

122 SHELDON ST, EL SEGUNDO, CA 90245

122 SHELDON ST.



VIRTUAL TOUR

**HIGHLY IMPROVED, WELL MAINTAINED CREATIVE OFFICE BUILDING
LOCATED IN SMOKY HOLLOW - WEST DISTRICT
4 BLOCKS FROM MAIN STREET**

For more information,
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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Gateway Business Properties.

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122 SHELDON ST.





EXECUTIVE SUMMARY

Gateway Business Properties is pleased to present a remarkable opportunity to own a beautifully maintained **modern office building, perfectly tailored for creative tech or R&D businesses.** Located in the vibrant **Smoky Hollow West** district, **122 Sheldon Street** sits at the heart of a thriving tech hub known for its innovative spirit.

Situated just minutes from the stunning California coastline, the property provides easy access to **LAX and major freeways,** enhancing connectivity for commuting and logistics. The city of **El Segundo** boasts one of the most favorable corporate tax structures in Southern California, attracting a diverse range of tenants.

The **open, adaptable floor plan** of **122 Sheldon St.** is designed to support modern work environments, providing an excellent canvas for your unique business needs. With **robust electrical systems and mechanical servers** to accommodate technology and creative operations, as well as **ADA compliant features,**

fire sprinklers, and **100% HVAC,** this space can immediately be utilized as collaborative areas, private work environments, or something entirely new.

Enjoy the convenience of **rooftop parking and easy rooftop access** from multiple access points, enhancing the building's functionality. This property not only provides a fantastic workspace but also offers opportunities for outdoor collaboration and relaxation.

With its **premium location and versatile interior,** **122 Sheldon St.** is ideal for businesses and investors looking to capitalize on **El Segundo's vibrant growth** and rich legacy of innovation.

Don't miss out on this **one-of-a-kind opportunity** to invest in a modern space that inspires creativity, and aligns with Smoky Hollow's exceptional environment for **forward-thinking research, creative office, and technology related businesses.**





