

# aero

LONG BEACH

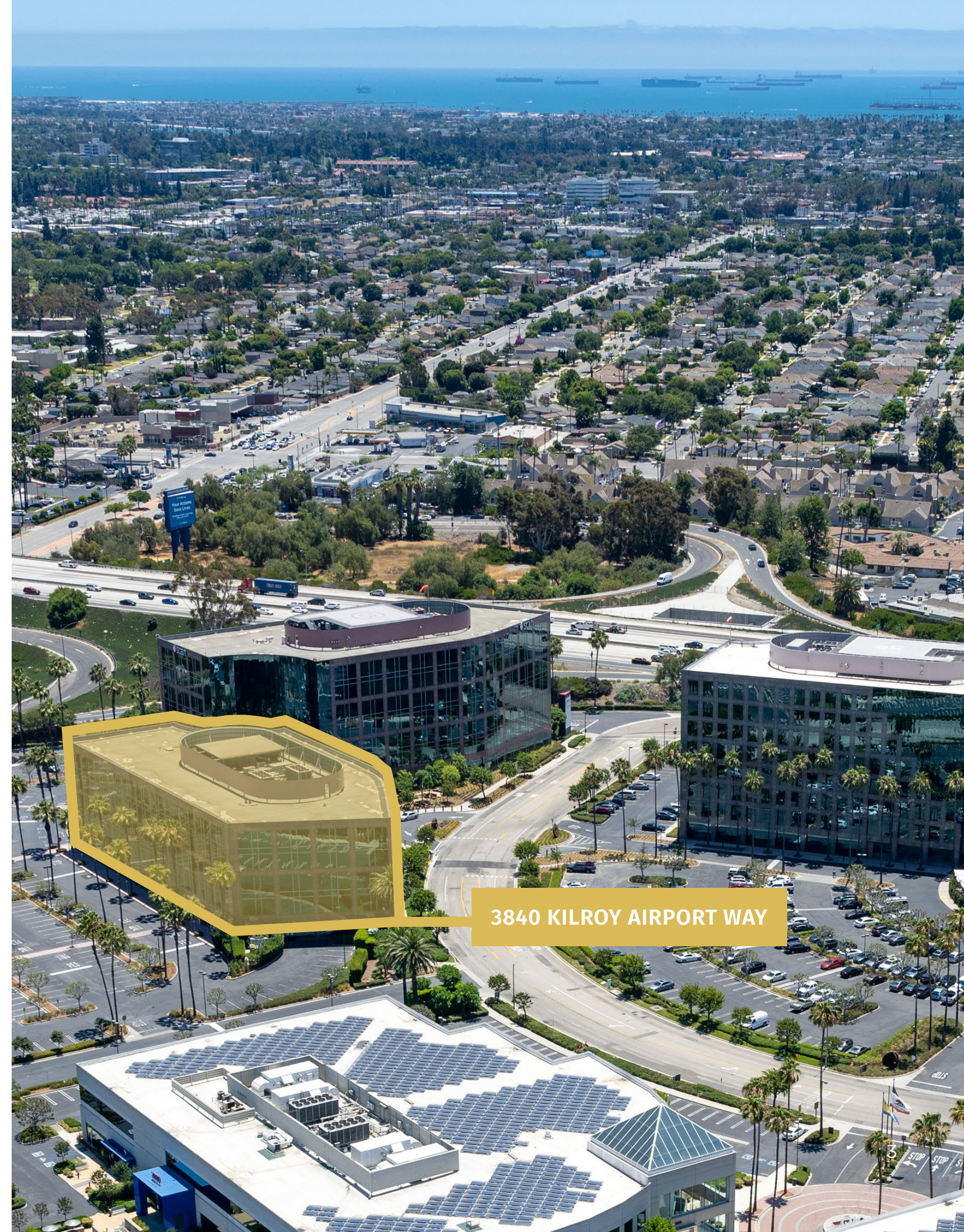


3840 KILROY AIRPORT WAY

KILROY

# 3840 Bldg Specs

<b>YEAR BUILT/RENOVATED</b>	1999/2021
<b>TOTAL AVAILABLE RSF</b>	±2,309 sq. ft.
<b>AVG FLOOR SIZE</b>	±28,000 sq. ft.
<b>NO. OF FLOORS</b>	5
<b>SLAB-TO-SLAB</b>	Floor 1: 14' Floors 2-4: 12' Floor 5: 13'
<b>LOAD FACTOR</b>	Range: 8.83%-16.36%
<b>ELECTRICAL</b>	480/277 volts transmits via switch gear feeding 120v
<b>HVAC</b>	Recent upgrade to DDC
<b>CABLE/INTERNET</b>	AT&T, Cogent, Towerstream, WiLine, Zayo, 5x5 Telecom
<b>BACKUP GENERATOR</b>	Cummings 500KW/800 Gallons Fuel
<b>ELEVATORS</b>	3 cabs, including freight
<b>LOADING ZONE</b>	2 grade-level doors



