



120

KANSAS ST

140

KANSAS ST

1591

E EL SEGUNDO BLVD

1601

E EL SEGUNDO BLVD

STANDARD WORKS INDUSTRIAL/FLEX CAMPUS

LOCATED IN THE SMOKY HOLLOW DISTRICT OF EL SEGUNDO

Secure Campus 12,089 - 79,383 SF FOR LEASE ON 2.99 ACRES
(Expandable by an additional 150,000 SF)

120, 140 KANSAS ST | 1591, 1601 E EL SEGUNDO BLVD

EL SEGUNDO, CA 90245

CBRE



CAMPUS HIGHLIGHTS

- Secure and rare, industrial/flex campus featuring four (4) standalone buildings on 2.99 acres designed for single or multi-tenant occupancy.
- Designed for single or multi-tenant occupancy consisting of 12,089 - 79,383 SF
- High clear heights available (12' - 32')
- Heavy power: 2,000 amps at 480V 3-phase (Tenant to confirm power)
- Unique electricity cost savings opportunity with the 420 kW AC solar system that powers all four buildings. Enough power to be off the grid on sunny days.
- Surrounded by an abundance of amenities in the Smoky Hollow/El Segundo area.



CAMPUS OVERVIEW

The campus consists of four (4) freestanding, industrial/flex buildings totaling ±79,383 SF, situated on ±130,268 SF (2.99 acres) of land in the coastal city of El Segundo, a well-developed hub adjacent to the Beach Cities. The property is located within the Smoky Hollow District, an authentic and historic business zone that has evolved into a vibrant center for creativity and innovation.

Smoky Hollow spans approximately 120 acres, representing just over 3% of El Segundo's total area of 5.5 square miles. This dynamic district offers unmatched connectivity, with LAX, the 105 and 405 freeways only minutes away, making it ideal for businesses with regional and global travel demands.



1601 E EL SEGUNDO BLVD

YEAR BUILT	1947/1960
NET RENTABLE AREA	±31,565 SF*
LAND AREA	±46,317 SF (1.06 AC)
ZONING	M1
CLEAR HEIGHT	±15 - 28 FT

1591 E EL SEGUNDO BLVD - MULTI STORY BUILDING

YEAR BUILT	2016
NET RENTABLE AREA	±14,058 SF*
LAND AREA	±31,565 SF (0.79 AC)
ZONING	M1
CLEAR HEIGHT	±25 - 32 FT

120 KANSAS ST

YEAR BUILT	1958
NET RENTABLE AREA	±21,669 SF*
LAND AREA	±29,671 SF (0.68 AC)
ZONING	M1
CLEAR HEIGHT	±12 FT

140 KANSAS ST

YEAR BUILT	1954/1956
NET RENTABLE AREA	±12,089 SF*
LAND AREA	±19,780 SF (0.45 AC)
ZONING	M1
CLEAR HEIGHT	±12 FT

*Square footage per BOMA

STANDARD WORKS - EAST & WEST CAMPUS

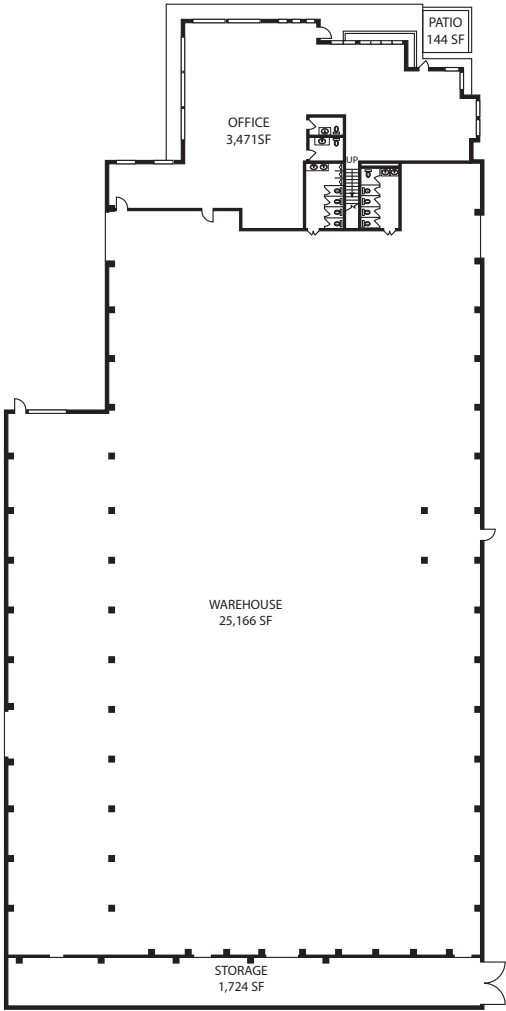
The most transformative project in Smoky Hollow District consist of nine (9) acres and +300,000 SF with ability to expand another 150,000 SF.



