

FOR SUBLEASE

# 888 NORTH DOUGLAS

EL SEGUNDO'S MOST CREATIVE FLEX FACILITY

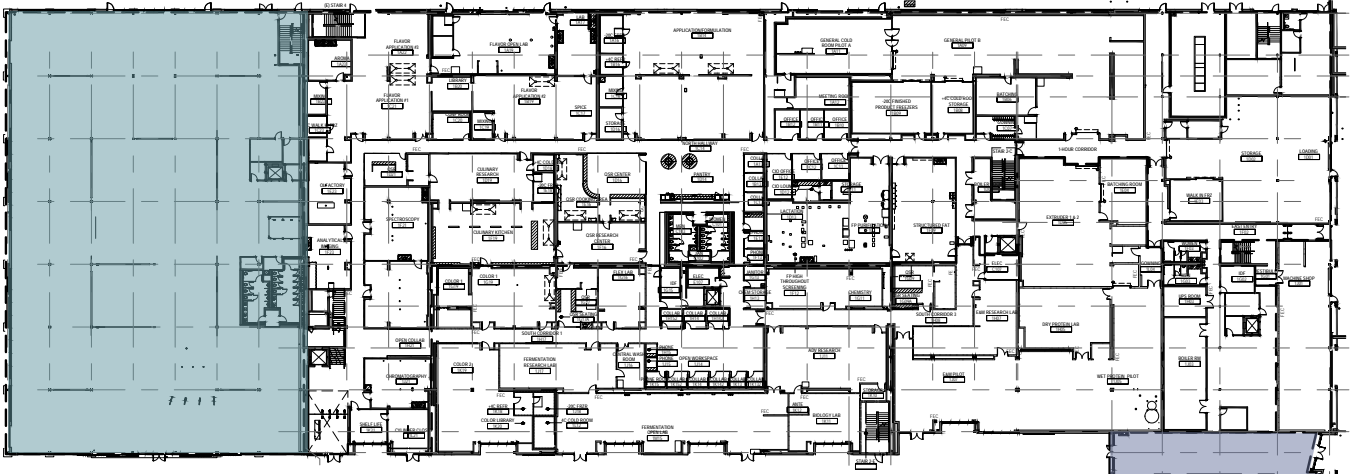
36,611 - 138,386 SF





## KEY HIGHLIGHTS

- Striking architecture including sawtooth ceiling and skylights
- Historic aerospace manufacturing facility converted to creative campus
- Irreplaceable design
- Incredible showcase space
- Visible from the 105 freeway
- Less than a mile south of LAX Airport
- At the intersection of the 105 & 405 freeways
- Adjacent to Metro Green Line and new Crenshaw/LAX stations

