

# FOR SUBLEASE 3995 VIA ORO AVENUE - LONG BEACH

**\$1.00 Per SF Bonus For Any Sublease executed By 12/31/03**



## ***Best R&D Space in Long Beach***

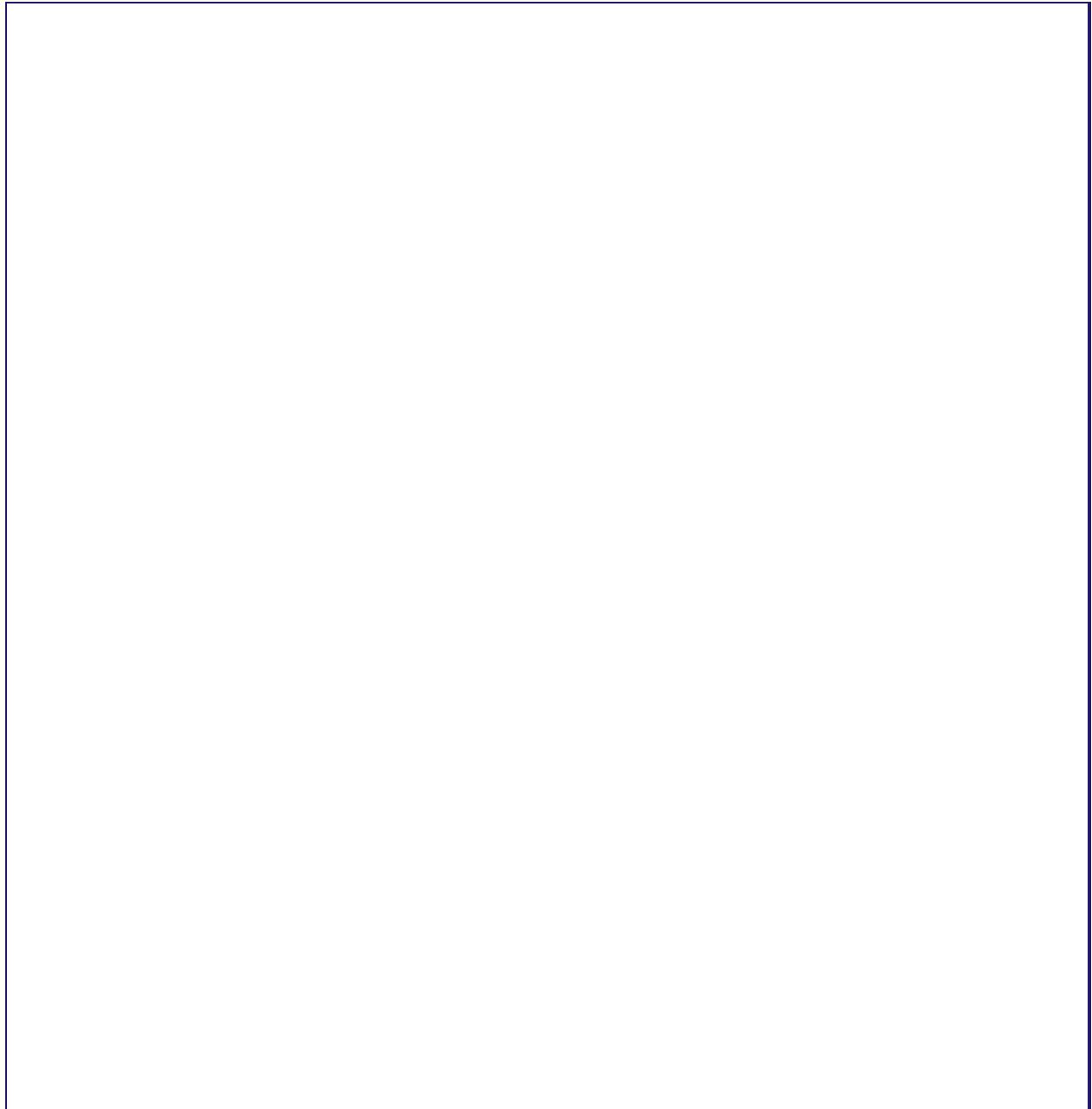
- Address: 3995 Via Oro Avenue - Long Beach
- Available Spaces: 12,560 rsf
- Rate: \$1.25 per sf, NNN
- Term: Through September 30, 2005
- Occupancy: Immediately
- Parking: 3.5/1,000 surface parking at no charge
- Comments:
- ◆ Highly Improved Space in brand new condition
  - ◆ Heavy Power
  - ◆ Cat5 Cabled Throughout
  - ◆ Ample Parking
  - ◆ Park-like environment
  - ◆ Easy Freeway Access
  - ◆ Building top signage available



Venture Realty Group  
1007 Montana Ave. #722  
Santa Monica, CA 90403

For More Information, Contact  
Richard Abbitt  
Gilbert Ballow - Anthony Bayer  
310.453.5301

**FOR SUBLEASE**  
**3995 VIA ORO AVENUE - LONG BEACH**



**3995 VIA ORO - FLOORPLAN**



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