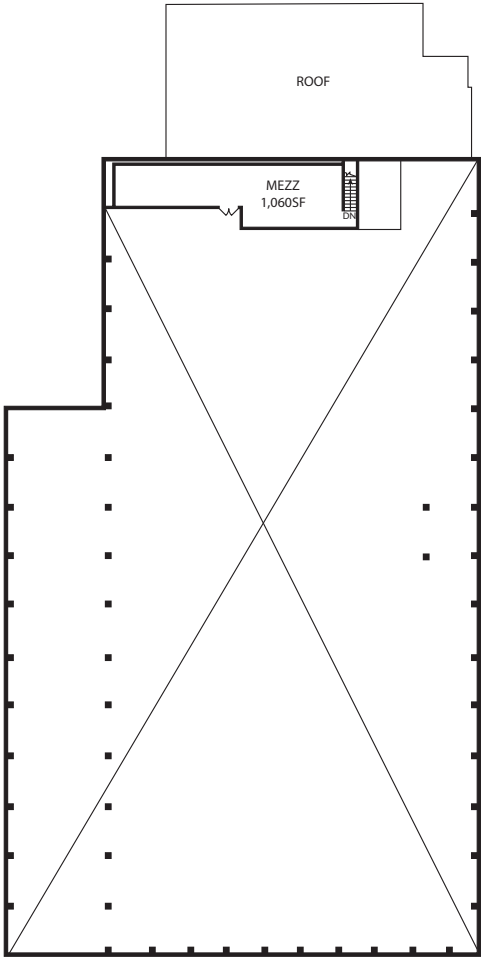
FLOOR PLANS

1601 EL SEGUNDO 31,565 SF

- Office SF: 3,471
- Warehouse SF: 26,890
- Mezz SF: 1,060
- Total SF: 31,565
- Loading: 3 GL