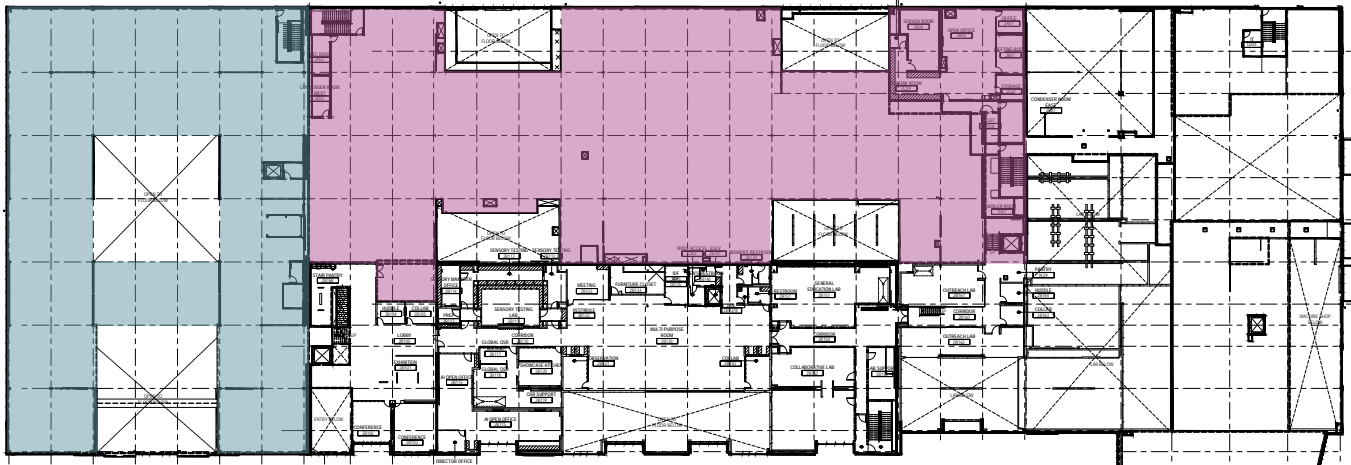


LEVEL 1

# Building Plans

- Phase 2A - 36,611 SF
- Phase 2B - 64,081 SF
- Phase 3 - 37,694 SF

LEVEL 2

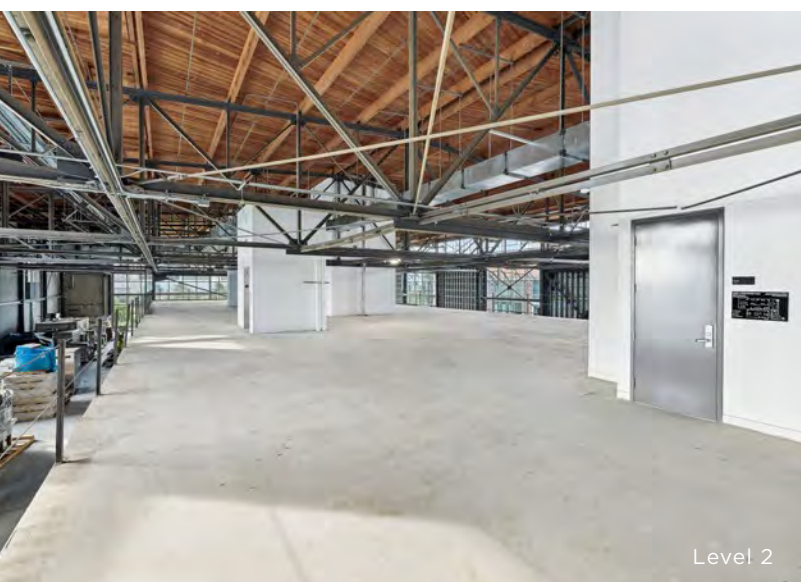




Level 1



Level 1



Level 2



Level 1

## KEY HIGHLIGHTS

- Floor to ceiling glass windows
- Expansive ceiling heights 9' to 25'
- Warm shell condition
- 30' column spacing
- Power: 18W/SF
- HVAC capacity
  - Ground floor: 60 Tons
  - Mezzanine: 25 Tons

## PHASE 2A

**36,611 SF**

Total SF

**10/31/2033**

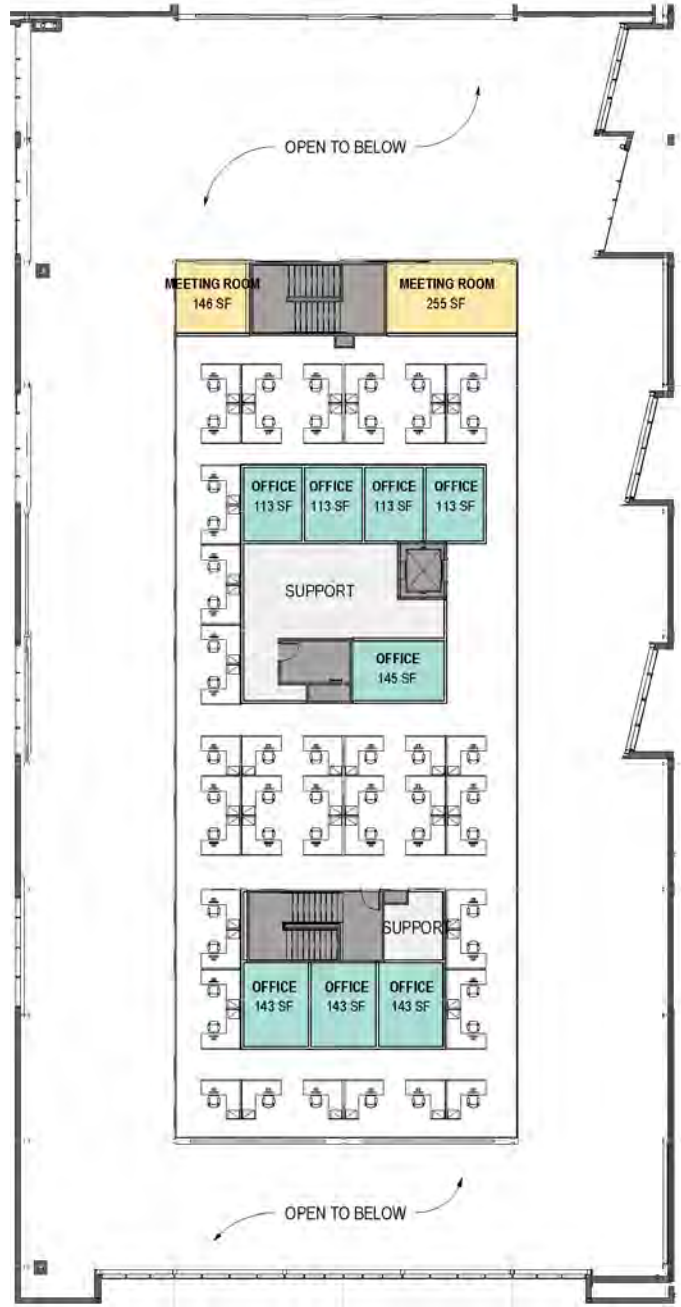
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# Creative & Flexible Layout\*