122 SHELDON ST.





PROPERTY DETAILS

ASKING PRICE \$4,995,000

Size 5,640 SF

Address 122 Sheldon St

City, State and Zip Code El Segundo, CA 90245

Land 5,663 SF

Zoning Smokey Hollow - West

Number of floors Two

Year built 1969

Power 400A 240V 3PH 3W

Tenancy Single

Construction Masonry

HVAC 100%

Lighting Fluorescent

Sprinklers Yes

Parking area Rooftop

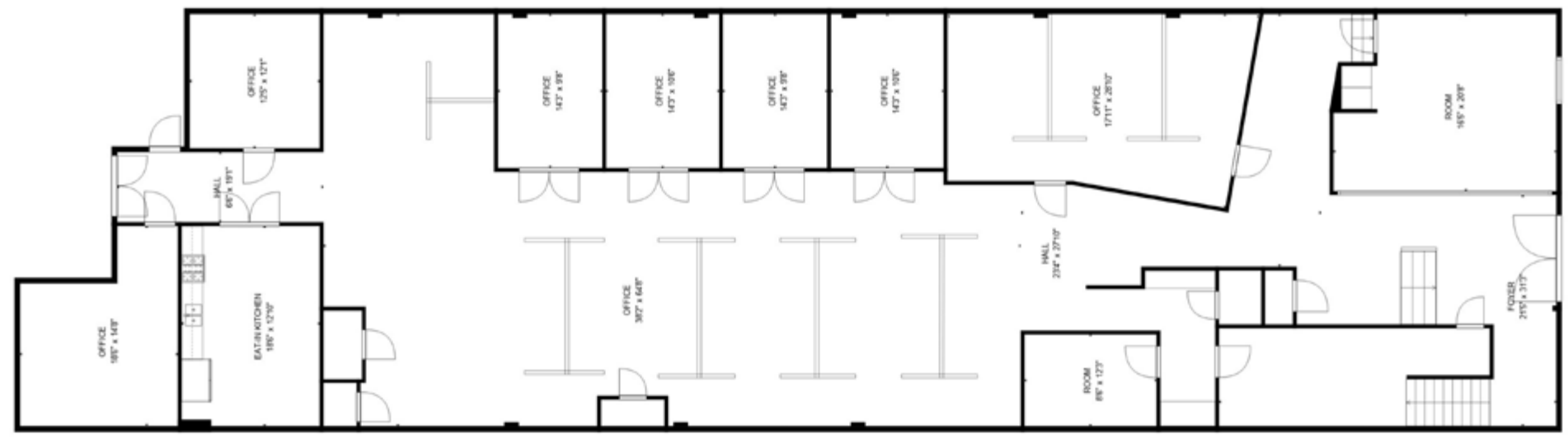
Parking space count 13

Restrooms 3



122 SHELDON ST.

FIRST FLOOR PLAN



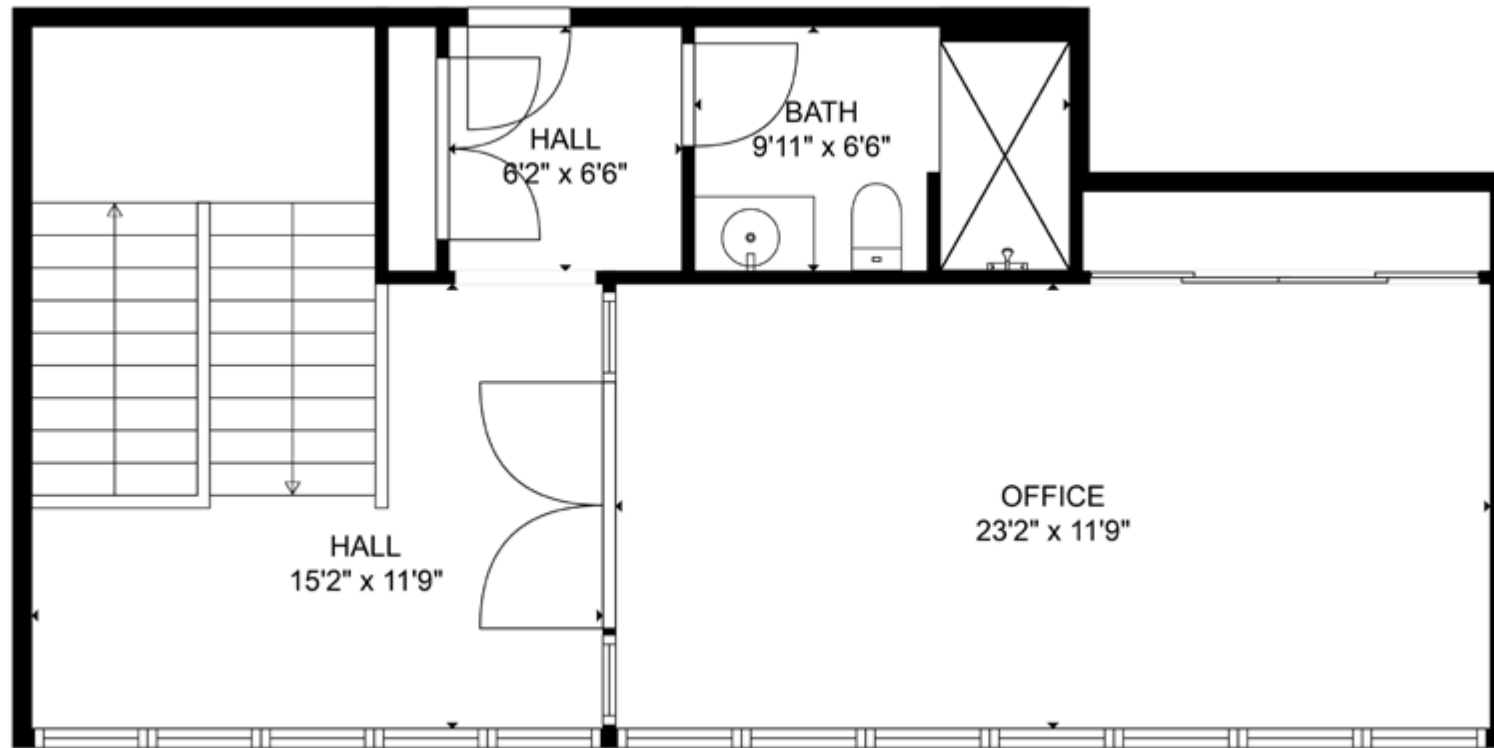
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SECOND FLOOR PLAN

