

aero

LONG BEACH



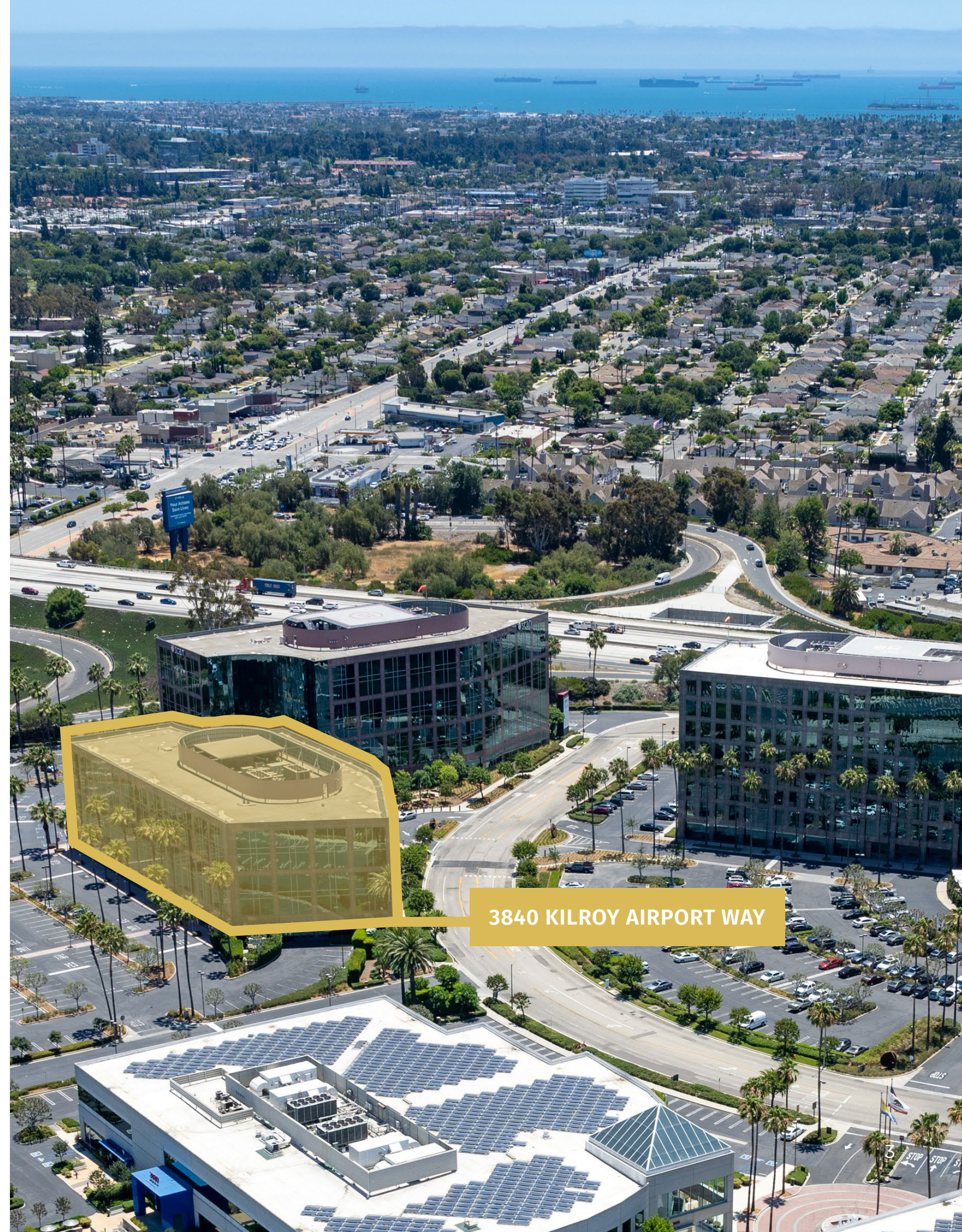
3840 KILROY AIRPORT WAY

Top of Building Opportunity
up to ±28,000 sq. ft.

