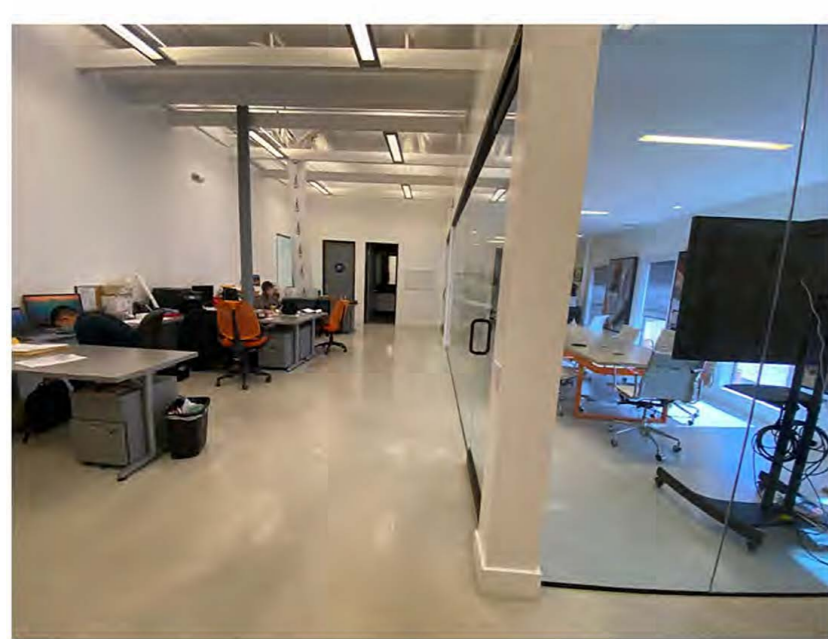


MAJOR PRICE REDUCTION!

\$2,650,000

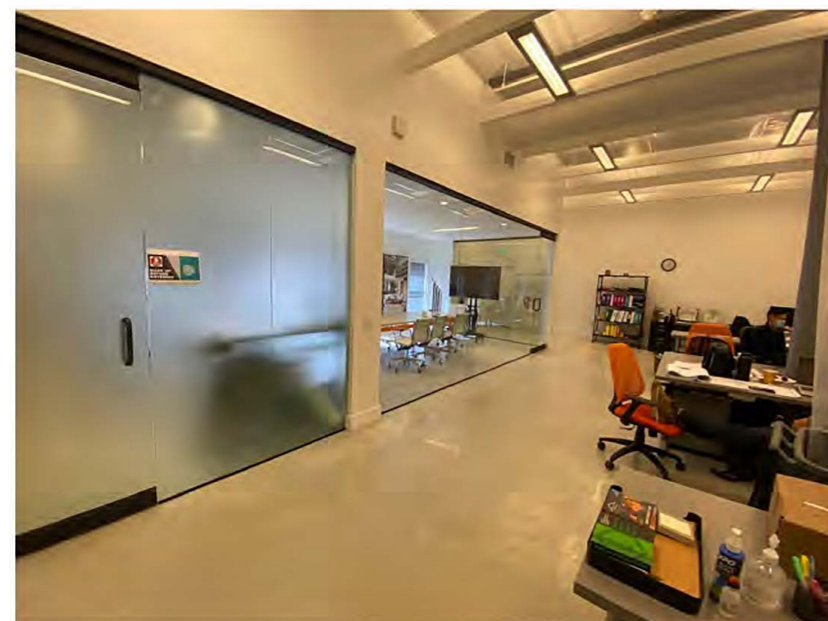
FOR SALE

JAMES K. STANFILL
TEL: 310.625.1132 | DRE# 01113910



**5,115 square feet
Situated on 6,534 square feet of land**

- 14 car parking along with abundant street parking
- Creative office building in the heart of El Segundo's Smoky Hollow District
See Smoky Hollow Specific Plan: www.smokyhollowspecificplan.com
- Both floors have been recently renovated with high-end finishes
- Owner user capability with the 2nd floor coming available in January 2021
- Solid first floor tenant with impressive high ceiling and highly improved creative space
- 2nd floor- 2,111 square feet, \$5,309.80 Modified Gross monthly rent, expires January 31, 2021
- 1st floor- 3,004 square feet, \$6,925.45 Modified Gross monthly rent, expires July 31, 2024



