

3840 WOODRUFF AVE LONG BEACH, CA 90808



PROPERTY HIGHLIGHTS

Available Space	±750 - ±1,000 RSF
Asking Rate	\$2.50 Modified Gross/PSF

- Medical Office Space for Lease
- Asking Lease Rate: \$2.50/Modified Gross/PSF (Tenant Pays their own utilities in addition to the Base Rent)
- Ample Parking (Office Building has a Reciprocal Parking Arrangement with the Adjacent Church)
- Well Maintained Medical Office Building
- Close Proximity to 405 and 605 FWYs
- Plentiful Retail Amenities Nearby

Contact Us Today!

Josh Reilly ^{MBA}
Principal | DRE LIC 01474368
jreilly@leelalb.com
562.505.4848

Kurt Hertzog
Associate | DRE LIC 02011145
khertzog@leelalb.com
562.354.2524

Lee & Associates Los Angeles - Long Beach Inc.
DRE License 01069854
5000 E Spring St, Suite 600, Long Beach, CA 90815

3840 WOODRUFF AVE LONG BEACH, CA 90808

UNIT	TYPE	SIZE	DESCRIPTION
102	Medical	±1,000 RSF	Reception/Waiting Area, Three (3) Treatment Rooms, One (1) Larger Office, Storage Closet, IT Closet and Restroom
107	Retail	±750 RSF	An Existing Dental Office: Reception/Waiting Area, Three (3) Treatment Room, 2 Prep Stations, One (1) Private Office and Restroom



3840 WOODRUFF AVE LONG BEACH, CA 90808



Josh Reilly ^{MBA}
Principal | DRE LIC 01474368
jreilly@leelalb.com
949.525.2720

Kurt Hertzog
Associate | DRE LIC 02011145
khertzog@leelalb.com
562.354.2524

Lee & Associates Los Angeles - Long Beach Inc.
DRE License 01069854
5000 E Spring St, Suite 600, Long Beach, CA 90815