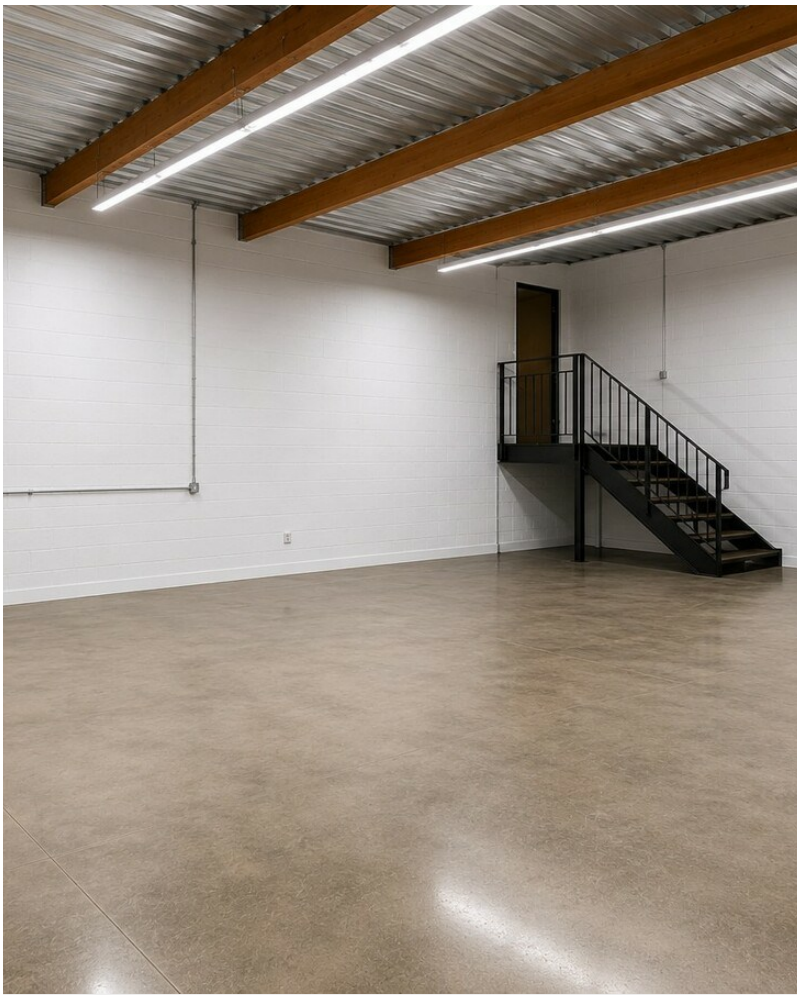


127 Arena St

El Segundo, CA 90245



Stacy Metcalfe
Local Agent, Inc.
211 Arena St, Suite Board Room 1, El Segundo, CA 90245
stacy@localagentinc.com
(310) 720-5450



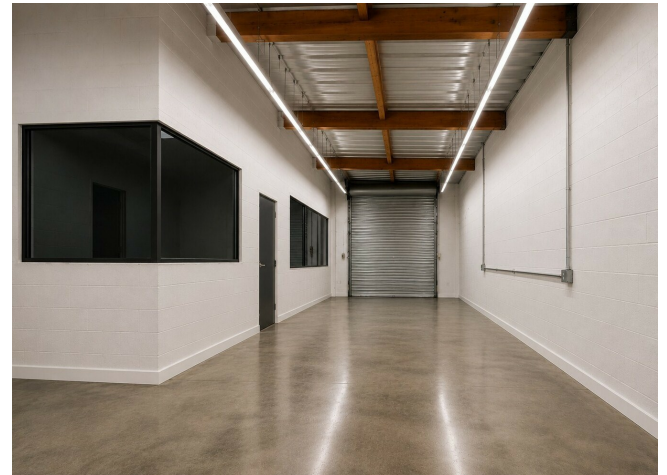
127 Arena St

Upon Request

127 Arena Street is conveniently located in one of the most prime locations of El Segundo's Smoky Hollow only 3 blocks from Main Street's retail, restaurants and breweries. The office portion features 2020 custom and artistic renovations to include abundant natural light from oversized skylight(s), kitchenette, mezzanine with private offices, a private meeting room, and **SOUNDPROOF** separation from the warehouse. The warehouse offers a loading dock at the front of the building which allows for easy off street access with private onsite parking both in the front and rear. Additional parking available - inquire with Broker.

Power Specs: 200 Amp 208/120 volt 3 Phase 4 wire plus 100 Amp 208/120 volt 3 Phase 4 wire...