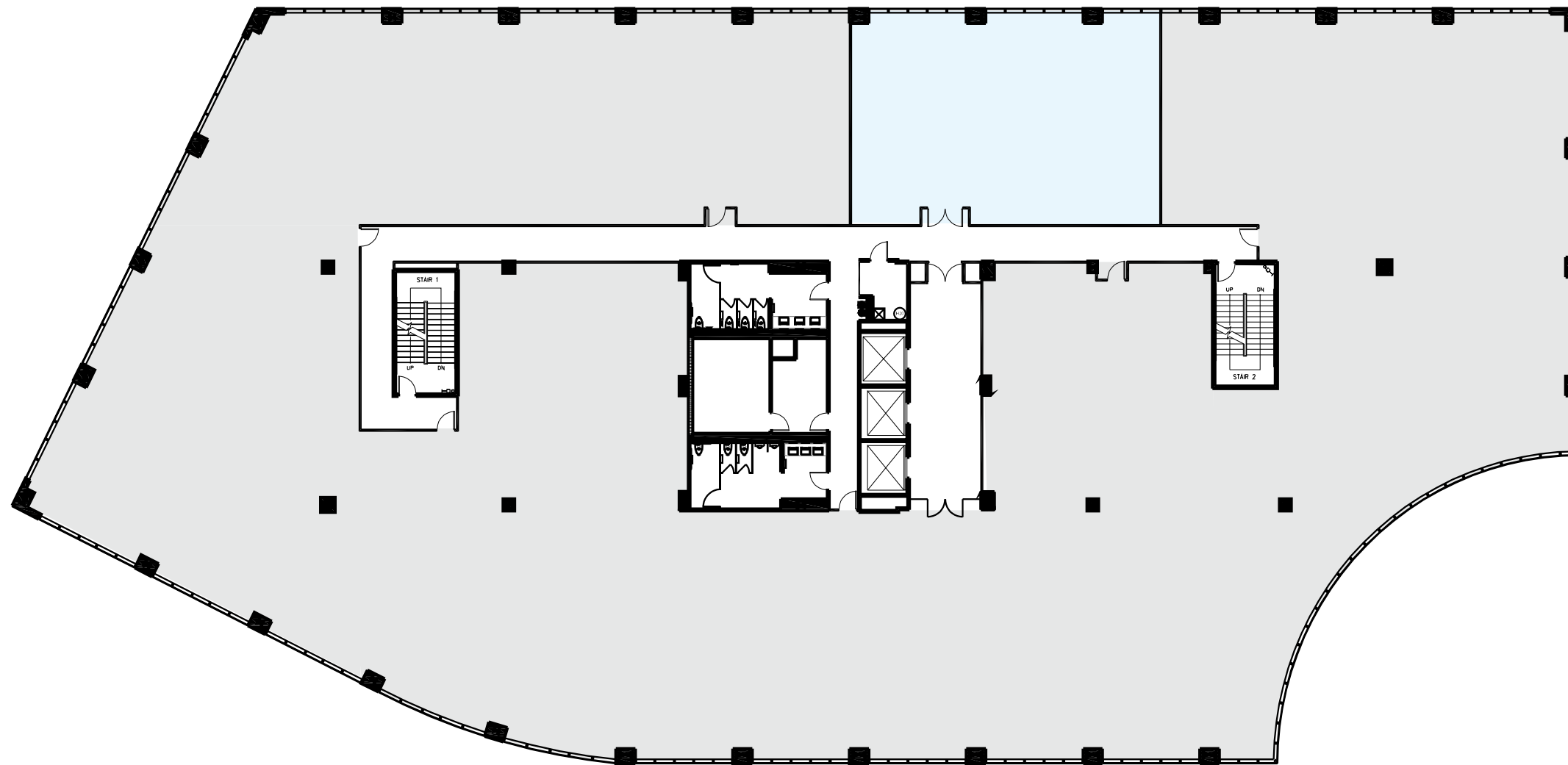
3840 KILROY AIRPORT WAY

# 3840 BUILDING

## As-Built Plans

**SUITE 410**  
2,309 sq. ft.

- AVAILABLE
- LEASED



# 3840 BUILDING

## Convenient Access



405

3840 KILROY AIRPORT WAY



Los Angeles Airport

LOS ANGELES

LA to Long Beach - 30 mins



# Centrally Located

**BETWEEN LOS ANGELES & ORANGE COUNTY**



LONG BEACH



OC to Long Beach - 30 mins

ORANGE COUNTY



John Wayne Airport



**±30 MIN REVERSE COMMUTE**  
from LA and OC



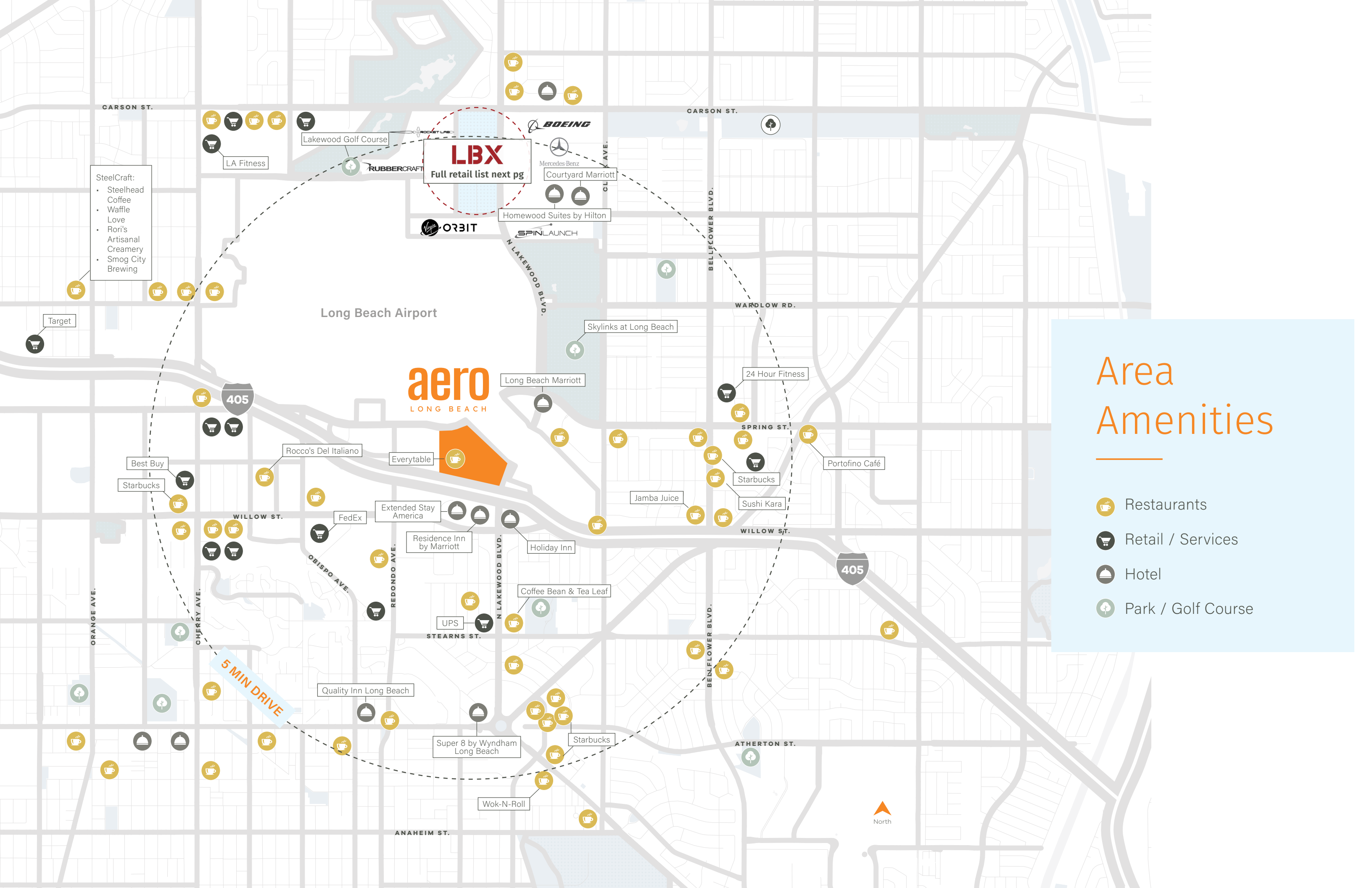
**40%**  
of workforce are Millennials



**+4.5 MILLION**  
talent pool w/in 30 mins drive of Long Beach



**36 YRS OLD**  
median age



SteelCraft:  
 • Steelhead Coffee  
 • Waffle Love  
 • Rori's Artisanal Creamery  
 • Smog City Brewing

**LBX**  
 Full retail list next pg