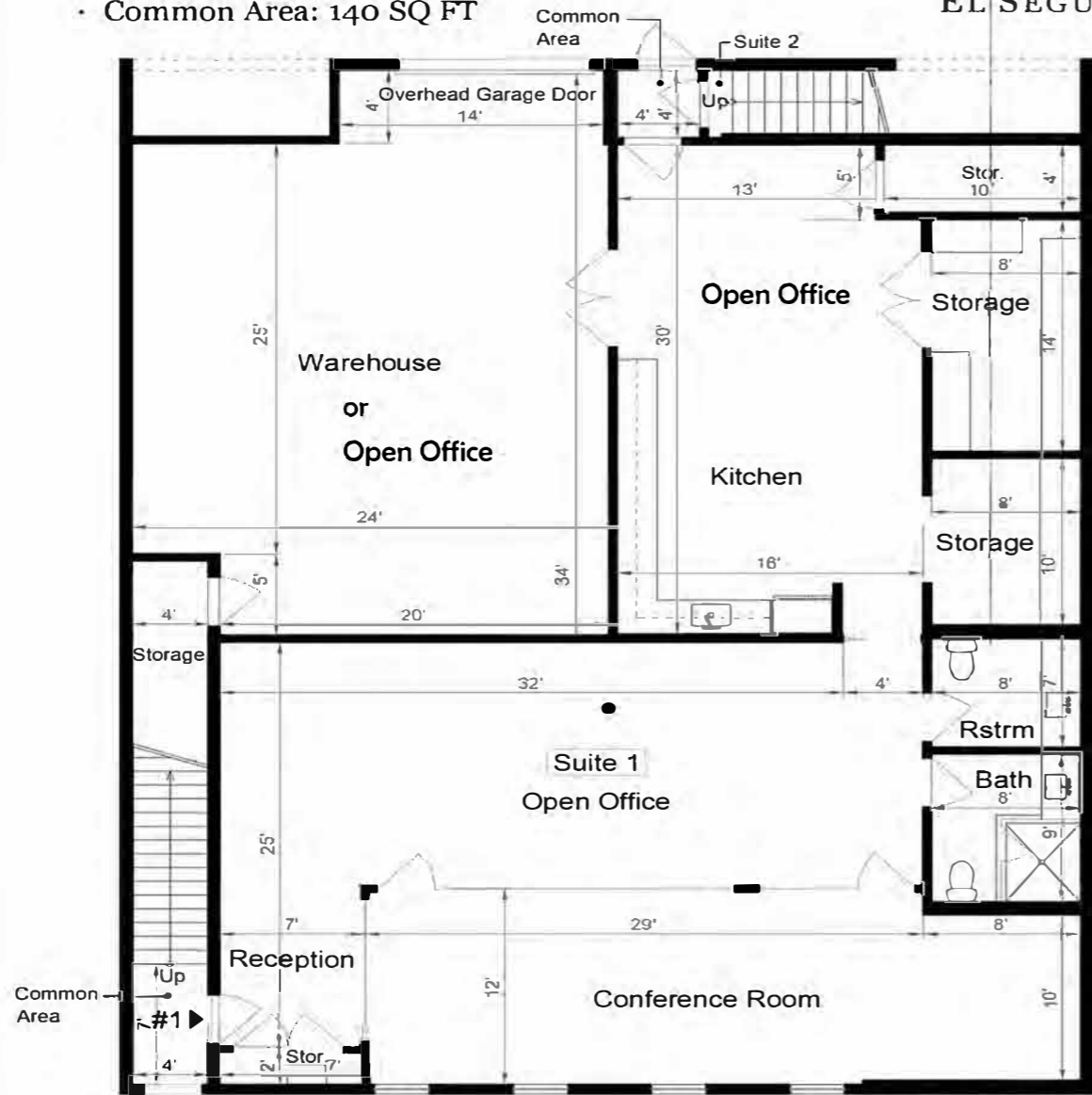
Estimated Total Square Footage: 5,115 SQ FT

Calculated from outside face of exterior walls and center line of demising walls.