FIRST FLOOR



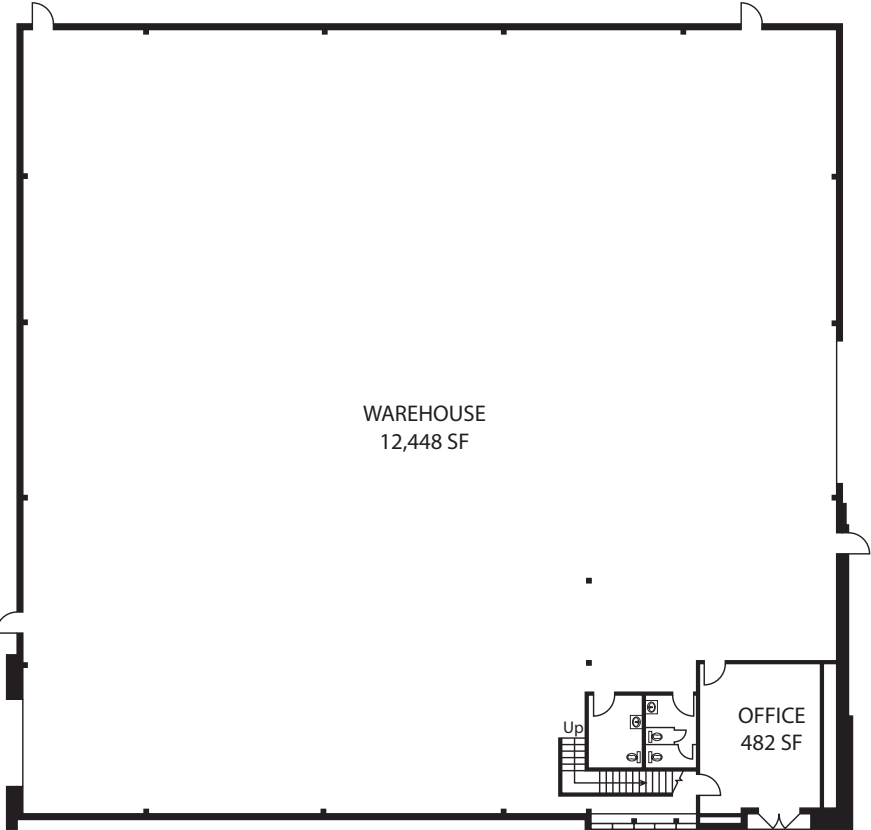
SECOND FLOOR

FLOOR PLANS

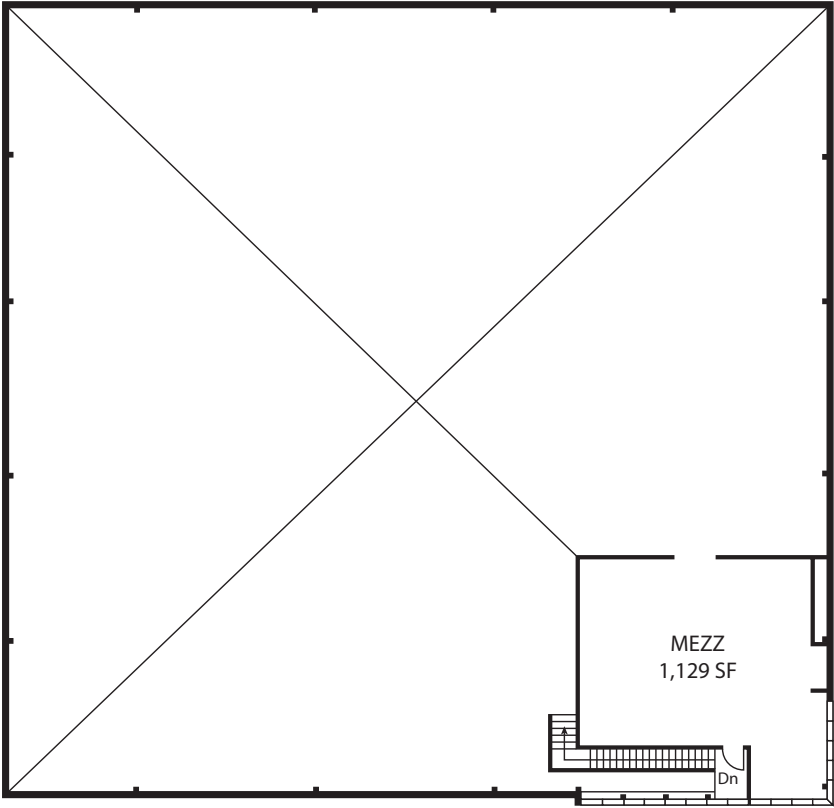
1591 EL SEGUNDO

14,058 SF

- Office SF: 482
- Warehouse SF: 12,448
- Mezz SF: 1,129
- Total SF: 14,058
- Loading: 1 GL



