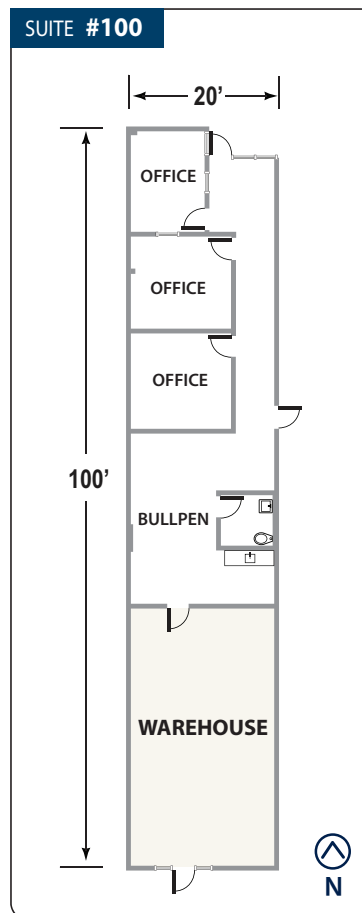




4% Commission for a Referred Deal that is Completed

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



 Warehouse

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

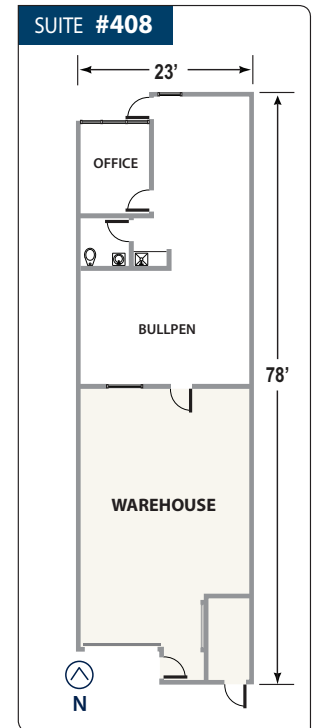
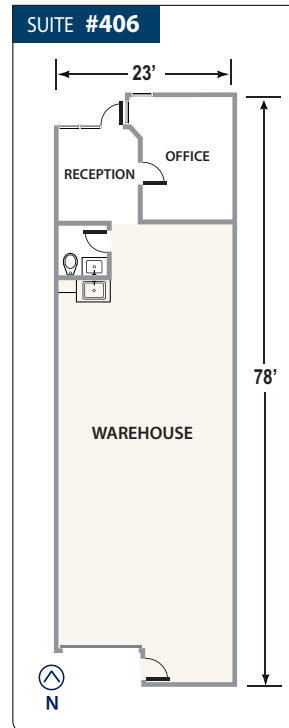
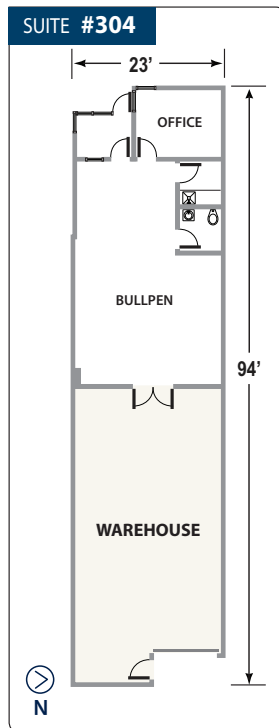
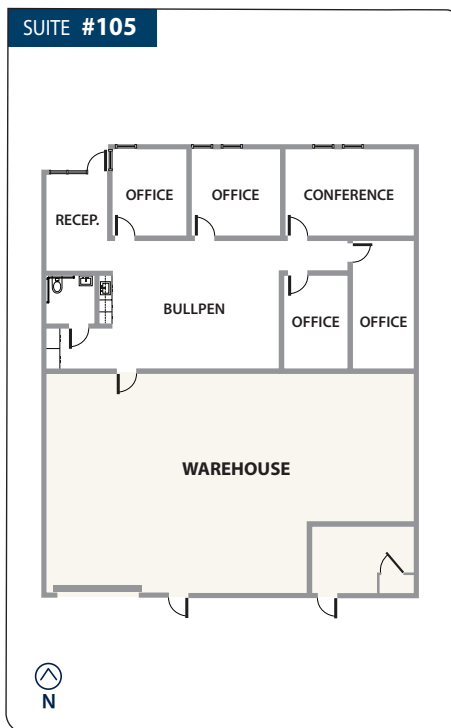
***Lease rate per square foot includes monthly rent, property taxes, property insurance, and common area maintenance**

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.



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 (Long Beach P.O.)						
# 105 1930 E. Carson St.	3,316 SF	50% Approx. 1,658 SF	4 Private Offices, Conference Room, Bullpen Area, Kitchenette, Reception, 1 Restroom and Warehouse	TBD	October 1, 2025	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	Now	Sarah Sabet
# 406 21818 S. Wilmington Ave.	1,920 SF	20% Approx. 384 SF	1 Private Office, Reception Area, 1 Restroom, Millwork Cabinets and Sink in Warehouse	TBD	Now	Sarah Sabet
# 408 21818 S. Wilmington Ave.	1,920 SF	50% Approx. 960 SF	1 Private Office, Large Bullpen Area, Reception Area, 1 Restroom 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
July 2025



Contact:

Sarah Sabet

310.952.6408

ssabet@watsonlandcompany.com

WATSON BUSINESS CENTER - LONG BEACH

35 SUITES 960 SF to 25,000 SF