KILROY

3840 Bldg Specs

YEAR BUILT/RENOVATED	1999/2021
TOTAL AVAILABLE RSF	±31,715 sq. ft.
AVG FLOOR SIZE	±28,000 sq. ft.
NO. OF FLOORS	5
SLAB-TO-SLAB	Floor 1: 14' Floors 2-4: 12' Floor 5: 13'
LOAD FACTOR	Range: 8.83%-16.36%
ELECTRICAL	480/277 volts transmits via switch gear feeding 120v
HVAC	Recent upgrade to DDC
CABLE/INTERNET	AT&T, Cogent, Towerstream, WiLine, Zayo, 5x5 Telecom
BACKUP GENERATOR	Cummings 500KW/800 Gallons Fuel
ELEVATORS	3 cabs, including freight
LOADING ZONE	2 grade-level doors

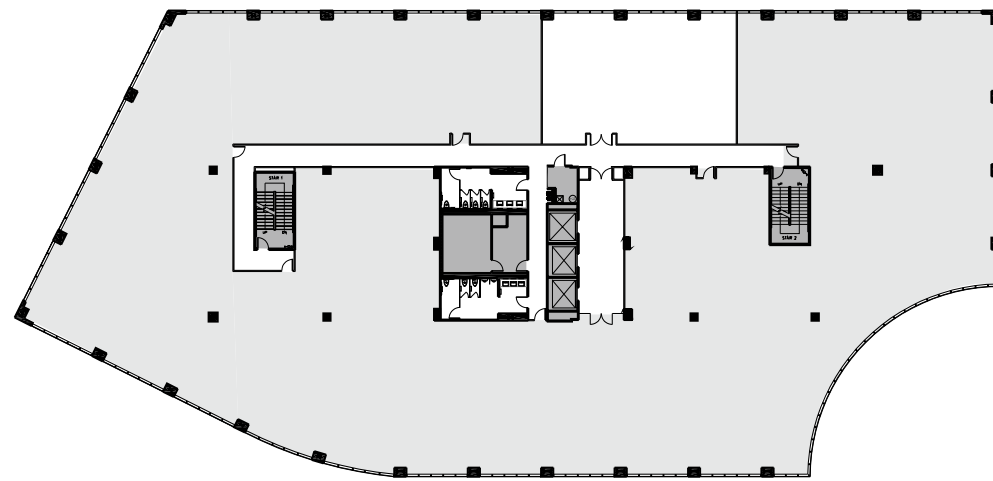


BUILDING 3840

As-Built Plans

SUITE 410

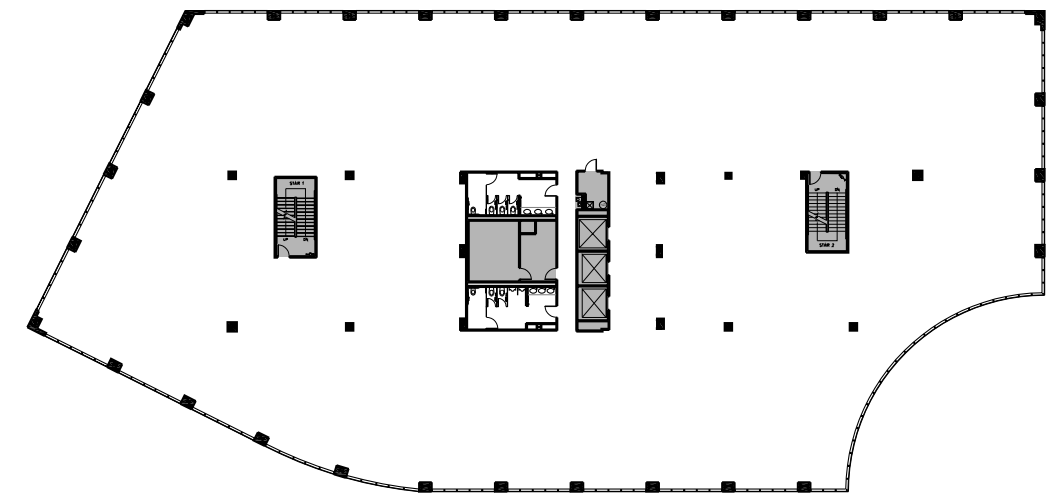
2,309 sq. ft.



