

FOR SALE | ELEVON CONCOURSE

CREATIVE OFFICE CONDO

721-723 N. DOUGLAS ST., EL SEGUNDO, CA



NEWMARK

GEOFF LUDWIG

Exec. Managing Director
t 310-491-2077
geoff.ludwig@nrmk.com
CA RE Lic. #01232244

ERIC LASTITION

Exec. Managing Director
t 310-491-2047
eric.lastition@nrmk.com
CA RE Lic. #01119647

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NEWMARK

RECEPTION

721-723 N. DOUGLAS ST., EL SEGUNDO, CA

SUITE HIGHLIGHTS



Modern creative office space in a corner end unit with 2nd floor elevator service and stair access



Efficient rectangular layout including reception, perimeter offices, conference, bullpen, and kitchen



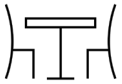
Bright suite with high open ceilings, concrete floor, and natural light from the north, west, and east windows



Solid branding opportunity for highly visible eyebrow signage above suite facing N. Douglas St.



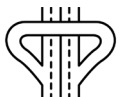
Ample unreserved 3.3/1,000 parking spaces located directly in front of the building and throughout the property



Beautiful views from the #1,000 SF furnished roof deck, exclusive for the tenants of 721-723 N. Douglas St.



Adjacent to the Lakers UCLA Health Training Center and Campus El Segundo Athletic Fields



Excellent location with easy ingress/egress and within minutes to LAX Airport and the 105 and 405 freeways