- Suite 1: 2,920 SQ FT
- Suite 2: 2,055 SQ FT
- Common Area: 140 SQ FT

124 CENTER STREET

EL SEGUNDO, CA 90245



FIRST FLOOR

Suite 1: 2,920 SQ FT
Suite 2: 95 SQ FT
Common Area: 95 SQ FT



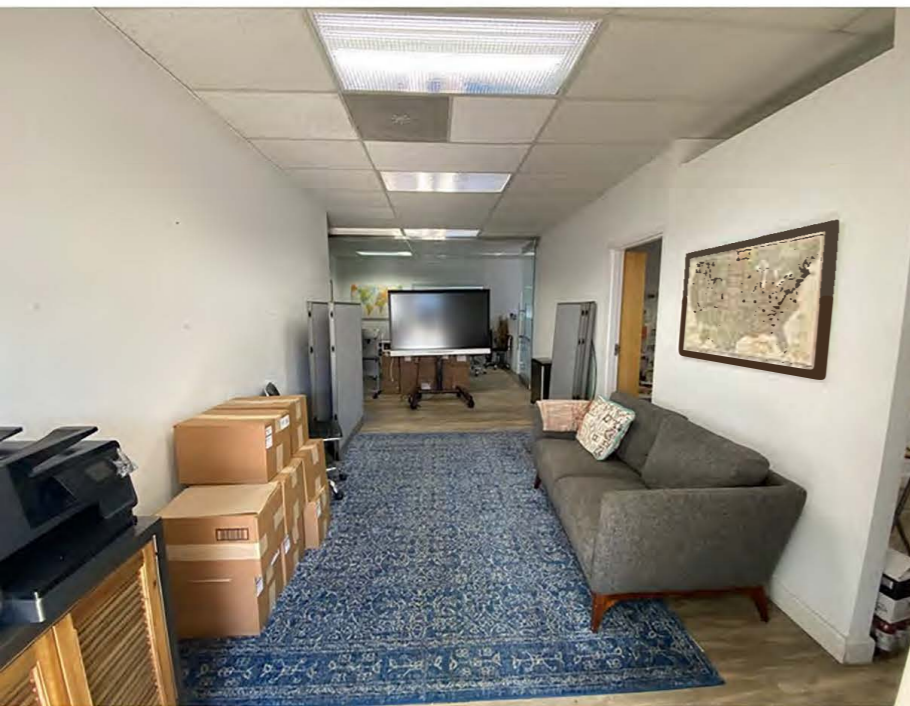
SECOND FLOOR

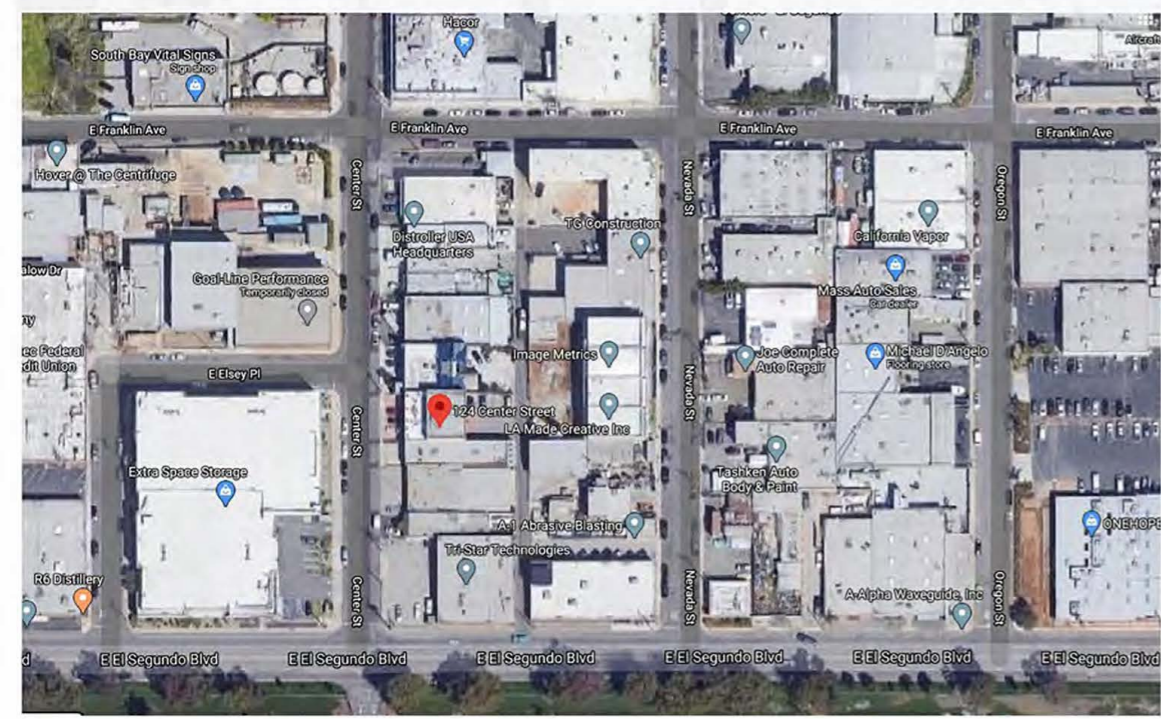
