

# The Creative HQ of El Segundo

215-217 Arena Street  
El Segundo, CA | 90245



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**NAI**Capital  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

**FOR LEASE** · \$3.15 SF/MO (MG) · 7,400 SF



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# More Than Office Space

An inviting workplace experience in downtown El Segundo built for brands, builders, and the next generation of creators.

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**DAVID SHABY OF NAI CAPITAL** is pleased to present 215-217 Arena St., an exceptional creative office opportunity in the heart of Smoky Hollow. Offering 7,400 square feet of turnkey space across two stories, this property represents a rare chance to establish a production headquarters, creative studio, or content-driven operation within one of the South Bay's most dynamic and walkable submarkets.

Designed from the ground up for the modern creative workforce, 215-217 Arena St. delivers an open, collaborative environment anchored by architectural character: exposed wood ceilings, natural sky lighting, soaring 12-foot clearances, and private offices enclosed by beautiful sliding glass doors. Three blocks from the Grand Ave and Main St. intersection, the property places tenants at the center of downtown El Segundo's most vibrant commercial corridor.



# Designed For The Way Modern Teams Work.

215-217 Arena Street is one building combined of two adjoining two-story units, each with its own entrance — but designed to work together as a single creative campus.

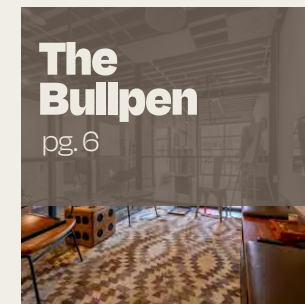
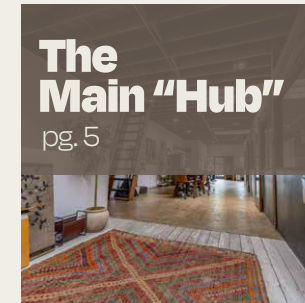
Step into 215 Arena and you're in the Main Hub: a skylit lobby area, exposed wood ceilings, and glass-fronted private offices lining the perimeter. Head downstairs and the energy shifts — The Bullpen is a ground-floor workspace of sleek glass-and-steel office enclosures, polished concrete floors, and natural light streaming in through a roll-up garage door.

217 Arena has its own separate entrance and its own character. Upstairs, you are greeted by a fully open floor plan — a layout that moves easily between a formal conference setup and a relaxed lounge. Downstairs, The Creative Zone is a production-ready studio with a dedicated photo wall, high ceilings, and a roll-up garage door that opens directly to the street.

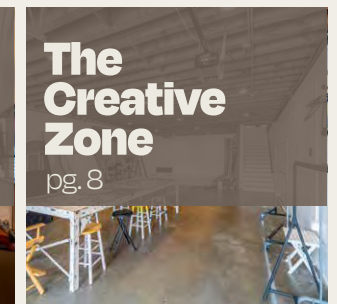
**Four distinct zones. One building. Endless configurations.**