• AVAILABLE NOW



Rental Rate: Upon Request

Property Type: Flex

Building Class: C

Rentable Building Area: 4,200 SF

Year Built: 1978

Rental Rate Mo: Upon Request

1st Floor

1

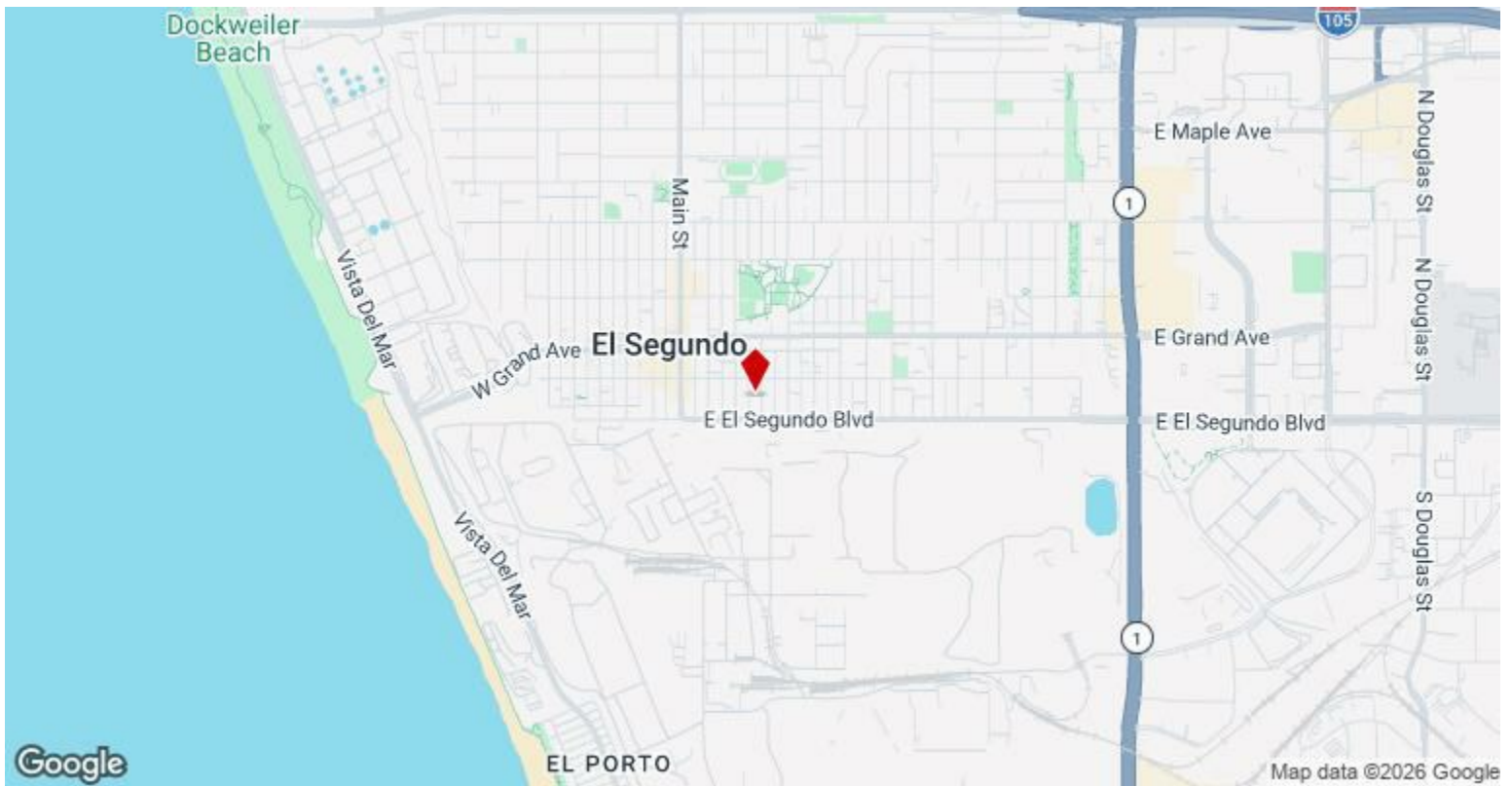
Space Available	4,200 SF
Rental Rate	Upon Request
Date Available	May 15, 2026
Service Type	TBD
Space Type	New
Space Use	Industrial
Lease Term	Negotiable

8 Parking Stalls, Warehouse with Loading Dock and Roof Ventilation, Soundproof Demising Wall Between Office and Warehouse, Two Bathrooms (One With Shower), Kitchenette, Two Private Offices, One Conference Room, Open Work Space, and Mezzanine.