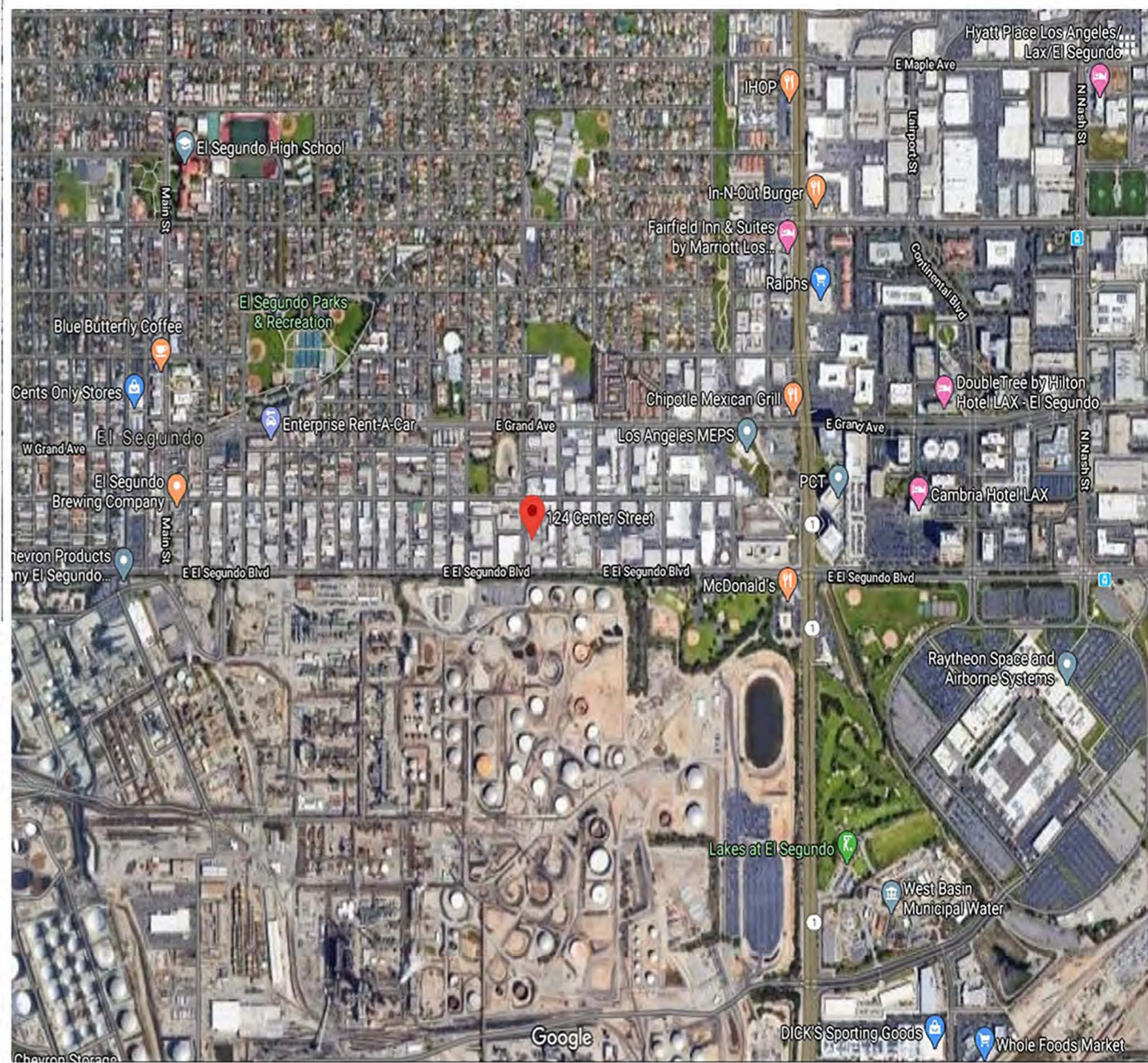
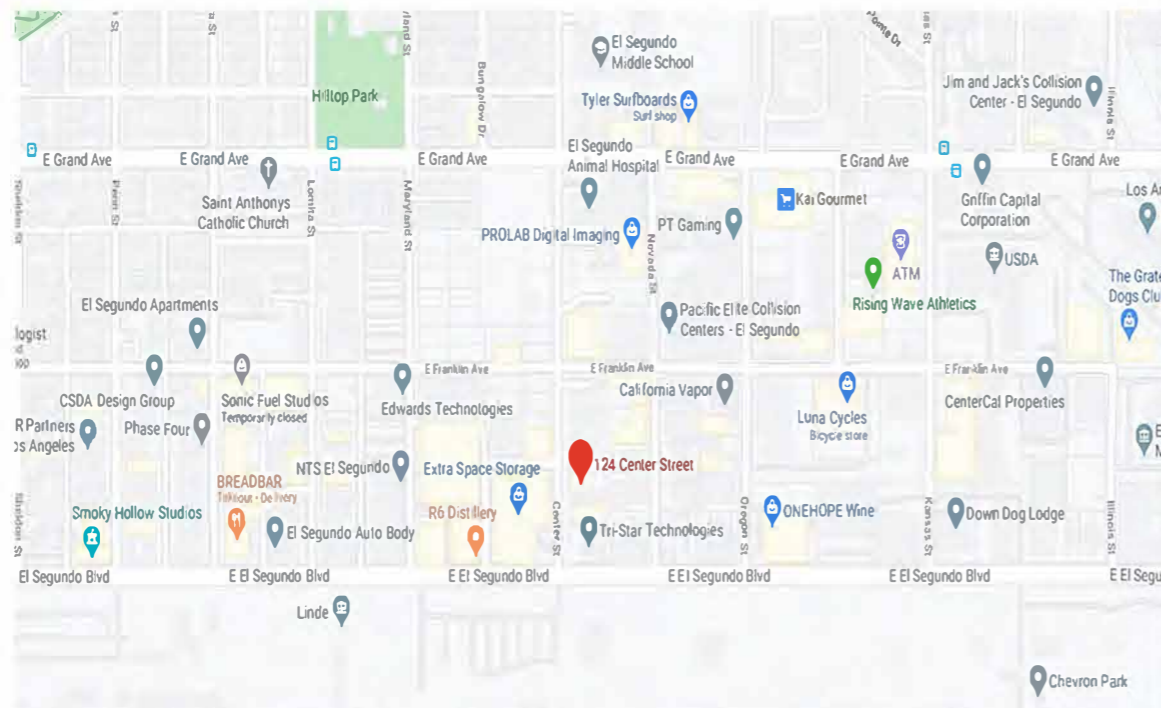
Suite 2: 1,960 SQ FT
Common Area: 45 SQ FT