\*Proposed



PHASE 2A LEVEL 1



PHASE 2A LEVEL 2



## KEY HIGHLIGHTS

- Floor to ceiling glass window line
- Expansive ceiling heights to 25' below roof and 13.5' below mezzanine
- Sawtooth skylights, bridges, catwalks and railway corridors
- Incredible HQ space
- Building identity visible from the 105 freeway
- Beautiful and historic hardwood floors on the second floor
- Warm shell condition

## PHASE 2B

**64,081 SF**

Total SF

**10/31/2033**

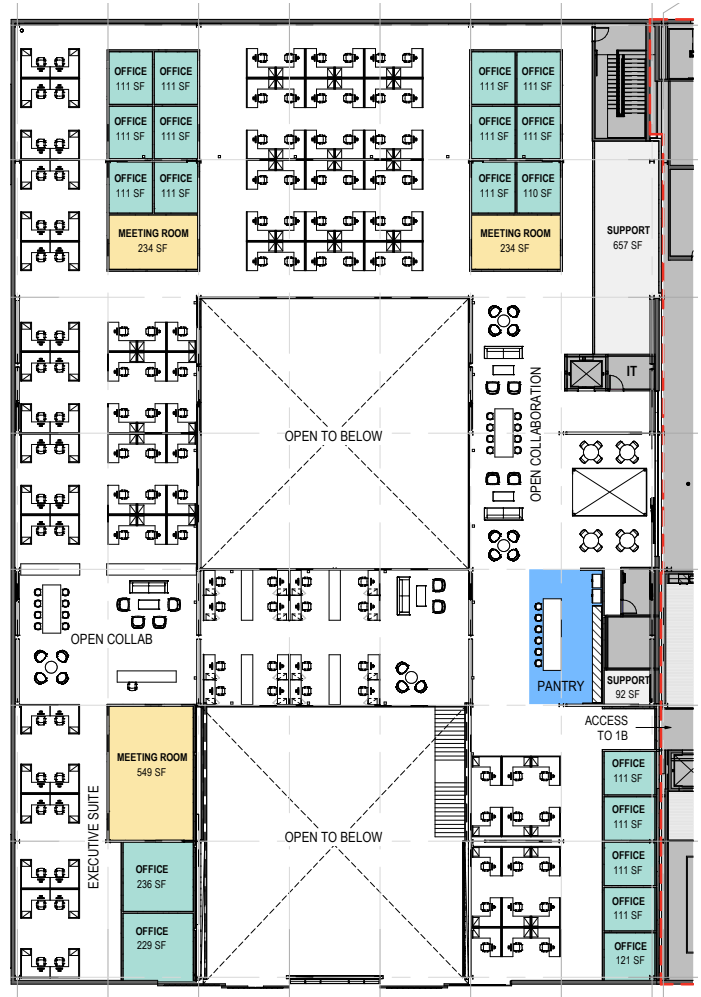
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# Creative & Flexible Layout\*