FIRST FLOOR



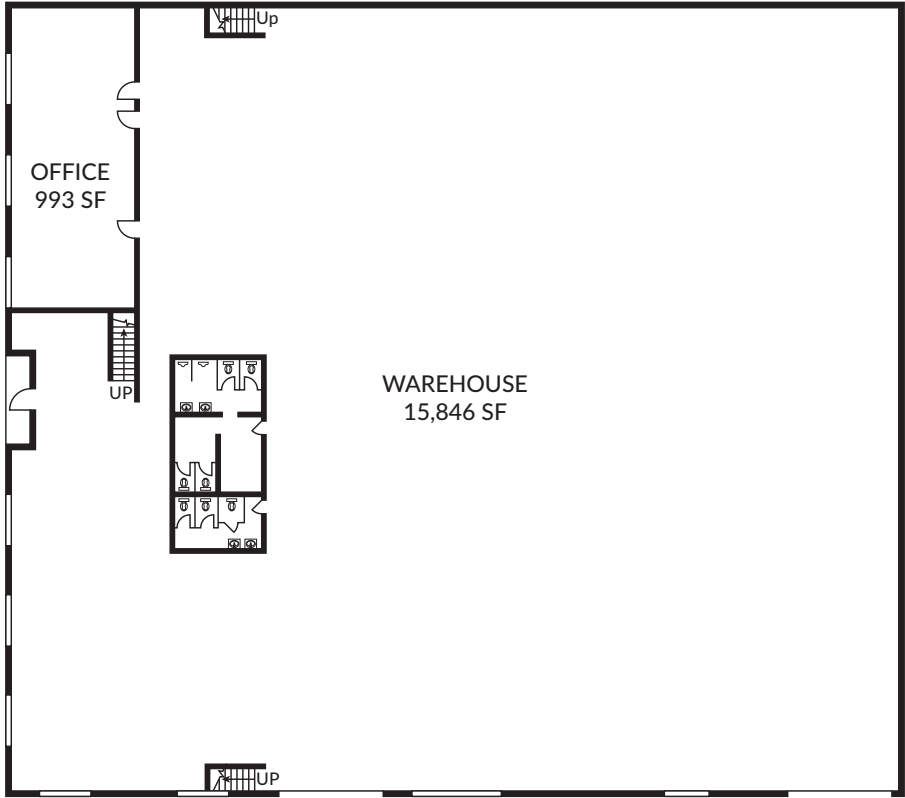
SECOND FLOOR

FLOOR PLANS

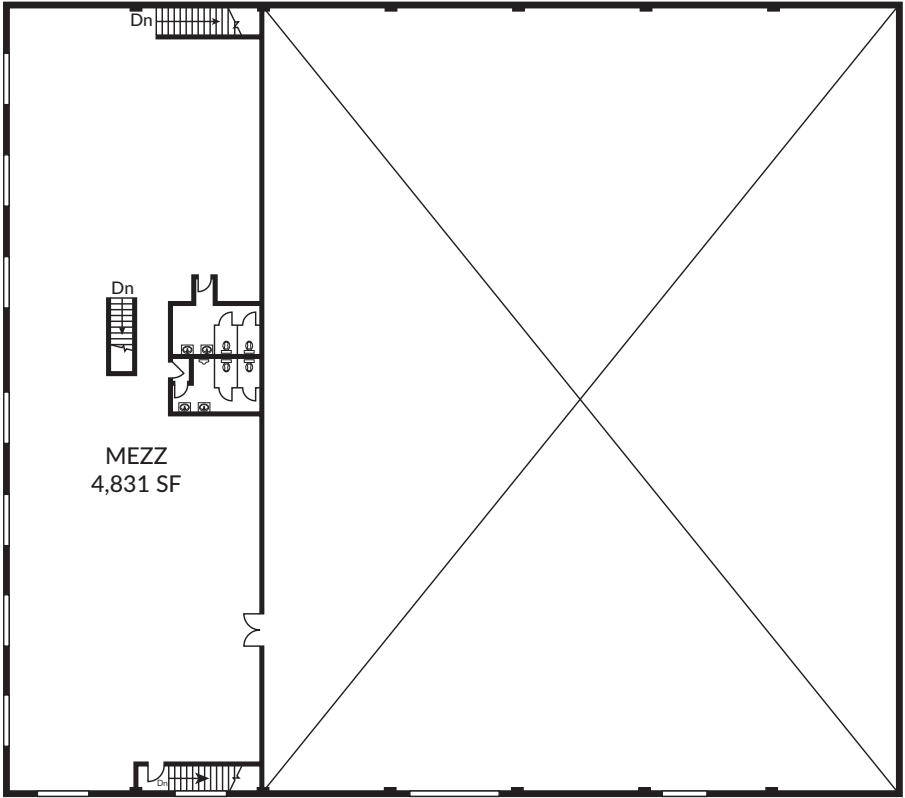
120 KANSAS

21,669 SF

- Office SF: 993
- Warehouse SF: 15,846
- Mezz SF: 4,831
- Total SF: 21,669
- Loading: 3 DHL