**Outside Terrace
Potential for another 1,100 sf of offices**

Rendering by Floor Plan Visuals.
All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.

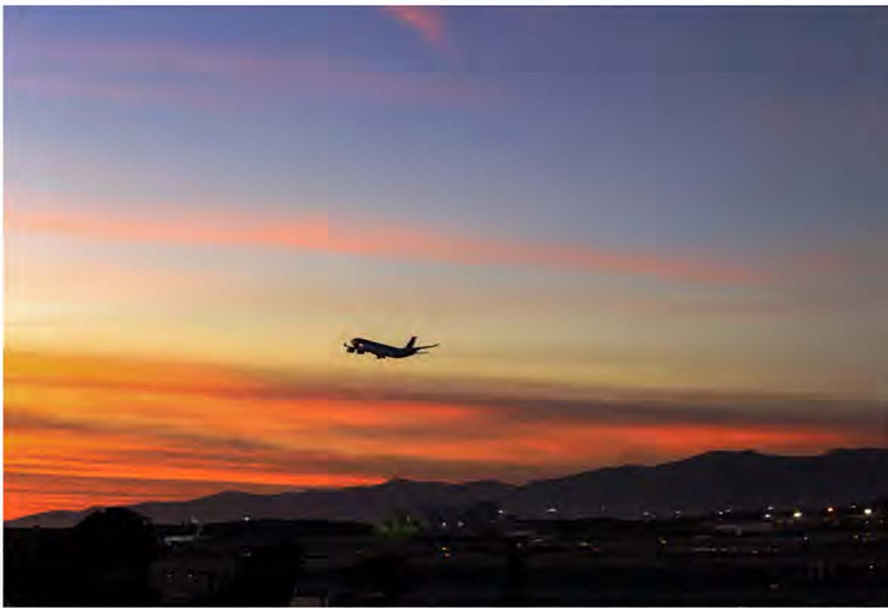
Presented by Richard Taw, AM & Sons Property, LLC
Tel: 310.460.6900
Email: richard@rtmediasolutions.com





FOR SALE

JAMES K. STANFILL
TEL: 310.625.1132 | DRE# 01113910



EL SEGUNDO: *The Most Business Friendly City in California!*

Six years after winning the first-ever Eddy Award from the Los Angeles County Economic Development Corporation as the "most business-friendly city" in the County, El Segundo was honored again as The Most Business Friendly City in 2015 for cities under 57,000 population category.

El Segundo has the 2nd highest concentration of Fortune 500s in the state of California, only behind San Francisco. The following Companies are either headquartered or have a major presence here:

- Boeing
- CB Richard Ellis
- Computer Sciences Corporation
- Oracle
- General Dynamics
- Time Warner Cable
- Mattel
- NCR
- NRG Energy
- DirecTV
- SAIC
- IBM
- Chevron
- Northrop Grumman
- DaVita Healthcare Partners
- Raytheon
- Xerox

With its ideal location, diverse business base, affordable lease rates and available space, El Segundo has become the preferred alternative to the pricier and denser West Los Angeles and Downtown LA area markets.