**aero**  
 LONG BEACH

5 MIN DRIVE

## Area Amenities

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- ☕ Restaurants
- 🛒 Retail / Services
- 🏨 Hotel
- 🌳 Park / Golf Course



# 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.

[thelongbeachexchange.com](http://thelongbeachexchange.com)

## LBX SHOPS + RESTAURANTS

908 Dine + Drink

AT&T

Dunkin Donuts

For Eyes

Georgia's Restaurant

Grit Cycle

The Hangar

Images Luxury Nail Salon

In-N-Out

MOD Pizza

Nordstrom Rack

Orangetheory

Panini Kabob Grill

PetSmart

Plancha Latin Kitchen

RA YOGA

Runners High

Schools First Federal CU

Silverlake Ramen

Sleep Number

Spavia

Susie Cakes

Tastea

TJ Maxx

T-Mobile

Ulta Beauty

UPS Store

Wahoo's Fish Tacos

Whole Foods 365



## THE HANGAR @ LBX FOOD HALL

Amor Y Tacos

Bite Mi Artisan Sandwiches & Teas

Blue Bowl Superfoods

Bottlecraft Long Beach Tasting Room

DonerG Turkish & Mediterranean Grill

Jay Bird's Nashville Hot Chicken

Marinate Korean BBQ

Morning Nights

Plaid Sheep

Popbar

Portola Coffee Roasters

Temakira

The Kroft



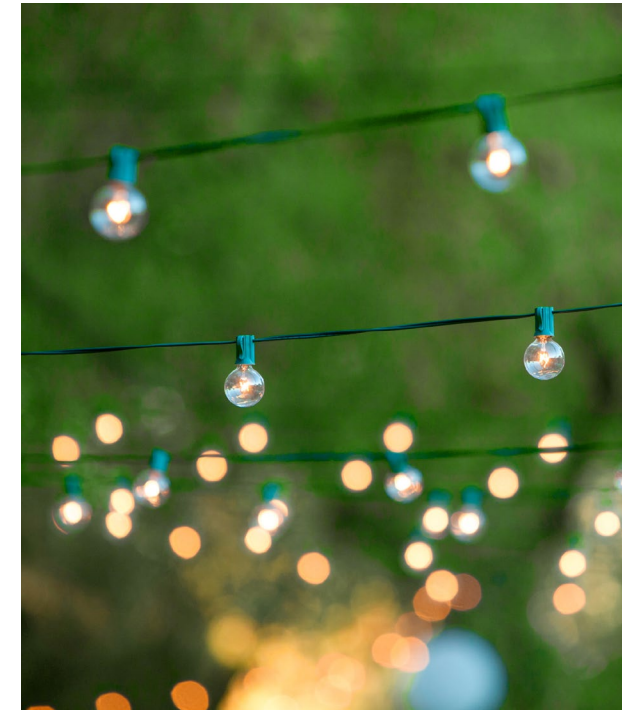
# Contemporary. Convenient. Connected.

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At Aero Long Beach, we've reimagined the work campus so you can spend your time reimagining your work. The former Kilroy Airport Center has been modernized with a \$20M investment to better support the needs of today's most dynamic companies.

Located just off the 405, adjacent to Long Beach Airport, and only 15 minutes from the coast, discover an environment where work is wherever ideas happen.

