

# April 2025

## AVAILABLE PROPERTIES - MULTI TENANT



Referred Deal that is Completed = 4% Commission

Suite#/Location	Suite Size	% Office	Comments	Lease Rate*	Date Available	Contact
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### WATSON BUSINESS CENTER, CARSON

<b>Suite # 100</b>	<b>100</b>					
1950 East 220th Street	2,000 SF	60% Approx. 1200 SF	<ul style="list-style-type: none"> <li>• 3 Private Offices</li> <li>• Open Bullpen Area</li> <li>• 1 Restroom and Warehouse</li> </ul>	TBD	<b>Now</b>	Sarah Sabet 310.952.6408
<b>Suite # 408</b>	<b>408</b>					
21818 S. Wilmington Ave.	1,920 SF	50% Approx. 960 SF	<ul style="list-style-type: none"> <li>• 1 Private Office</li> <li>• Large Bullpen Area</li> <li>• Reception Area</li> <li>• 1 Restroom and Warehouse</li> </ul>	TBD	<b>Now</b>	Sarah Sabet 310.952.6408
<b>Suite # 304</b>	<b>304</b>					
21720 S. Wilmington Ave.	2,304 SF	45% Approx. 1,049 SF	<ul style="list-style-type: none"> <li>• 1 Private Office</li> <li>• Large Bullpen Area</li> <li>• Reception Area</li> <li>• 1 Restroom and Warehouse</li> </ul>	TBD	<b>Now</b>	Sarah Sabet 310.952.6408
<b>Suite # 306</b>	<b>306</b>					
21720 S. Wilmington Ave.	2,304 SF	18% Approx. 415 SF	<ul style="list-style-type: none"> <li>• 1 Private Office</li> <li>• 1 Conference Room</li> <li>• Reception Area</li> <li>• 1 Restroom and Warehouse</li> </ul>	TBD	<b>March 1</b>	Sarah Sabet 310.952.6408
<b>Suite # 406</b>	<b>406</b>					
21818 S. Wilmington Ave.	1,920 SF	20% Approx. 384 SF	<ul style="list-style-type: none"> <li>• 1 Private Office</li> <li>• Reception Area</li> <li>• 1 Restroom</li> <li>• Millwork Cabinets</li> <li>• Sink in Warehouse</li> </ul>	TBD	<b>Now</b>	Sarah Sabet 310.952.6408
<b>Suite # 414</b>	<b>414</b>					
21818 S. Wilmington Ave.	5,760 SF	50% Approx. 2,880 SF	<ul style="list-style-type: none"> <li>• Several Private Offices</li> <li>• 1 Conference Room</li> <li>• Reception Area</li> <li>• 3 Restrooms and 2 Warehouses</li> </ul>	TBD	<b>March 1</b>	Sarah Sabet 310.952.6408

\*Lease rate per square foot includes monthly rent, property taxes, property insurance, and common area maintenance

#### Contact:

**Sarah Sabet 310.952.6408** [ssabet@watsonlandcompany.com](mailto:ssabet@watsonlandcompany.com)

The information contained herein and on any other materials with which it is presented is not an offer and is subject to change without notice. Tenants should make their own independent investigations on all facts and assumptions on which they might rely in making a decision to lease property from Watson Land Company. This statement is based upon current information, subject to availability and revisions at any time.

## WATSON BUSINESS CENTER - CARSON

31 SUITES 1,600 SF to 12,800 SF



### WATSON LAND COMPANY

22010 Wilmington Avenue  
Carson, California 90745

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

 Available Properties  
February 2023



Contact:

Contact: **Sarah Sabet**  
310.952.6408  
[ssabet@watsonlandcompany.com](mailto:ssabet@watsonlandcompany.com)

## WATSON BUSINESS CENTER - LONG BEACH

35 SUITES 960 SF to 25,000 SF



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