Power Specs: 200 Amp
208/120 volt 3 Phase 4 wire plus 100 Amp 208/120 volt 3 Phase 4 wire

Major Tenant Information

Tenant	SF Occupied	Lease Expired
	-	
	-	



127 Arena St, El Segundo, CA 90245

127 Arena Street is conveniently located in one of the most prime locations of El Segundo's Smoky Hollow only 3 blocks from Main Street's retail, restaurants and breweries. The office portion features 2020 custom and artistic renovations to include abundant natural light from oversized skylight(s), kitchenette, mezzanine with private offices, a private meeting room, and SOUNDPROOF separation from the warehouse. The warehouse offers a loading dock at the front of the building which allows for easy off street access with private onsite parking both in the front and rear. Additional parking available - inquire with Broker. 3

Power Specs: 200 Amp 208/120 volt 3 Phase 4 wire plus 100 Amp 208/120 volt 3 Phase 4 wire

Property Photos



Property Photos



Vacant Mezzanine



Soundproof office

Property Photos

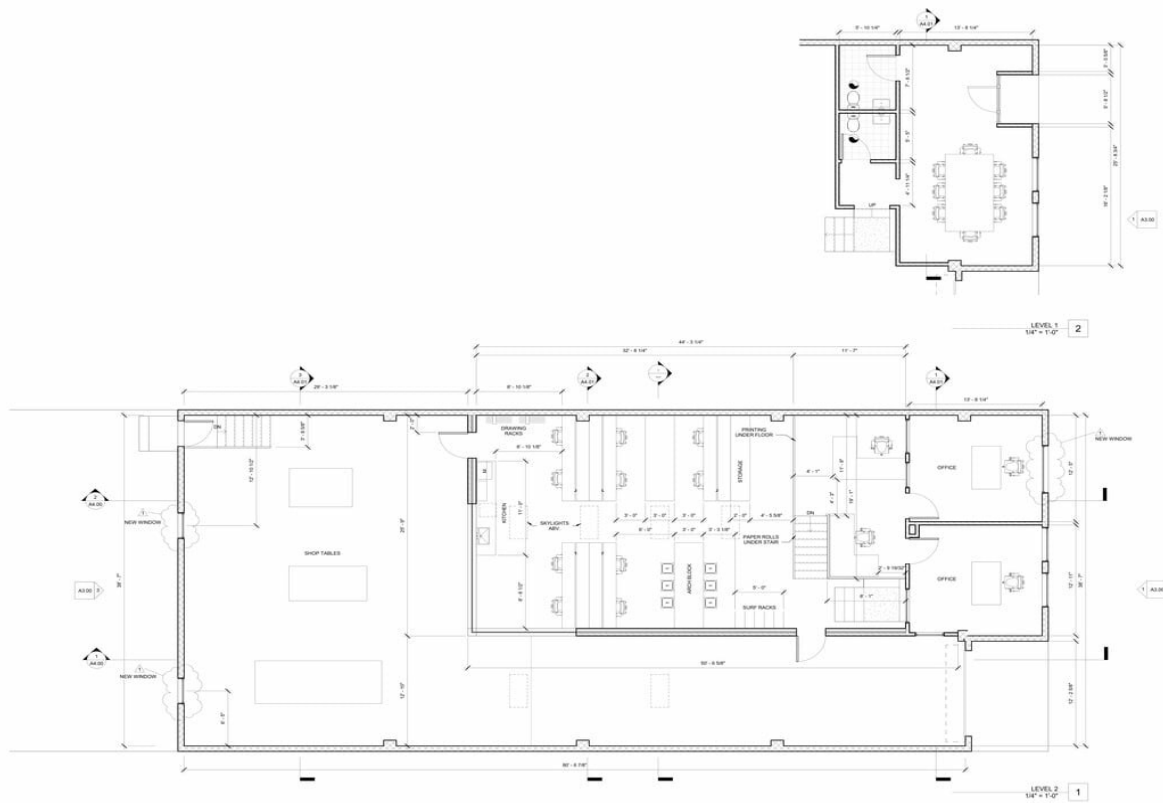


1



Rear Lot

Property Photos



breakformdesign
 127 ARENA ST
 EL SEGUNDO
 CA 90245

FLOOR PLANS

DATE: 01/11/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/4" = 1'-0"
 SHEET: A2.00