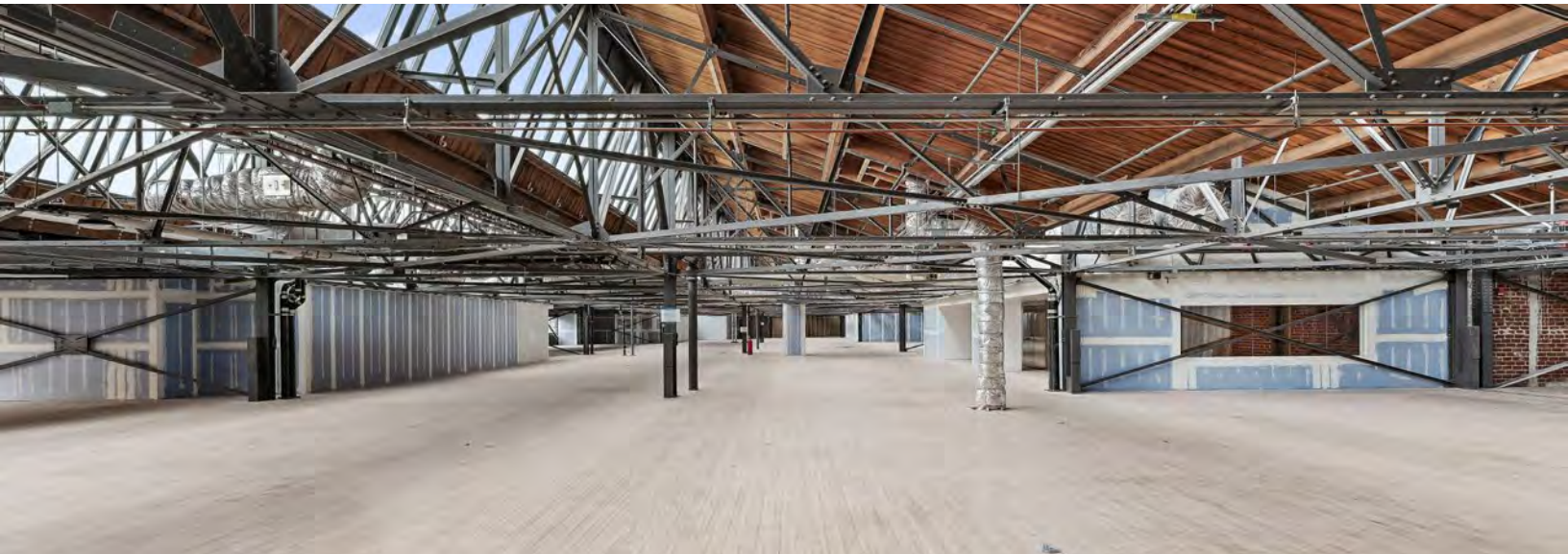
\*Proposed



PHASE 2B LEVEL 1



PHASE 2B LEVEL 2



## KEY HIGHLIGHTS

- Second story offering; shared lobby with sublandlord
- Highly unique and creative space with sawtooth skylights, exposed brick walls, and historic hardwood floors
- Bridges, catwalks and railway corridors
- Abundant natural light
- Warm shell condition