[aerolongbeach.com](http://aerolongbeach.com)





# Reimagined and Renovated

## CAMPUS OVERVIEW

No. of Buildings	7
Campus Size	±955,300 sq. ft.
Parking Ratio	4:1,000 rsf
Year Renovated	2021

## RENOVATION OVERVIEW

- 1 Main Fountain Court**  
Revamped Fountain · New Outdoor Amenity Court
- 2 Aero Café and Hub**  
New Café · Outdoor Lounge · Conference Center
- 3 Fitness Center**  
New Outdoor Fitness Area
- 4 3800/3840 Buildings**  
Updated Garden Fountain Court · Pedestrian Connector
- 5 3880/3900 Buildings**  
Exterior Updates
- 6 New Lobby Interiors**  
3760 · 3780 · 3840 · 3900



# Property Features

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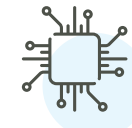
## ACCESS

Directly adjacent to the I-405 and Long Beach Airport (LGB)



## FLOORPLATES

±25,000-50,000 sq. ft. large, flexible floor plates



## TECHNOLOGY

Wi-fi enabled campus



## SIGNAGE

Monument, directional, and freeway signage available



## EV CHARGING

Multiple electric car charging stations



## PARKING

4/1,000 rsf



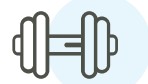
## CAR SERVICES

On-site auto washing and full detailing services



## SECURITY

24/7 on-site security coverage and camera surveillance



## FITNESS

On-site indoor/outdoor gym



## CAFÉ

Grab-and-go eatery with indoor/outdoor lounge



## WELL CERTIFIED

Health-safety rated



## ENERGY STAR

Full campus certified

3840 KILROY AIRPORT WAY



TENANT SIGNAGE



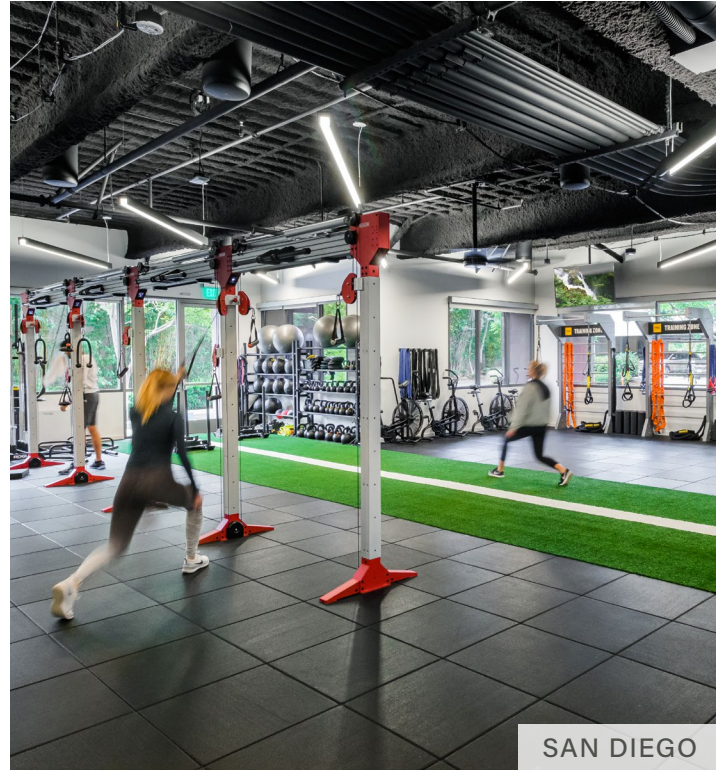
OUTDOOR AMENITY COURT



OUTDOOR FITNESS AREA








# Kilroy is where innovation works.

Sustainability and wellness are the foundation of everything we do. We have made it our mission to provide creative work environments that spark inspiration and productivity for the country's very best thinkers and doers. We are building and managing ±24 million square feet of innovative, sustainable properties across the Pacific Northwest, San Francisco Bay Area, Greater Los Angeles, Greater San Diego, and Greater Austin; spaces that redefine life for the better.

## KILROYREALTY.COM

-  **CARBON NEUTRAL OPERATIONS** Maintained carbon neutral operations for a second year
-  **WELL HEALTH-SAFETY RATING** Achieved WELL Health-Safety Rating for every directly-managed asset
-  **US ENVIRONMENTAL PROTECTION AGENCY** Part of US Environmental Protection Agency's Green Power Partnership and listed on the National Top 100 List of the largest green power users.

## NEWMARK

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