## Building Matrix

215 Arena St



217 Arena St



Upstairs

Downstairs

215 Arena Upstairs

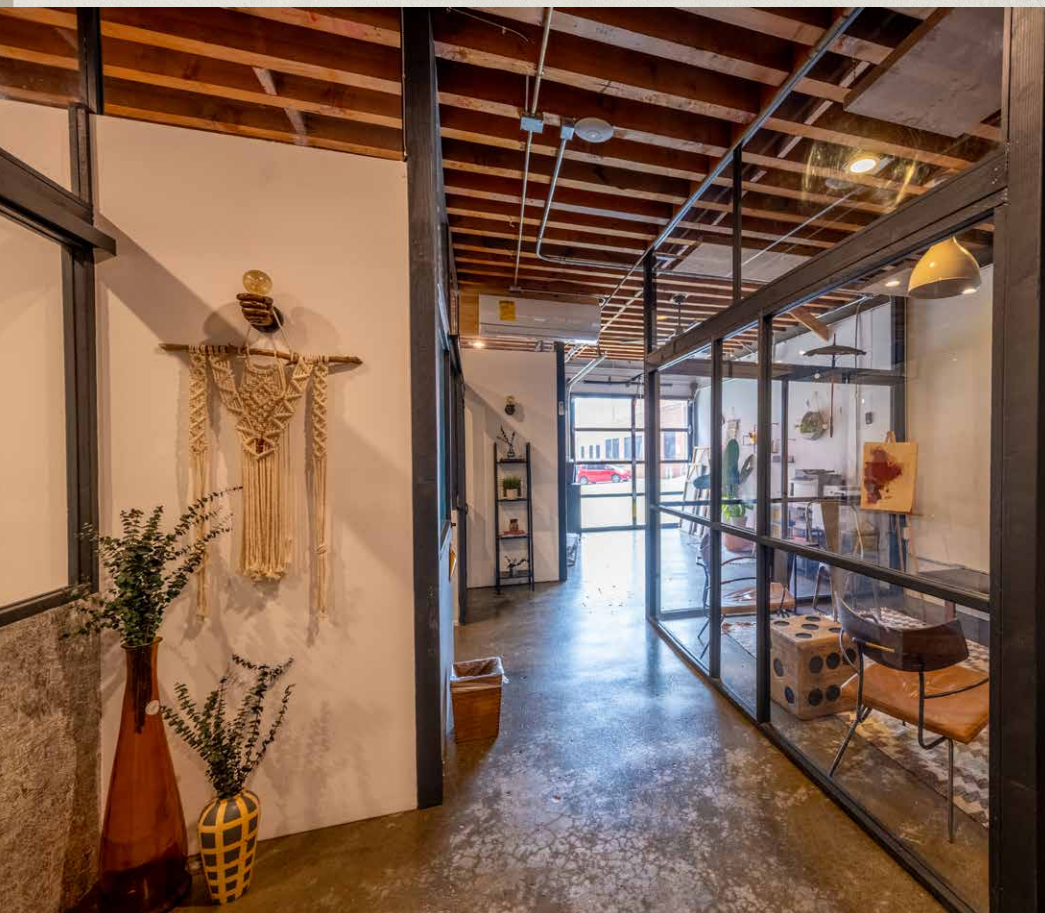
# The Main “Hub”

The Main Hub is the heart of 215 Arena — a light-filled workspace where character meets function. High ceilings and oversized skylights pour natural light across polished concrete and exposed wood beams. Glass-fronted wooden offices line the perimeter for focused, private work, while open collaboration areas and communal tables invite the kind of spontaneous thinking that defines great creative teams. From the welcoming lobby to the spacious offices beyond, The Main Hub is designed to inspire the people inside it.



# The Bullpen

The Bullpen is the engine room of 215 Arena — a ground-floor workspace that balances privacy with openness. Sleek glass-and-steel office enclosures create defined, individual workspaces without sacrificing the energy of an open floor, while exposed wood beam ceilings and polished concrete floors give the space a raw, industrial edge. Natural light streams in through the roll-up garage door, keeping the atmosphere bright and connected to the street. It's a space built for creating innovative ideas.





## 217 Arena Upstairs

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# Conference & Collab

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The 217 Arena Upstairs Conference & Collab space features a fully open floor plan. Accessed through its own separate entrance, the space shifts effortlessly from a full-length conference setup to a relaxed lounge, making it equally at home for a client pitch, a team offsite, or an after-hours creative session.

215 Arena Downstairs

# The Creative Zone

The Creative Zone is a versatile, production-ready space designed for makers, creators, and builders. Featuring a dedicated photo wall, roll-up garage door, high ceilings, and an open layout flooded with natural lighting, the space is built to adapt to whatever the work demands — from content shoots and brand activations to hands-on fabrication and creative collaboration.



# Property Highlights



## ✓ Premier Creative Office Opportunity

A two-story creative office building offering 7,400 SF of move-in ready space in the heart of El Segundo, one of the South Bay's most dynamic and walkable submarkets for creative and technology organizations.

## ✓ Architectural Character

The property features an open floor plan defined by raw exposed-wood ceilings, polished concrete floors, and architectural design inspired by natural elements. It delivers an environment that is visually compelling and operationally functional in equal measure.

## ✓ Exceptional Natural Light

Overhead skylights flood the interior with natural light throughout the day, complemented by airy 12-foot ceiling clearances that lend the space an openness and scale rarely found in properties of this size.