FIRST FLOOR

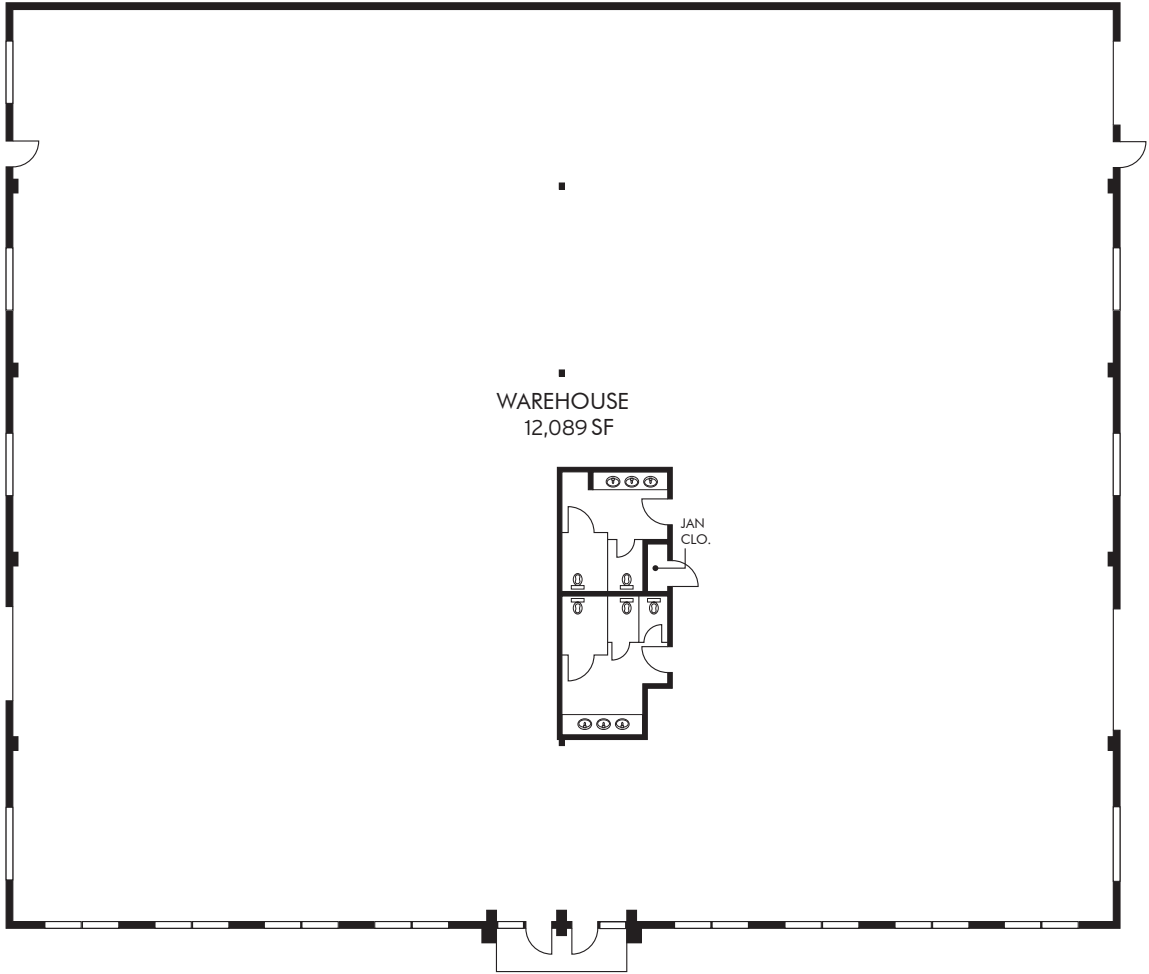


SECOND FLOOR

FLOOR PLANS

140 KANSAS 12,089 SF

- Office SF: N/A
- Warehouse SF: 12,089
- Mezz SF: N/A
- Total SF: 12,089
- Loading: 1 GL



