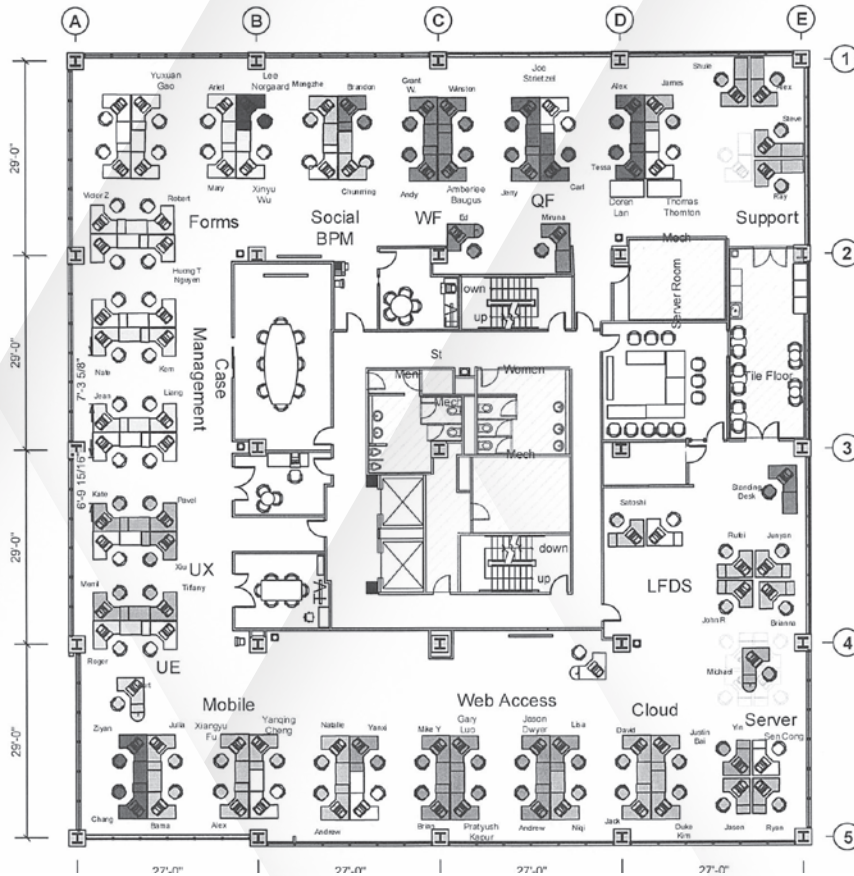


1st Floor Plan

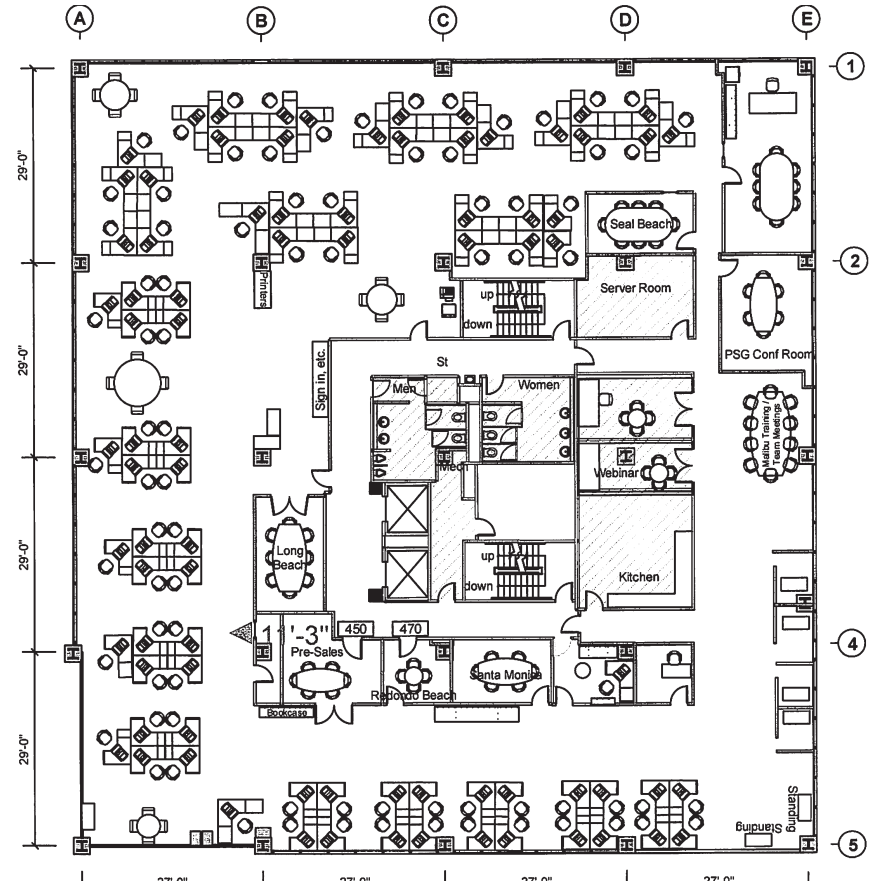


2nd Floor Plan

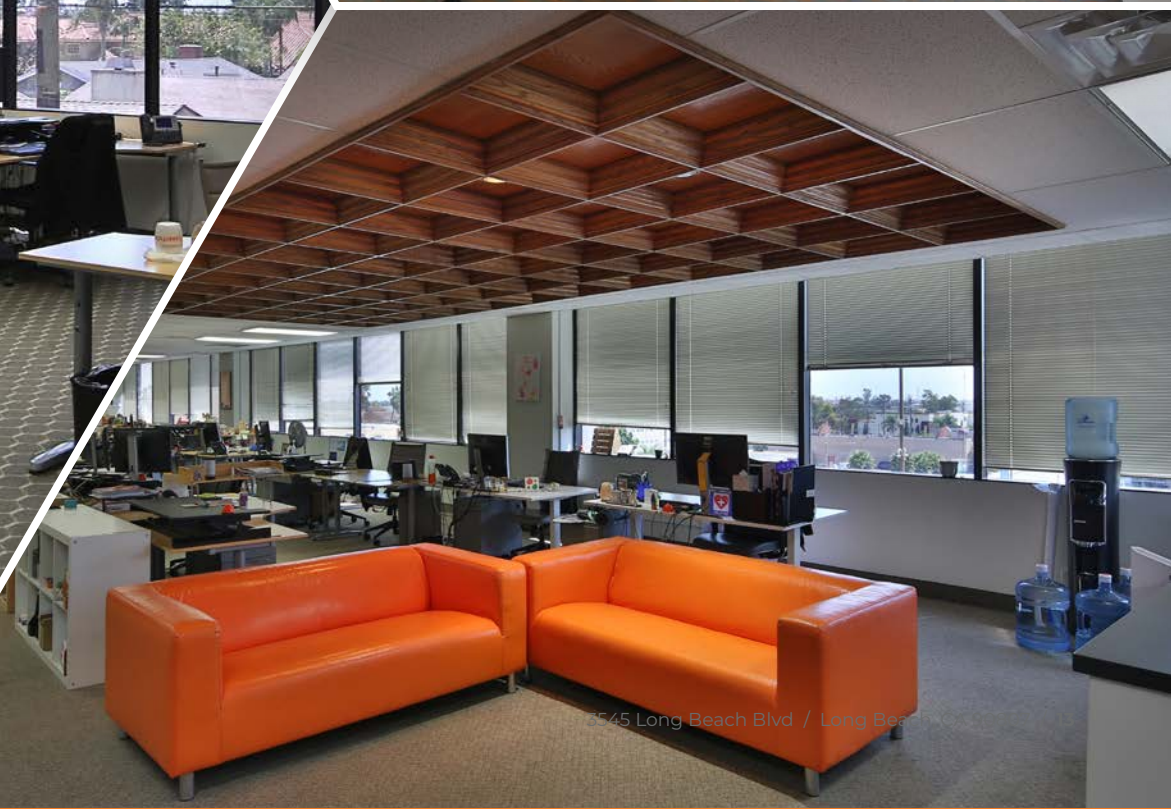
Floor Plans



3rd Floor Plan

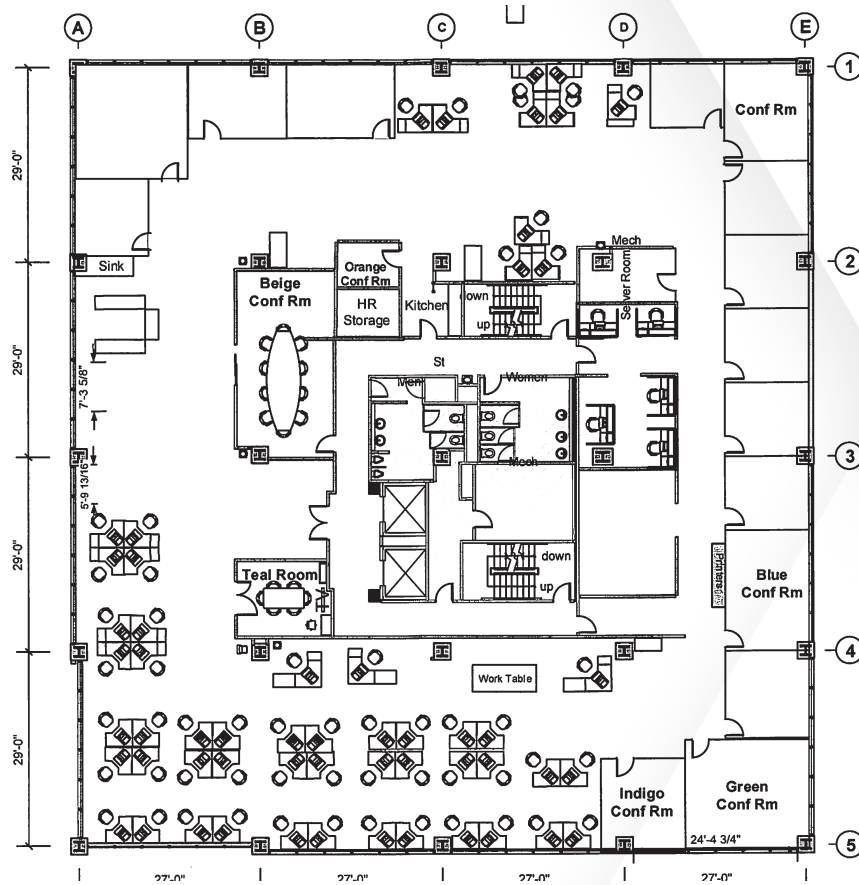


4th Floor Plan





Floor Plans



5th Floor Plan

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For more information, please contact:

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[View Site Specific COVID-19 Prevention Plan](#)

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