## ✓ Private Offices with Sliding Glass Doors

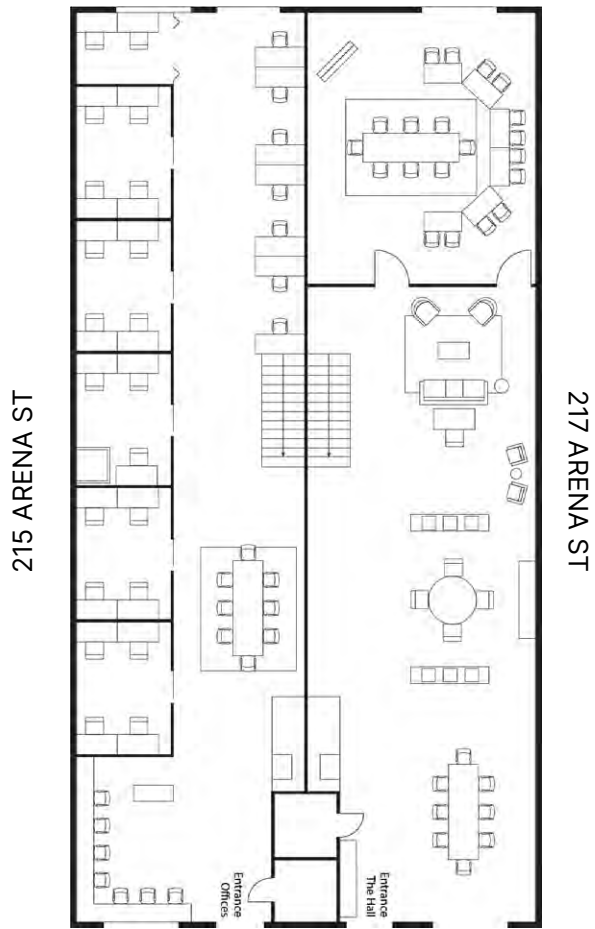
A series of private offices enclosed by beautiful sliding glass doors provide focused, professional working environments without separating occupants from the collaborative energy of the shared floor. This space balances privacy and connection throughout the building.

## ✓ Outstanding Transit & Airport Connectivity

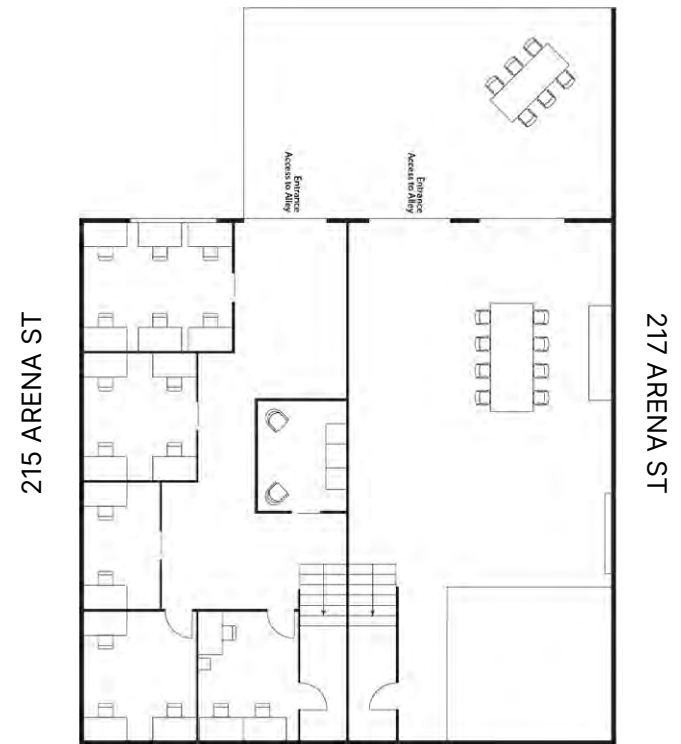
Located within walking distance of the El Segundo/Nash Metro Station (Green Line) and just 3.8 miles from Los Angeles International Airport, the property offers exceptional regional and national accessibility for tenants and their clients.