FIRST FLOOR



1601 E EL SEGUNDO BLVD



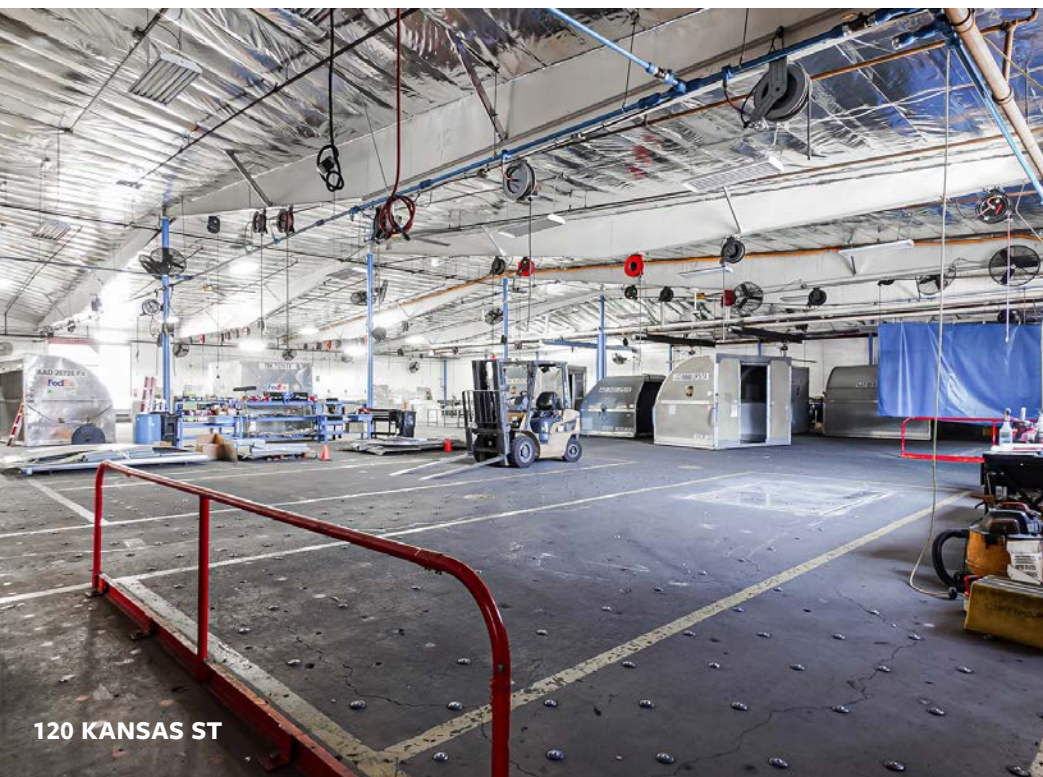
1591 E EL SEGUNDO BLVD



120 KANSAS ST



140 KANSAS ST



STANDARD WORKS EAST CAMPUS

1591

E EL SEGUNDO BLVD

120

KANSAS ST

140

KANSAS ST

1601

E EL SEGUNDO BLVD



EL SEGUNDO MARKET OVERVIEW

The property is located in the South Bay's El Segundo Smoky Hollow district. El Segundo is the largest and most diverse submarket within Los Angeles - South Bay and consistently outperforms the overall market.



Business-Friendly
ENVIRONMENT



Top-Rated
SCHOOLS



PROXIMITY TO
PREFERRED RESIDENTIAL
Communities



Diverse
INDUSTRY CLUSTERS



Transit-ORIENTED



OUTSTANDING
Access



Affluent
DEMOGRAPHICS



Strong
AMENITY BASE





SMOKY HOLLOW OVERVIEW

Formerly an industrial area with a rich history serving the defense, aerospace, and petroleum industries, Smoky Hollow has emerged as one of the most desirable creative/R&D hubs in the Los Angeles South Bay.