BULLPEN

NEWMARK

721-723 N. DOUGLAS ST., EL SEGUNDO, CA

OFFICE DETAILS

RENTABLE SQUARE FEET

3,690 RSF

BUILDING LAYOUT

2nd Floor | Office

YEAR BUILT

2015

PARKING RATIO

3.3/1,000

CONDITION

Full Build Out

APN

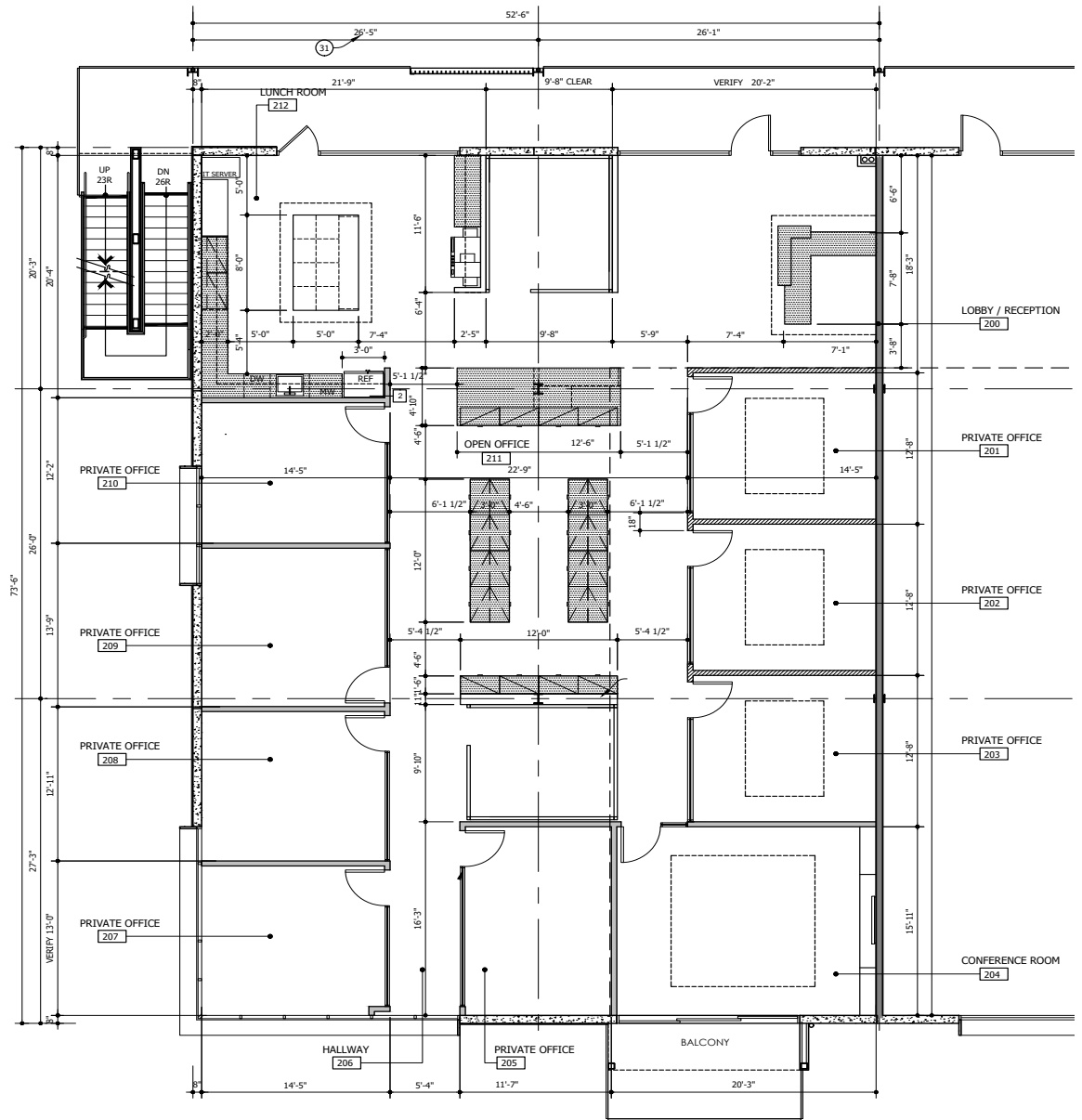
4138-031-034, 4138-031-035

SALE PRICE

\$3,136,500.00 (\$850.00 PSF)



Press Play
for Virtual Tour



721-723 N. DOUGLAS ST., EL SEGUNDO, CA



CONFERENCE



KITCHEN



CORNER OFFICE



INTERIOR OFFICE

NEWMARK

721-723 N. DOUGLAS ST., EL SEGUNDO, CA

SITE MAP



701-723 N. DOUGLAS NEIGHBORS

First Floor

- 703 Career Movement Partners
- 707 Bob Bain Productions, Inc.
- 709 Motion Media, LLC
- 713 El Segundo Dermatology

Second Floor

- 715 BioDiscovery, Inc.
- 715-B L.A. Libations
- 717 Law Offices of Neil M. Howard

721-723 SUBJECT PROPERTY

721-723 N. DOUGLAS ST., EL SEGUNDO, CA

ELEVON CONCOURSE AMENITIES

GARDEN ROOMS AND OUTDOOR OFFICES

Garden rooms, designed for small group gatherings, can expand for larger groups, and WiFi enabled campus with fiber speed up to 100 Gbps.

FIRE PAVILION

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

RETAIL OPTIONS

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

HEALTHY LIFESTYLE

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

K9 FRIENDLY

Expansive garden spaces and open areas to explore, grass to roll on, and comfort stations conveniently located on-site for canine visitors.

CHARGING STATIONS

Access to electric vehicle charging stations conveniently located on the campus are one of the many sustainable amenities at Elevon Concourse.



721-723 N. DOUGLAS ST., EL SEGUNDO, CA

LOCAL AMENITIES

DOWNTOWN EL SEGUNDO

- | | |
|------------------------------|-----------------------------|
| Restaurants | Japonica |
| Ali'i Fish Company | Kagura |
| Big Mike's | Kreation Juicery |
| Blue Butterfly Coffee | Metro Cafe |
| Brewport Tap House | Pho Dreams |
| Britt's BBQ | Porterhouse Bourbon & Bones |
| Chef Hannes | Richmond Bar & Grill |
| Chicken Dijon | Rinaldi's |
| Deluca Trattoria | Rock N Brews |
| El Gringo | Sausal |
| El Segundo Brewing Co. | Second City Bistro |
| El Tarasco | Southwest Bread |
| Ensenada's Surf N Turf Grill | Stuft Pizza |
| Fantastic Cafe | Tavern on Main |
| Good Stuff | The Slice & Pint |
| Hana Haru Sushi | Toast Cafe |
| Indian Summer | Two Guns Kitchen |
| Jame | Wendy's Place Cafe |

