

2250

E MAPLE AVE

PLUG AND
PLAY IN EL SEGUNDO



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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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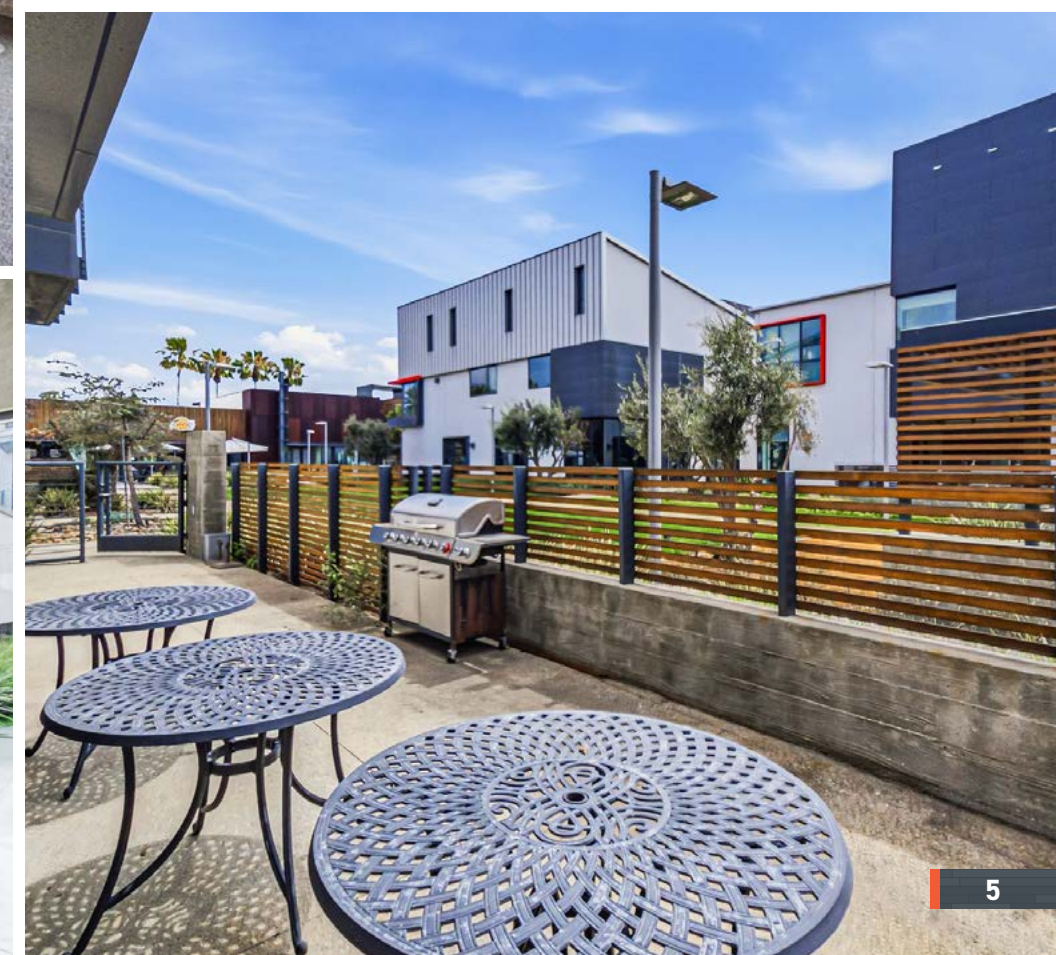
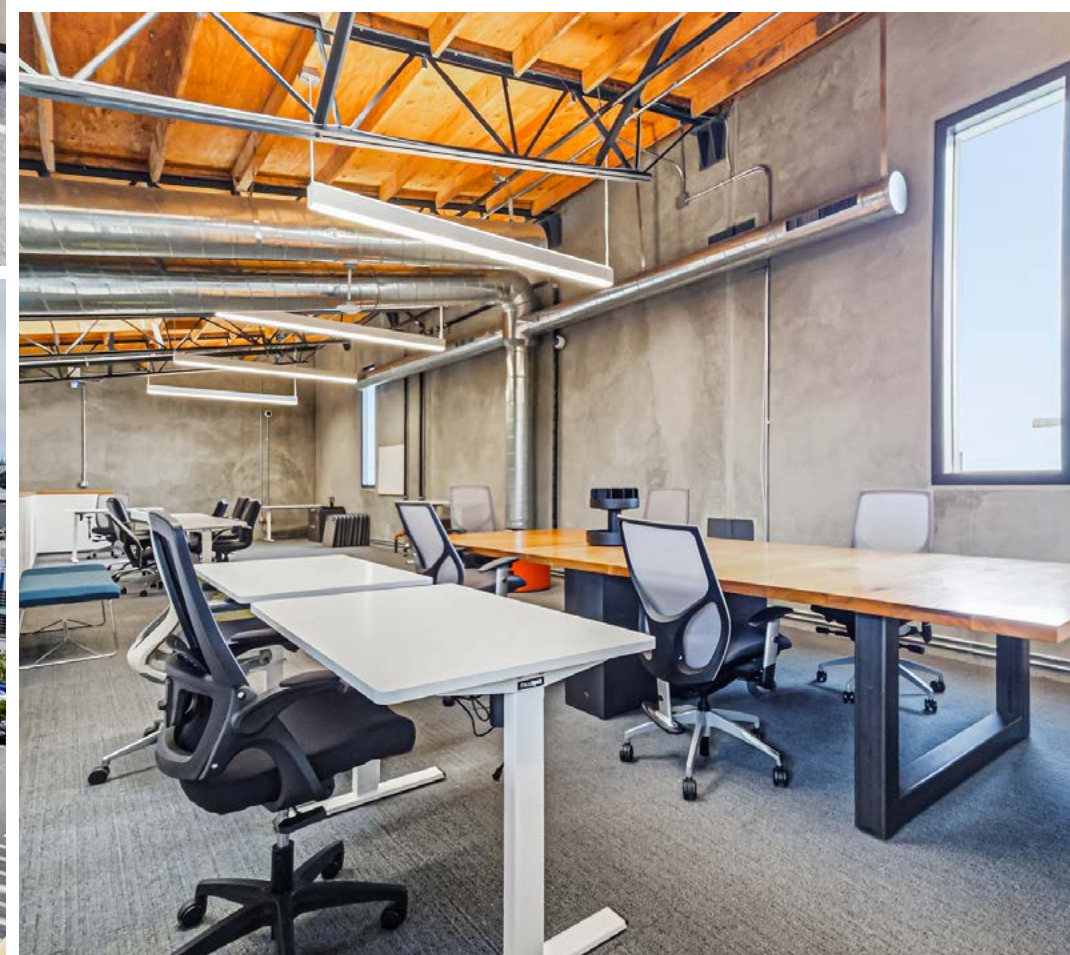
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DESCRIPTION

