

Brickworks

at Smoky Hollow



 OCEAN WEST

MADISON PARTNERS

CBRE

Brickworks

at Smoky Hollow

Envision a workplace with a bustling atmosphere, seamless indoor/outdoor transitions, ample natural light, and generous parking. Smoky Hollow is poised to deliver an unparalleled flex campus building experience within its category, setting a new standard for free-standing work environments.



Creative Flex Campus featuring 19,000 SF - 75,274 SF of available flex space as part of larger 5 Acre Creative Campus 4 Buildings on 5 Acres



Flexible loading warehouse design featuring 12' to 31' ceilings



Seismically upgraded and fully sprinkled



Patios and outdoor amenity areas



Surface and structure parking with electrical charging stations



Above standard power

YOUR NEW CAMPUS



CURRENT AVAILABILITIES



PROJECT DETAILS

Lot Area

202,808 RSF (5.07 acres)
Seismically upgraded and fully sprinkled

Rent

Negotiable

Parking

309 spaces*
1.5/1,000 parking ratio

Building Features

Multiple dock, high and street level zones
12' - 32' ceiling heights

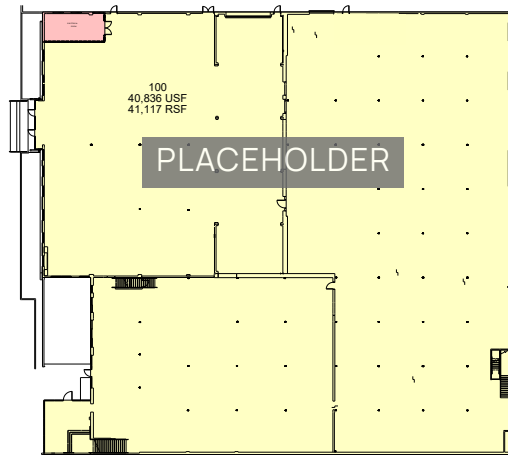
128
Building
Available Q3 2025

Address
128 Maryland Street
Building Area
56,247 SF
(equipment rated for 2000 amp
480/277)

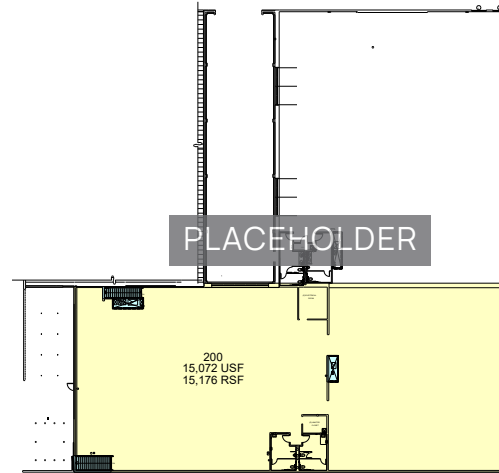
132
Building
Available Q3 2025
To be Built

Address
132 Maryland Street
Building Area
19,000 SF
(equipment rated for 1000 amp
277/480 volt)

1ST FLOOR



2ND FLOOR



128

Building

Available Q3 2025

Address

128 Maryland Street

Building Area

56,274 SF

1st Floor - 41,185 SF

2nd Floor - 15,089 SF

± 3,500 SF of 32' high bay space

± 37,709 of 12-27' ceiling heights on ground floor

Power: Equipment rated for 2000 amp 480/277 3 phase 4-wire

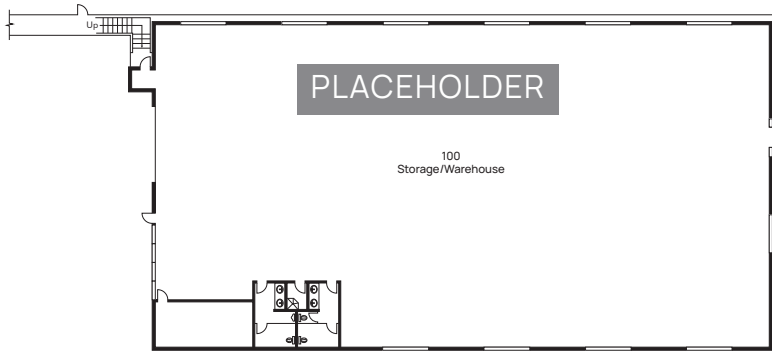
Dedicated lobby

5 roll-up doors

Seismically upgraded and fully sprinkled



1ST FLOOR



132

Building

Available Q3 2025

Address

132 Maryland Street

Building Area

19,000 SF (includes 5,000 SF Mezzanine)

± 9,500 SF of 29' high bay space

Power: Equipment rated for 1000 amp 277/480
volt

1 roll-up door

Seismically upgraded and fully sprinkled





PACIFIC OCEAN

GET THERE FASTER



Minutes from
Metro Station



Quick Access to
405 & 105 Freeways



2 Miles to LAX

SHOPPING

COFFEE

Eateries

FITNESS

MANHATTAN BEACH

MANHATTAN BEACH BLVD



Brickworks

at Smoky Hollow

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 hubs in the South Bay and Lower Westside markets.



Parking Garage



Parking Garage



133 Center St

Brickworks

at Smoky Hollow

A CREATIVE FLEX SPACE

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CBRE