## PHASE 3

**37,694 SF**

Total SF

**10/31/2033**

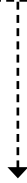
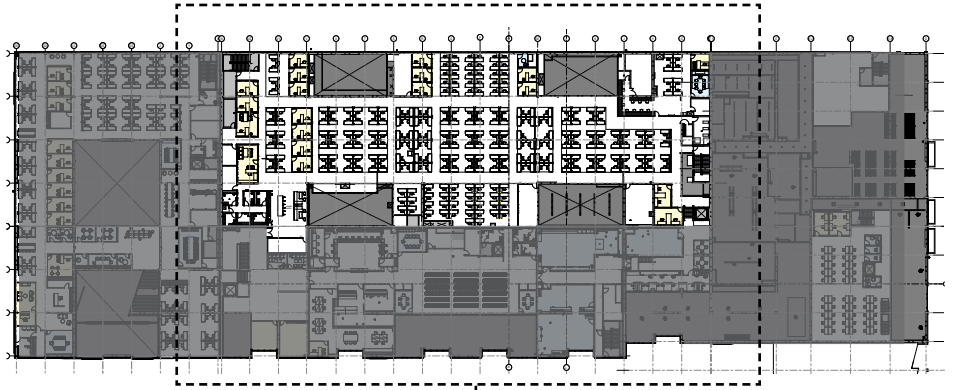
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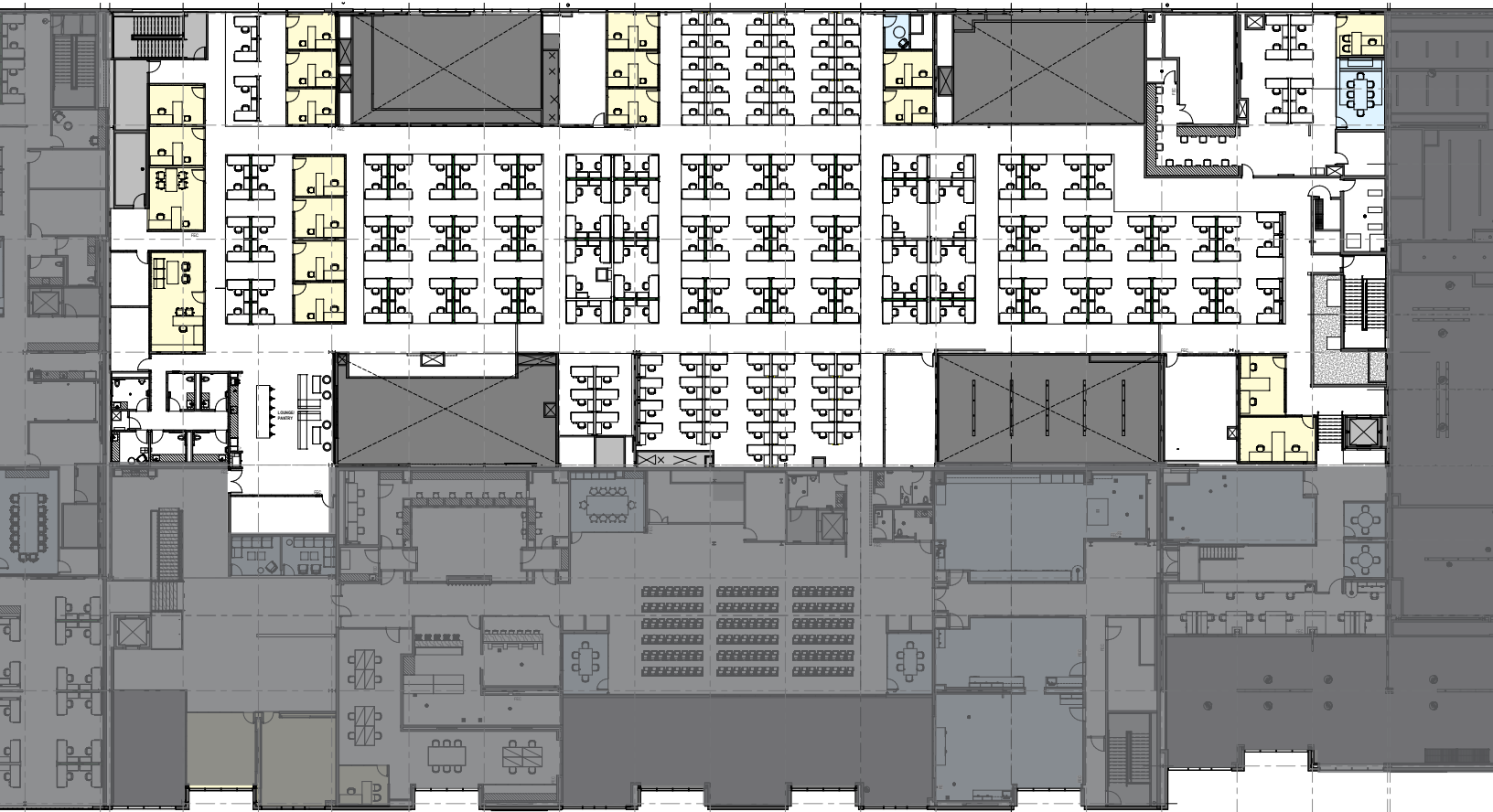
# Creative & Flexible Layout\*