property

PROPERTY DESCRIPTION

SQUARE FEET

11,866 SF

CONSTRUCTION

Steel

CLASS

A

PARKING RATIO

3:1,000

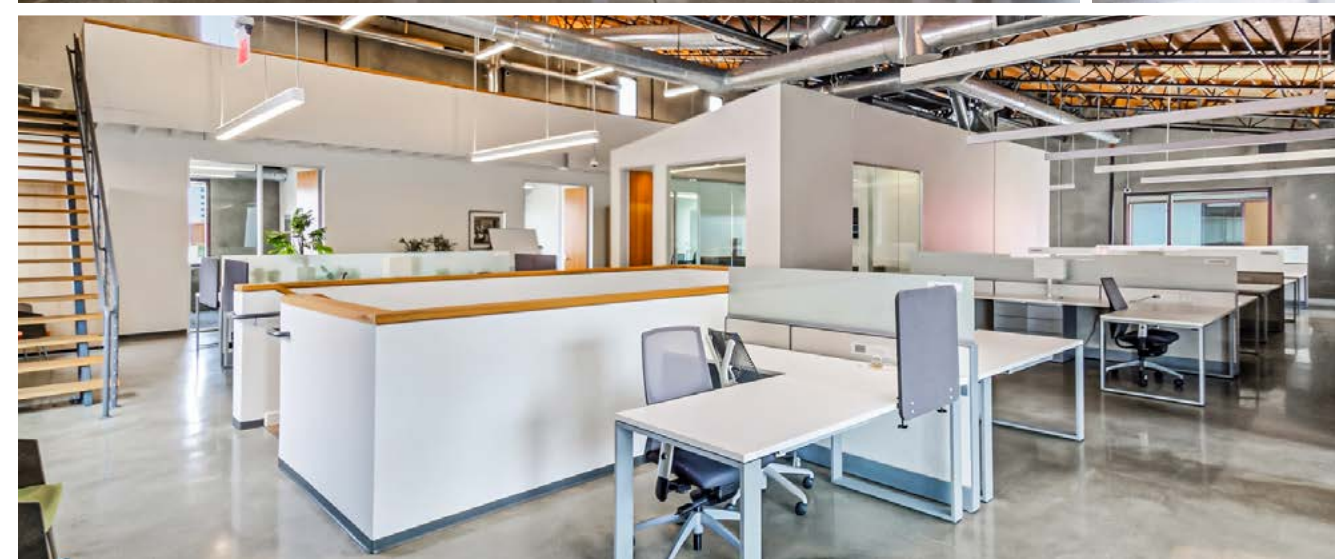
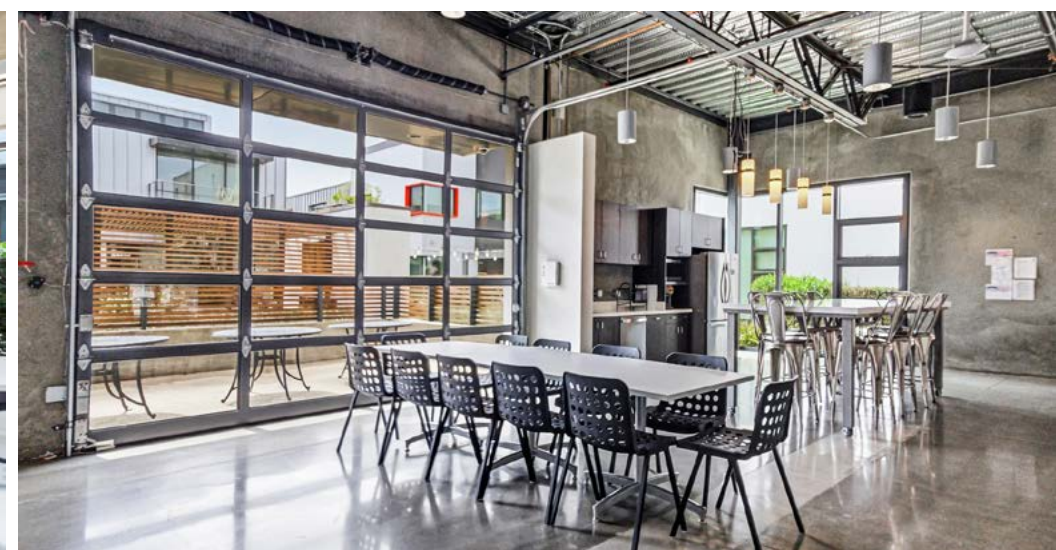
YEAR BUILT

Aug 2015

SPACE FEATURES

- Air Conditioning
- Outdoor Patio Space
- Balcony
- Signage
- Glass Roll Up Door
- Skylights
- Polished Concrete
- Open Bull Pen
- Multiple Offices and Conference Rooms
- Mezzanine





EL SEGUNDO AREA OVERVIEW

El Segundo is the ideal spot to realize your business dreams. Conveniently located near Los Angeles International Airport and the 105/405 freeways, El Segundo also offers several dining and shopping options in addition to being a major business center. El Segundo has managed to attract the cream of the crop in aerospace, information technology, manufacturing, health care, oil refining, & other key industries. El Segundo has the 2nd highest concentration of Fortune 500 companies in the state of California, including Raytheon, Northrop, Boeing, Mattel, Chevron and Direct TV. El Segundo, the city that invests in you. There are many advantages to operating a business here. El Segundo offers an unsurpassed business incentive program, low license taxes and one of the region's lowest utility user tax rates. Elevation campus, nestled in the center of El Segundo with more than \$1 billion in recent and planned developments. El Segundo is a well-planned, well-defined business community with a clear vision for the future. The new creative office spaces and campuses coming out of the ground are smart, state-of-the-art, and architectural works of art. There's something for everyone--big companies, small businesses, red brick, steel and glass, corporate towers, one-of-a-kind buildings, new offices, and repurposed industrial. You can start small and expand, or start big and keep growing.



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ON-SITE AMENITIES



GARDEN ROOMS AND OUTDOOR OFFICES

Garden rooms, designed for smaller group gatherings, can expand to accommodate larger groups.



FIRE PAVILION

The lawn's west end is anchored with a 16' tall, double sided fireplace. Outdoor conferences or meetings can occur in the pavilion's 26'x14' trellis covered area.



HEALTHY LIFESTYLE

Adjacent to the central green are various activities to promote a healthy lifestyle and team building, such as bocce ball.



K9 COMFORT

Expansive garden spaces, designed with four-legged friends in mind, have open areas to explore, grass to roll on and comfort stations conveniently located onsite.



RETAIL

13,500 S.F. of high-end retail amenities with unique dining and service oriented options cater to a lifestyle environment where work intermingles with play.



CHARGING STATIONS

Car charging stations are a sustainable amenity that help power the electric vehicle revolution.



STAY CONNECTED

WiFi enabled campus and fiber speed up to 100 Gbps.



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