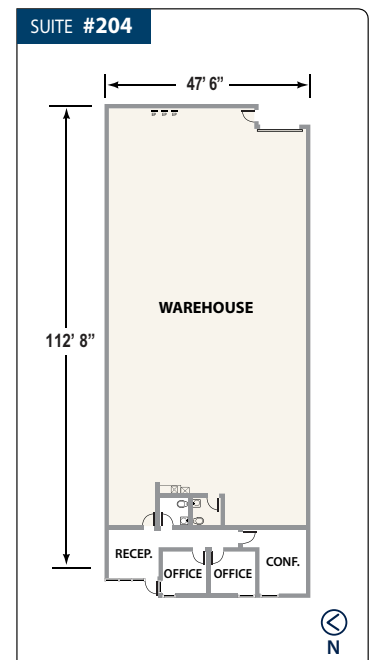
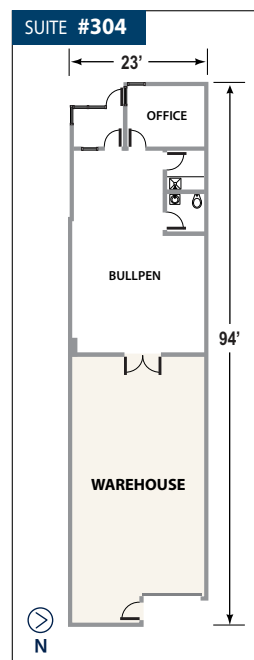
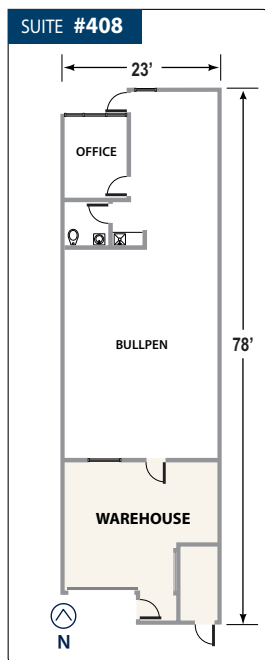
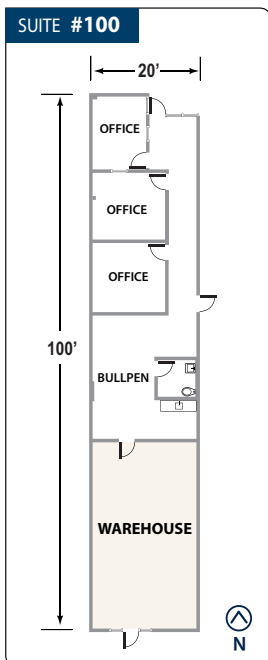
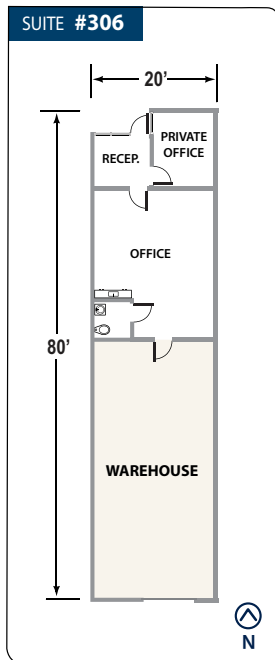




> 4% Commission for a Referred Deal that is Completed

| Suite# / Location | Suite Size | Office Size | Comments | Lease Rate* | Date Available | Contact |
|--------------------------------------|------------|-------------------------|--|-------------|----------------|-------------|
| WATSON BUSINESS CENTER CARSON | | | | | | |
| # 306 1950 East 220th St. | 1,600 SF | 40% Approx. 640 SF | 1 Private Office, Bullpen Area, Kitchenette/Break Area, 1 Restroom and Warehouse | TBD | Now | Sarah Sabet |
| # 100 1950 East 220th St. | 2,000 SF | 60% Approx. 1,200 SF | 3 Private Offices, Open Bullpen Area, 1 Restroom and Warehouse | TBD | Now | Sarah Sabet |

| | | | | | | |
|--|----------|-------------------------|---|-----|-------------------------|-------------|
| WATSON BUSINESS CENTER CARSON (Long Beach P.O.) | | | | | | |
| # 408 21818 S. Wilmington Ave. | 1,920 SF | 63% Approx. 1,207 SF | 1 Private Office, Large Bullpen Area, Reception Area, 1 Restroom and Warehouse | TBD | December 1, 2024 | Sarah Sabet |
| # 304 21720 S. Wilmington Ave. | 2,304 SF | 45% Approx. 1,049 SF | 1 Private Office, Large Bullpen Area, Reception Area, 1 Restroom and Warehouse | TBD | December 1, 2024 | Sarah Sabet |
| # 204 21730 S. Wilmington Ave. | 5,664 SF | 12% Approx. 720 SF | 2 Private Offices, 1 Conference Room, Reception Area, 2 Restrooms and Warehouse | TBD | Now | Sarah Sabet |



Warehouse

Contact: **Sarah Sabet** 310.952.6408 ssabet@watsonlandcompany.com

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

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

 Available Properties

October 2024



Contact:

Sarah Sabet

310.952.6408

ssabet@watsonlandcompany.com

WATSON BUSINESS CENTER - LONG BEACH

35 SUITES 960 SF to 25,000 SF