■ LEASED

5TH FLOOR

28,737 sq. ft.



BUILDING 3840

Single-Tenant Conceptual Space Plan





LAUNCH TOUR
kilroyrealty.com/tour/aero

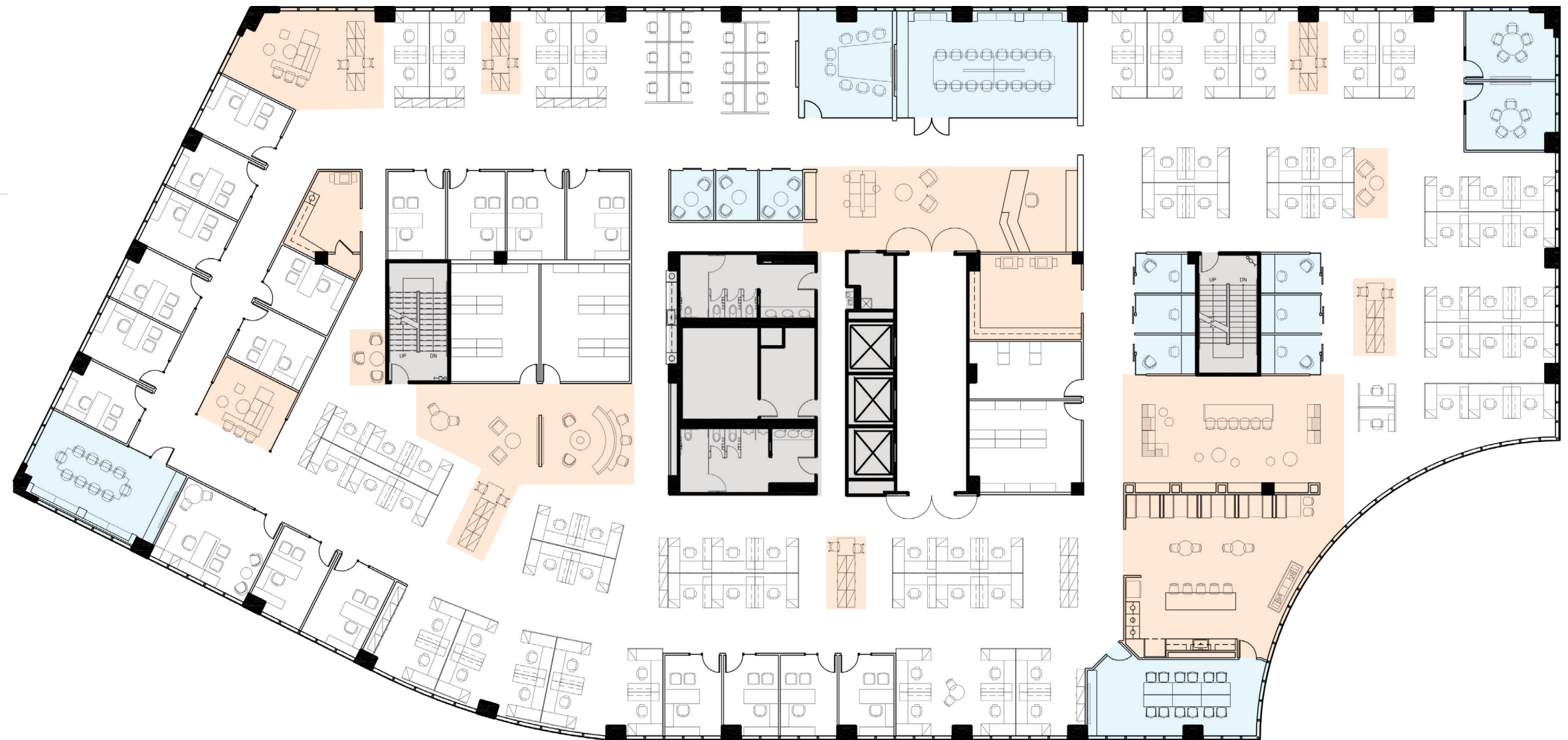


HYPOTHETICAL PLAN

28,737 sq. ft.