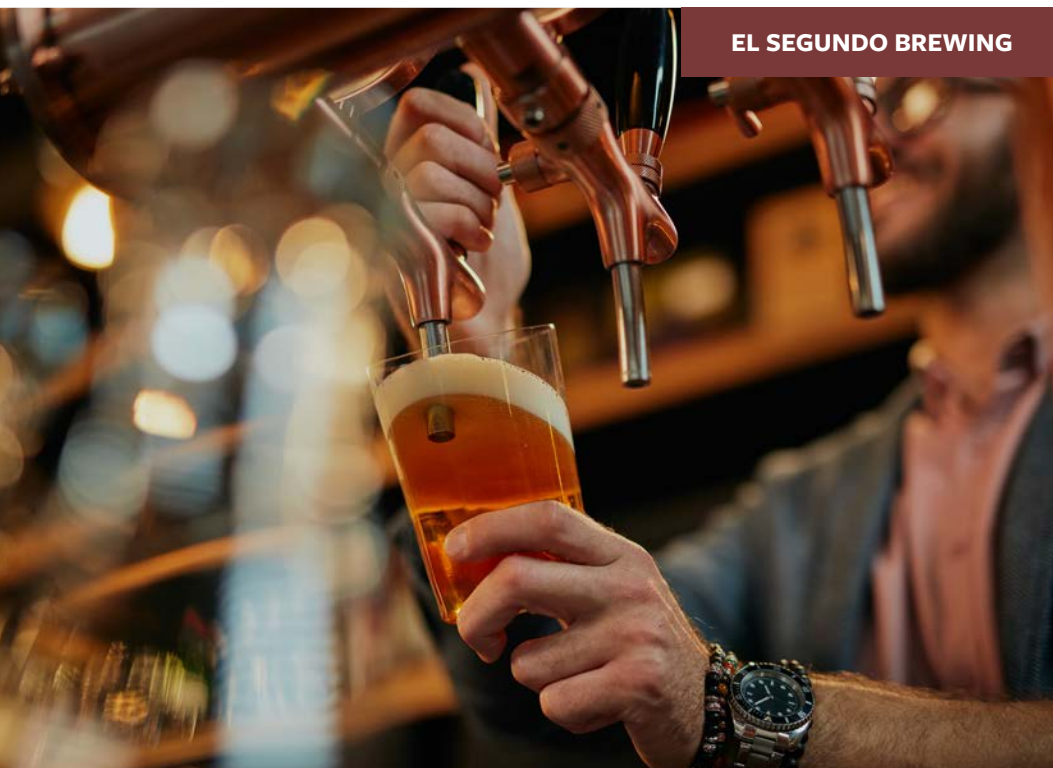
The name “Smoky Hollow” references the very origins of the City of El Segundo, which took its name in the early 20th century from its status as home to “the second,” Standard Oil refinery on the West Coast.

Smoky Hollow offers a walkable, high-character, amenity-rich environment featuring some of the El Segundo’s best entertainment, nightlife, and dining options.

The City of El Segundo has continuously supported growth in the area through its “Smoky Hollow Specific Plan”, a 120-acre district bounded by Sepulveda Boulevard, El Segundo Boulevard, Main Street, and Holly Avenue.

The area is characterized by a pattern of traditional industrial buildings, typically built over 50 years ago, and some newer structures. Smoky Hollow offers smaller warehouse and light manufacturing buildings that have been re-purposed into beautiful creative spaces with open space plans and soaring bow-truss ceilings or newly built, ultra-modern spaces.

The mix of old and new is enticing to prospective businesses and visitors to the district. Incubator, creative, and knowledge-based businesses are attracted to these types of building forms and the funky, eclectic nature of Smoky Hollow.



EL SEGUNDO BREWING

STANDARD WORKS INDUSTRIAL/FLEX CAMPUS

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EL SEGUNDO, CA 90245

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