OPEN EL SEGUNDO

- Restaurants**
- Chicken Confidential
 - Five Guys
 - Malibu Eatery
 - Rubio's Coastal Grill
 - Silverback Coffee
 - The Kebab Shop

PLAZA EL SEGUNDO

- | | |
|-----------------------|------------------------------|
| Retail | Services |
| HomeGoods | Barry's Bootcamp |
| Nordstrom Rack | Chase Bank |
| PetSmart | CodeNinjas |
| The Container Store | Drybar |
| ULTA | Fidelity Investments |
| Whole Foods Market | Hammer Nails |
| | Hot Yoga |
| Restaurants | Legacy Dance Academy |
| California Fish Grill | Miracle Smile |
| goop kitchen | One Medical |
| Marmalade Cafe | Orange Twist |
| Oath Pizza | Simply Nail Bar |
| Pinkberry | Snip-its Kids Hair Salon/Spa |
| Sauced BBQ & Spirits | Stretch Lab |
| Starbucks | Sylvan Learning |
| The Veggie Grill | The Now Massage Boutique |

THE POINT

- | | |
|---------------------|-----------------------|
| Retail | Restaurants |
| Allbirds | Cava |
| Athleta | Hopdoddy Burger Bar |
| Bonobos | Lil Simmy's |
| cotopaxi | Little Sister |
| Evereve | Mendocino Farms |
| Kendra Scott | North Italia |
| Lululemon | Peet's Coffee & tea |
| Madewell | Pressed Juicery |
| Nike | Tocaya Organica |
| No Rest for Bridget | True Food Kitchen |
| OuterKnown | VanLeeuwen Ice Cream |
| Papirusauce | |
| Rabbit Ladders | Services |
| State & Liberty | Bellaacures |
| Sugarfina | Blue Mercury Skincare |
| Warby Parker | Pause |
| Yeti | Soulcycle |
| | Vicara Aveda Salonspa |

721-723 N. DOUGLAS ST.

- Retail**
- Walgreens

- Restaurants**
- The Habit Burger Grill
 - Chipotle Mexican Grill

APOLLO LANDING

- Restaurants**
- Calo Kitchen + Tequila
 - Philz Coffee
 - Randy's Donuts
 - Shake Shack
 - Tendergreens

CONTINENTAL PARK

- | | |
|--------------------|----------------------------|
| Restaurants | Services |
| Chin Chin | Bay Club |
| Eddie V's | Bank of Manhattan |
| Fleming's | Chase Bank |
| Fogo de Chao | Murad Inclusive Health Spa |
| Nomad Eatery | Orangetheory Fitness |
| Noah's Bagels | Sola Salons |
| Trimana | |
| Paul Martin's | |
| Starbucks | |

- Restaurants**
- Bread & Butter
 - El Pollo Loco
 - Express Chinese Food
 - Jersey Mike's Subs
 - Petit Cafe
 - Sansai Japanese
 - Starbucks
 - Subway
 - Wiki Wiki Hawaiian BBQ

- Services**
- Ralphs
 - Anytime Fitness
 - Mathnasi

ELEVON

- Retail**
- Lakers Team Shop
- Restaurants**
- Bowlology
 - Eat Fantastic
 - Grill by Petros
 - Kaya Sushi
 - Noah's Bagels
 - One Poke
 - Starbucks
 - Subway
 - The Flame Broiler
- Services**
- Hollyway Cleaners
 - El Segundo Dermatology
 - Picture Perfect Lashes