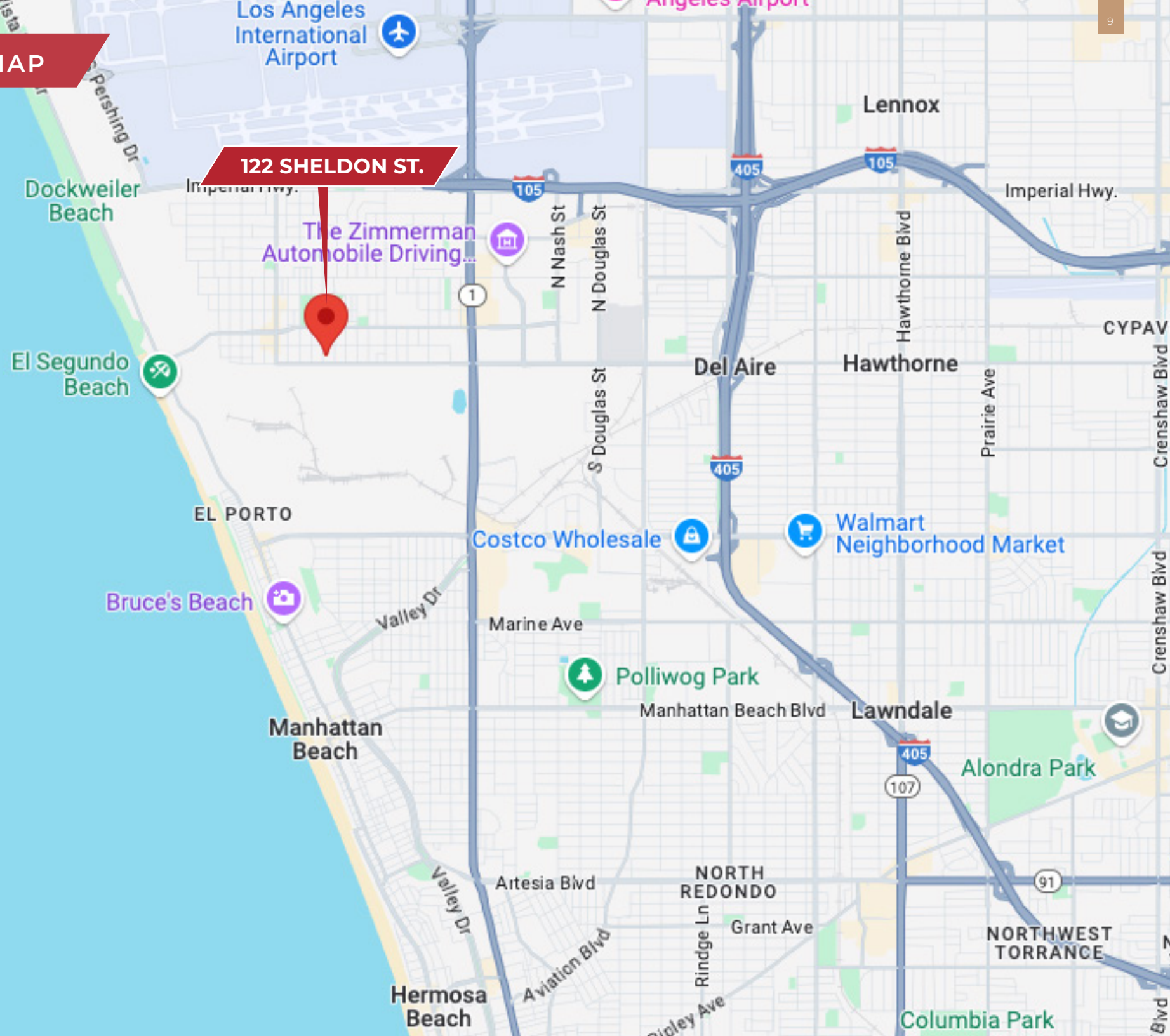


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LOCAL MAP



122 SHELDON ST.

The Zimmerman Automobile Driving...

Bruce's Beach

Costco Wholesale

Walmart Neighborhood Market

Polliwog Park

Alondra Park

Manhattan Beach

Lawndale

Hermosa Beach

Columbia Park

Los Angeles International Airport

Lennox

Del Aire

Hawthorne

NORTH REDONDO

NORTHWEST TORRANCE

Dockweiler Beach

El Segundo Beach

EL PORTO

Marine Ave

Manhattan Beach Blvd

Artesia Blvd

Grant Ave

Imperial Hwy.