# Floor Plans

## Upstairs



## Downstairs



## Area Overview

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# Smoky Hollow

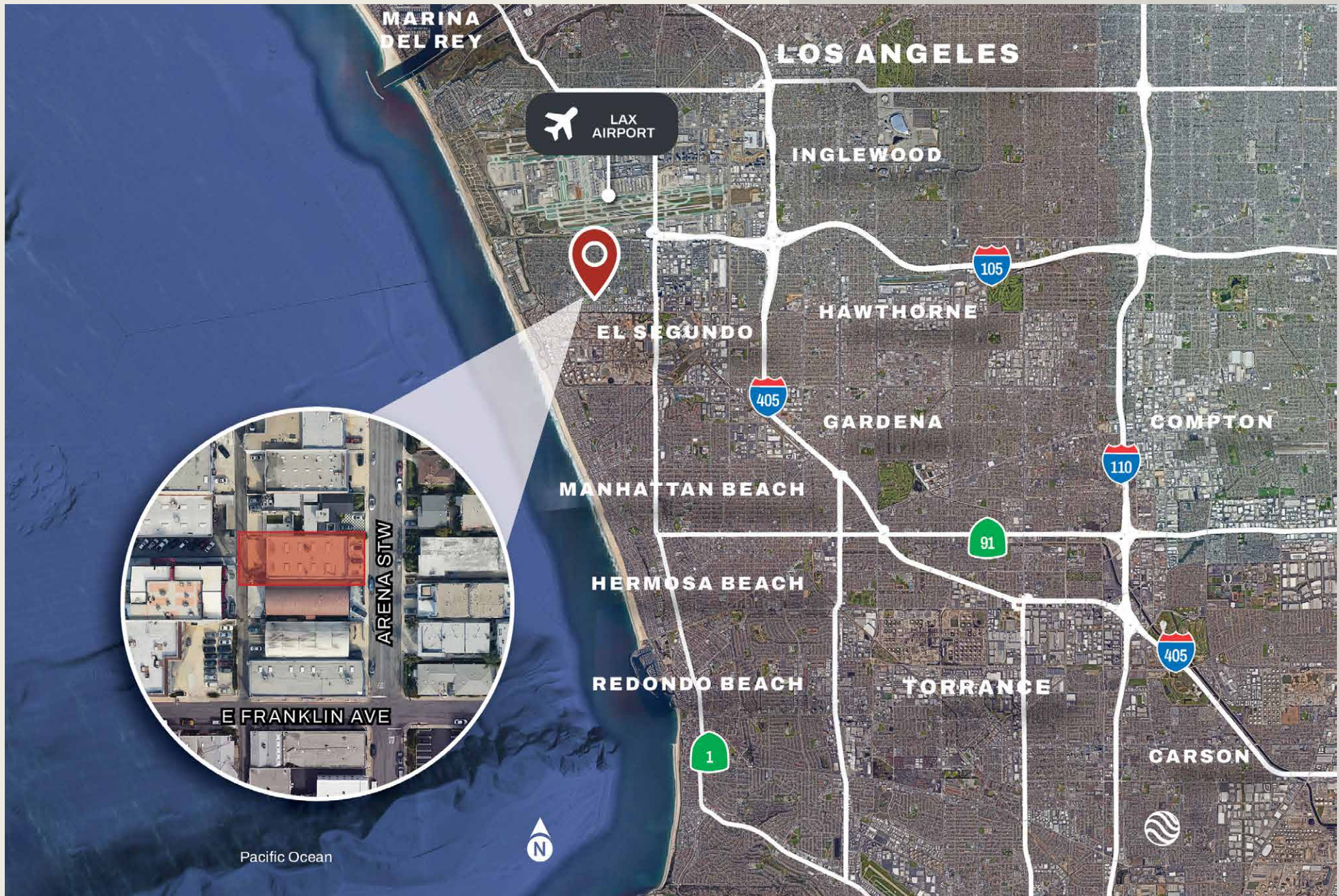
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Smoky Hollow has emerged as one of the most sought-after office submarkets on the Los Angeles Westside, offering creative and technology companies a compelling alternative to higher-cost markets such as Santa Monica, Culver City, and Playa Vista. Strategically located between Los Angeles International Airport and the amenity-rich communities of Manhattan Beach and Hermosa Beach, Smoky Hollow benefits from exceptional regional connectivity, a highly educated labor pool, and a downtown district that has evolved into a destination for dining, culture, and community.

The city's downtown Main Street corridor, anchored at the Grand Ave and Main St. intersection, has attracted a growing concentration of independent restaurants, craft breweries, coffee shops, and specialty retailers that collectively define the character of the submarket. This street-level vibrancy, combined with competitive lease rates relative to neighboring communities, makes Smoky Hollow an increasingly compelling choice for companies seeking both operational value and a workspace identity that attracts and retains top-tier talent.

The property's proximity to LAX (3.8 miles) and access to the Green Line Metro further enhance its appeal for organizations with regional and national operations.

# Location Map





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