SPACE TYPE

-  Open Office
-  Meeting/Huddle Rooms
-  Break/Collab/Production
-  Core/Support



BUILDING 3840

Bldg Top Signage Opportunity



405

312,000 AVG.
DAILY TRAFFIC

3840 KILROY AIRPORT WAY





Los Angeles Airport

LOS ANGELES

LA to Long Beach - 30 mins



LONG BEACH



OC to Long Beach - 30 mins

ORANGE COUNTY



John Wayne Airport

Centrally Located

BETWEEN LOS ANGELES & ORANGE COUNTY



±30 MIN REVERSE COMMUTE

from LA and OC



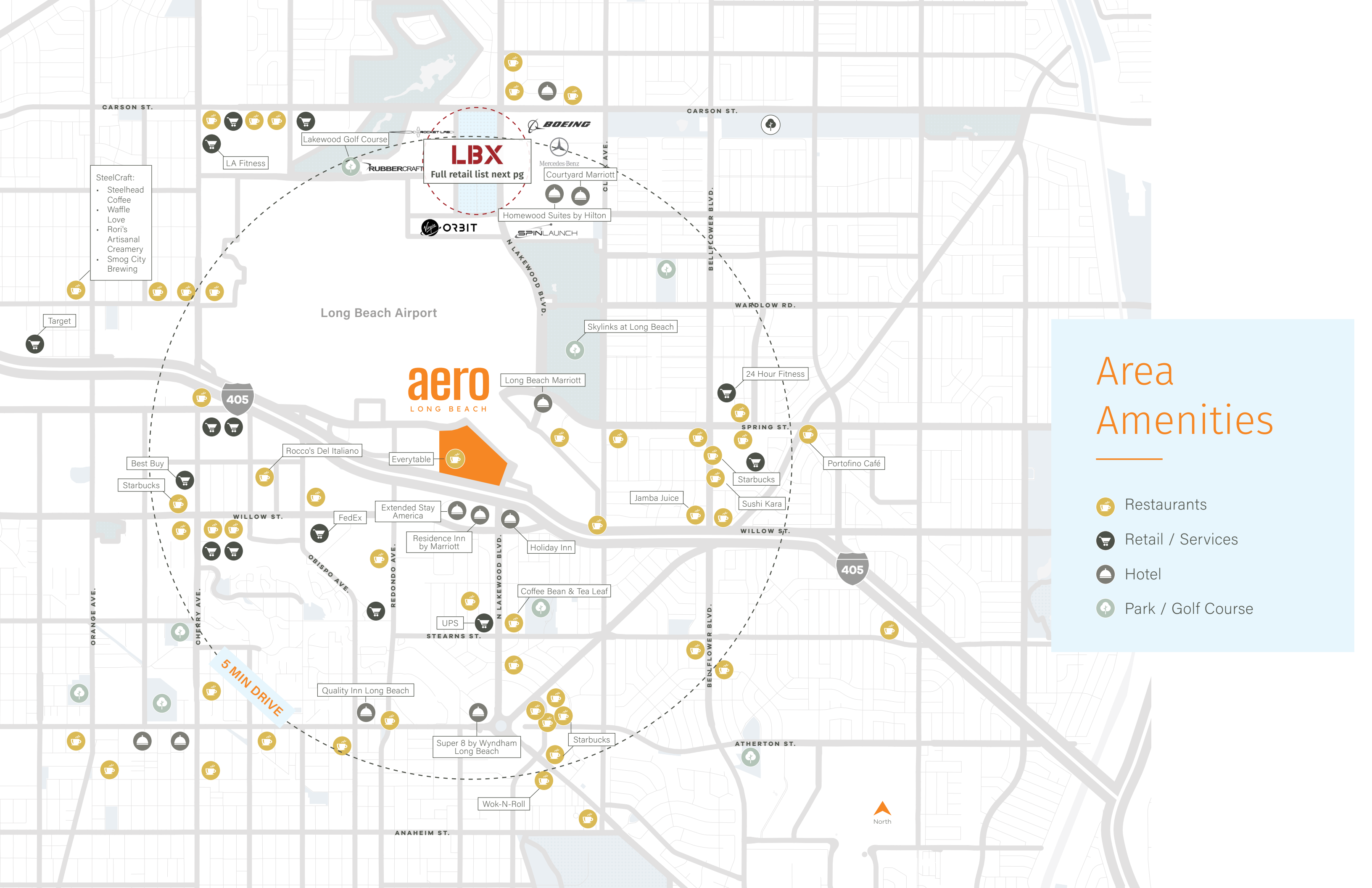
40%
of workforce
are Millennials



+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

Area Amenities

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

aero
 LONG BEACH

5 MIN DRIVE



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

LBX SHOPS + RESTAURANTS

- | | |
|--------------------------|--------------------------|
| 908 Dine + Drink | RA YOGA |
| AT&T | Runners High |
| Dunkin Donuts | Schools First Federal CU |
| For Eyes | Silverlake Ramen |
| Georgia's Restaurant | Sleep Number |
| Grit Cycle | Spavia |
| The Hangar | Susie Cakes |
| Images Luxury Nail Salon | Tastea |
