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Find out what a Long Beach developer has planned for one Douglas Park's final projects

By Andrew Edwards, Press-Telegram



One of the final projects for the Douglas Park business complex in East Long Beach is now officially underway.

Urbana Development, a Long Beach company, on Friday kicked off development of Terminal at Douglas Park. The company's plans call for a total of four two-story office condominium buildings to go up on about six acres of land. Actual construction of the project's first phase, consisting of two buildings with a combined total of more than 50,000 square feet, is expected to begin in November and to be completed in fall 2017.

As of Friday's groundbreaking, about three-quarters of the office condos to be included in the project's first phase have already been sold, said Urbana Development Managing Principal Richard Lewis said.

Those buyers include The Core Group, a Long Beach information technology company where employees currently work in offices in the city's marina area. Francis Luongo, The Core Group's chief executive, said the firm has about 27 employees and he expects the new offices will enable him to have about 50 people on payroll.

"We're just busting at the seams. This just seemed like the next logical step," Luongo said.

Terminal at Douglas Park is Urbana Development's third project for the complex. The Long Beach company has previously developed a 40,000-square-foot corporate office for Metropolitan Stevedore Co., also

known as Metro Ports, as well as a pair of medical offices at Douglas Park.

Taken as a whole, Douglas Park encompasses some 161 acres of former Boeing Co. land in northeast Long Beach. The complex, north of Long Beach Airport and south of the Lakewood city limits, is also the site of Mercedes-Benz USA's West Coast headquarters and assembly plants belonging to Virgin Galactic and Shimadzu Precision Instruments.

Terminal at Douglas Park is to be built northwest of where Conant Street crosses Lakewood Boulevard. Immediately to the north is the construction site for a five-story Hampton Inn/Homewood Suites hotel that Long Beach planning commissioners approved last December.

More recently, the Planning Commission members granted approval earlier this month for Long Beach Exchange, or LBX. Those plans call for a 27-acre shopping center near the crossing of Carson Street and Lakewood Boulevard. Burnham Ward Properties, LLC, a Newport Beach company, is developing the shopping center.

Sares-Regis Group, an Irvine-based real estate company, is the master developer for the entire Douglas Park site. Company senior vice president Larry Lukanish said during Friday's event that he expects Douglas Park to be built out around the end of 2018.

Editor's note: This article has been updated to correct the total number of buildings planned for Terminal at Douglas Park.