MANHATTAN GATEWAY

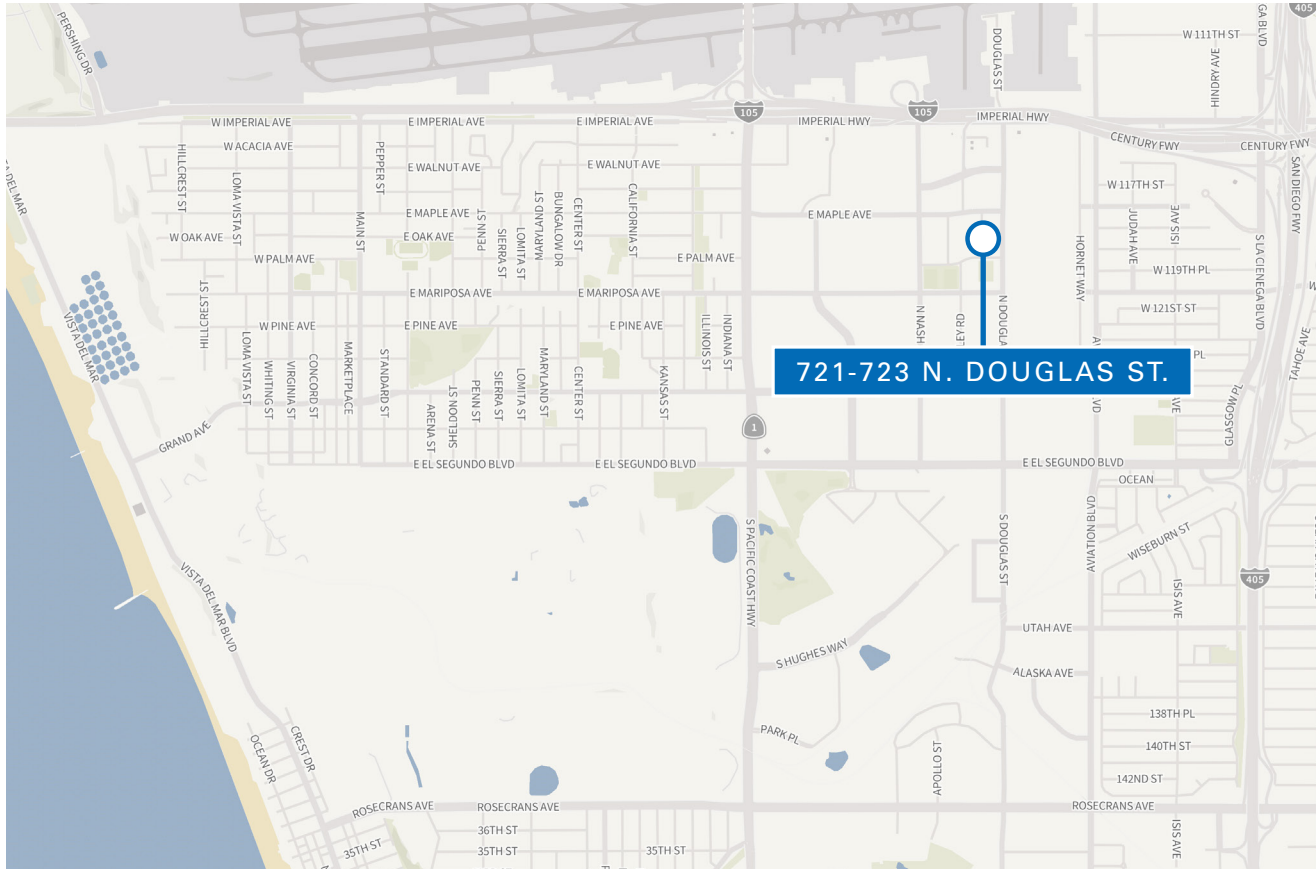
- Retail**
- Barnes & Noble
 - BevMo
 - Mother's Market
 - Office Depot
 - Old Navy
 - REI
 - The Vitamin Shoppe
 - Trader Joe's
- Restaurants**
- Ill Fornaio
 - Cafe Rio Mexican Grill

MANHATTAN MARKETPLACE

- | | |
|------------------------|------------------------------|
| Retail | The Hummus Factory |
| Bristol Farms | The Rice Teriyaki Sushi Roll |
| CVS Pharmacy | Union Pizza Company |
| Helen Cycles | Yogurtland |
| GNC | |
| Martin's Jewelry | Services |
| | Chase (ATM) |
| Restaurants | European Wax Center |
| Jamba Juice | Floyd's 99 Barbershop |
| Lido Di Manhattan | Massage Envy |
| Nothing Bundt Cakes | OneWest Bank |
| Pachanga Mexican Grill | Planet Beauty |
| Tendergreens | The Lash Lounge |

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LOCATION MAP



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