| In-N-Out | TJ Maxx |
| MOD Pizza | T-Mobile |
| Nordstrom Rack | Ulta Beauty |
| Orangetheory | UPS Store |
| Panini Kabob Grill | Wahoo's Fish Tacos |
| PetSmart | Whole Foods 365 |
| Plancha Latin Kitchen | |



THE HANGAR @ LBX FOOD HALL

- | | |
|--------------------------------------|-------------------------|
| Amor Y Tacos | Plaid Sheep |
| Bite Mi Artisan Sandwiches & Teas | Popbar |
| Blue Bowl Superfoods | Portola Coffee Roasters |
| Bottlecraft Long Beach Tasting Room | Temakira |
| DonerG Turkish & Mediterranean Grill | The Kroft |
| Jay Bird's Nashville Hot Chicken | |
| Marinate Korean BBQ | |
| Morning Nights | |

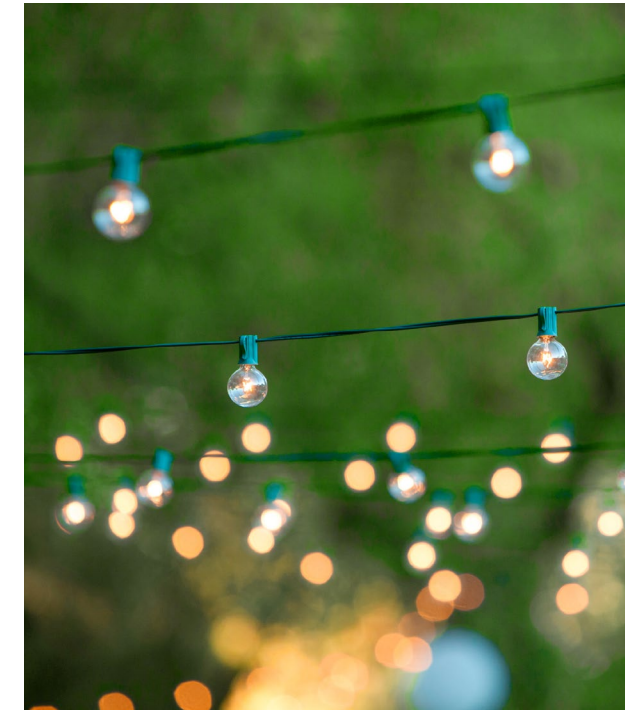


Contemporary. Convenient. Connected.

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



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



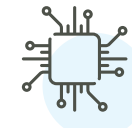
ACCESS

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



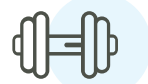
CAR SERVICES

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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