N Nash St

N Douglas St

S Douglas St

Hawthorne Blvd

Prairie Ave

CYPAV

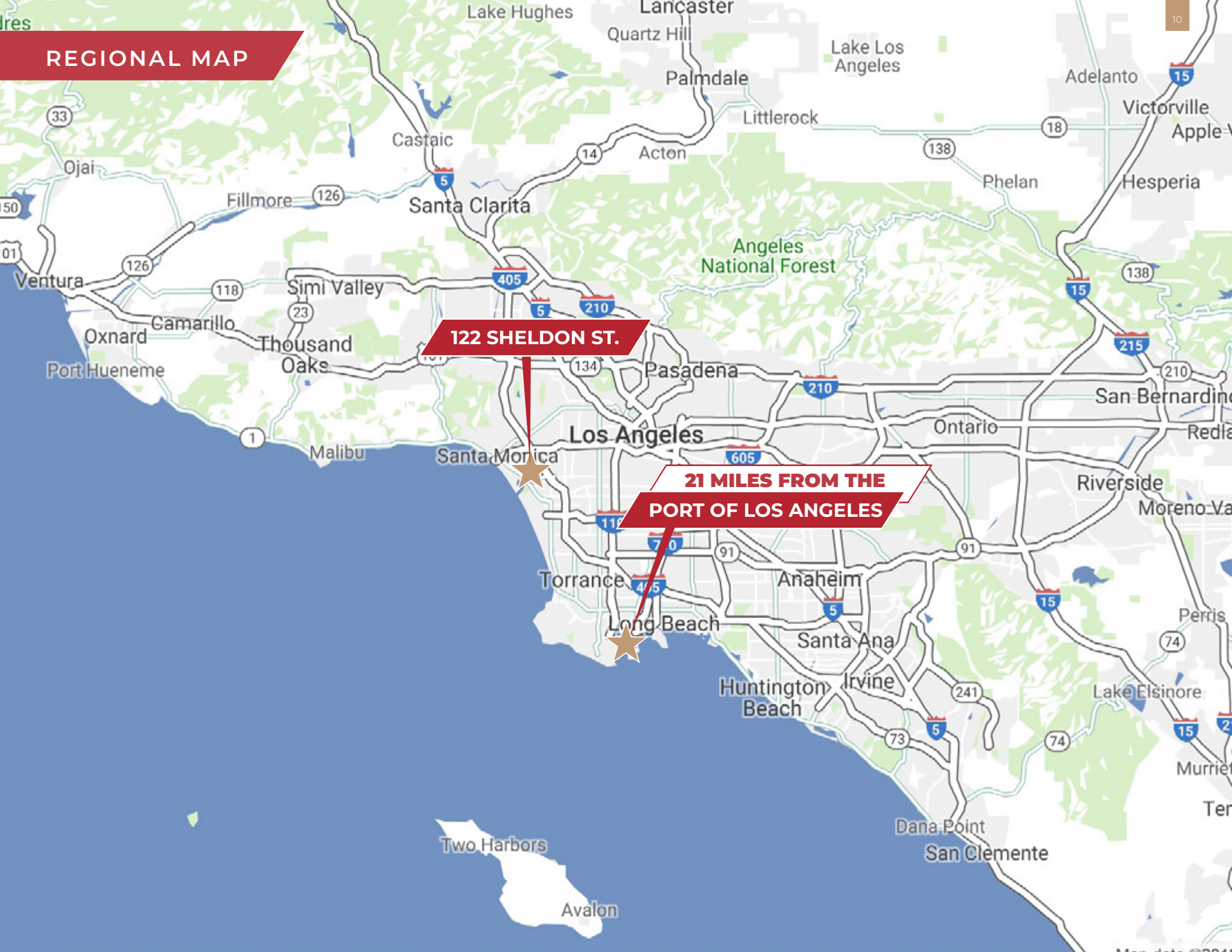
Crenshaw Blvd

Crenshaw Blvd

Bivd



REGIONAL MAP



122 SHELDON ST.

**21 MILES FROM THE
PORT OF LOS ANGELES**

122 SHELDON ST, EL SEGUNDO, CA 90245

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