## PHASE 3

- Private Office
- Workstation
- Meeting Rooms



\*Proposed

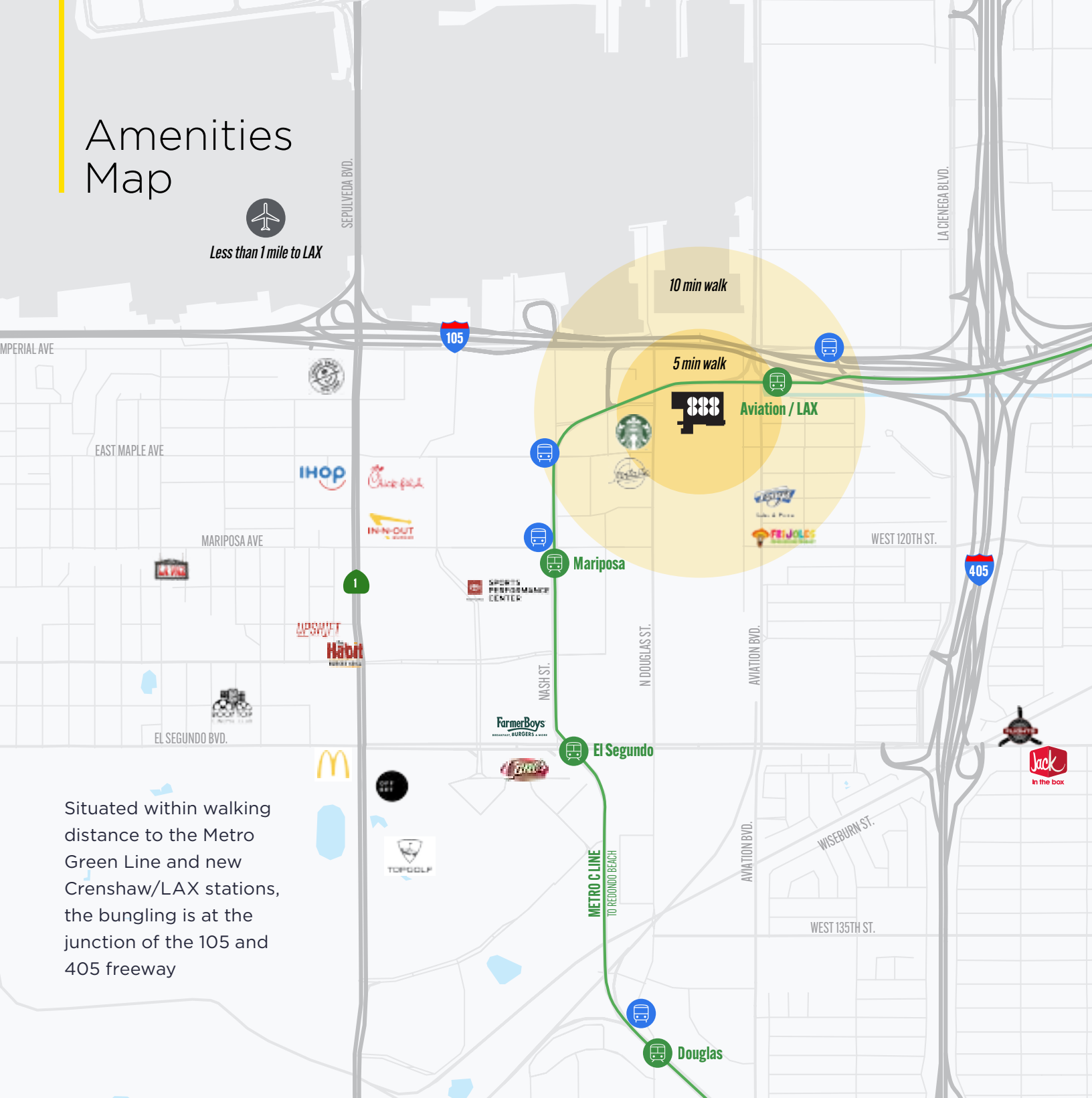




# Amenities Map



Less than 1 mile to LAX



Situated within walking distance to the Metro Green Line and new Crenshaw/LAX stations, the bungling is at the junction of the 105 and 405 freeway



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