

**FOR LEASE
±30,170 RSF**

**TEAM
CONDON**

alexa • amara • brittany • erica
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**12831 WEBER WAY &
3330 W. EL SEGUNDO BLVD.**

HAWTHORNE, CA

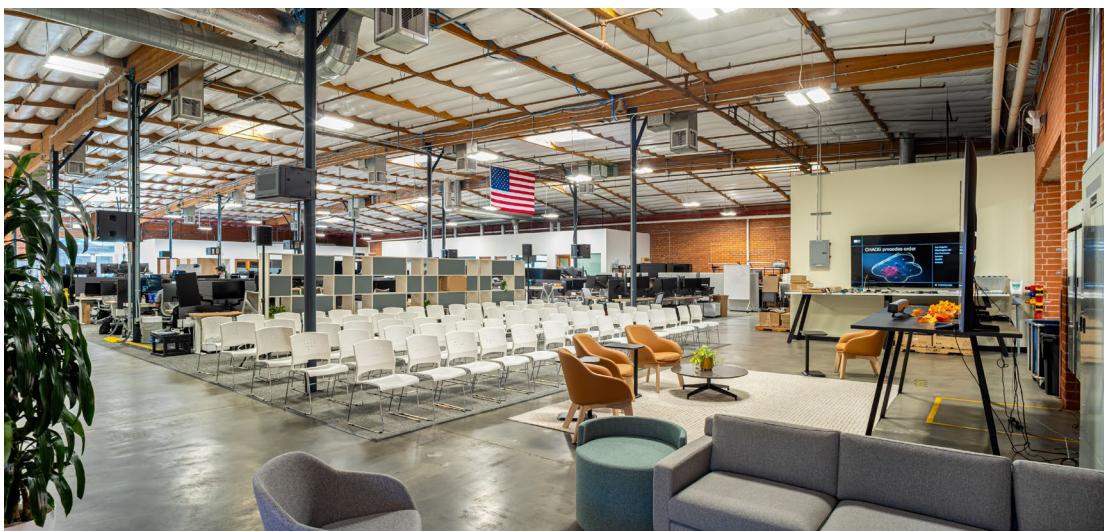
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PROPERTY HIGHLIGHTS

- **Two-Building R&D Campus:** ±30,170 RSF across 12831 Weber Way (±16,170 SF) and 3330 W. El Segundo Blvd. (±14,000 SF)
- **High-Performance Infrastructure:** Designed for aerospace, defense, and advanced manufacturing users
- **Modern Creative Buildout:** Newly renovated creative/R&D spaces with polished concrete floors, modern lighting, and open, flexible layouts
- **Architectural Character:** Soaring bow-truss ceilings with skylights (measurements available upon request)
- **Functional Design:** Includes roll-up doors, multiple conference rooms, collaboration areas, and a modern kitchen
- **Heavy Power Capacity:** Combined 1,200 amps serving both Weber Way and El Segundo buildings
- **Ample Parking:** Approx. 75 on-site spaces, with exclusive use of the primary lot serving both buildings
- **Prime Aerospace Cluster:** Steps from SpaceX and Tesla, within Hawthorne's growing aerospace and tech corridor
- **Exceptional Access:** Minutes from LAX, SoFi Stadium, and major freeways (405 / 105 / 110)
- **Strategic Connectivity:** Central to Southern California's aerospace ecosystem, with direct Metro access to LAX
- **Lease Rate:** \$2.65 NNN



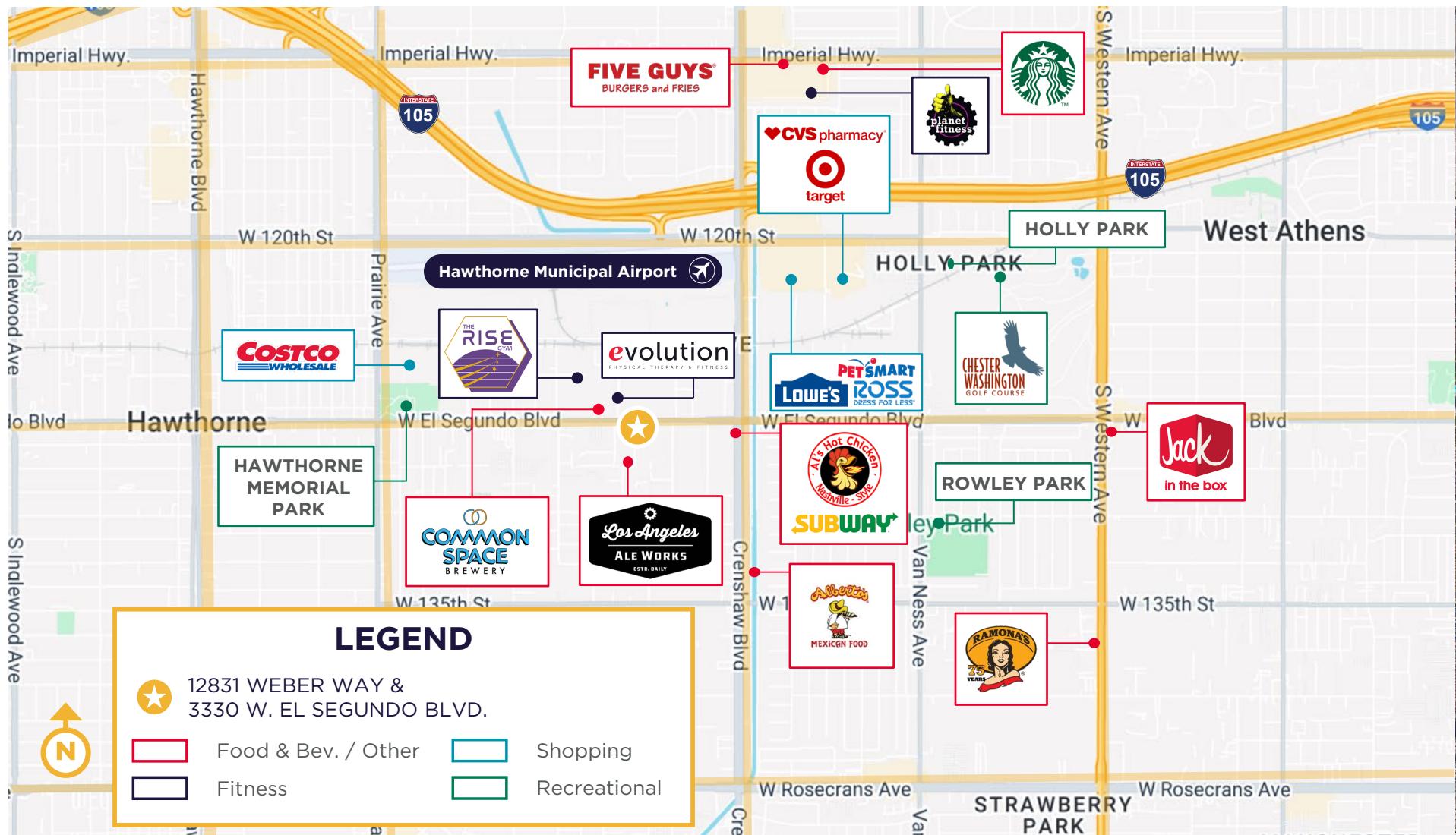
PROPERTY PHOTOS



PROPERTY PHOTOS



AMENITIES MAP



AREA SUMMARY

Located in the heart of the South Bay's rapidly evolving aerospace and technology corridor, Hawthorne has become one of Los Angeles' most dynamic innovation hubs. The area is home to industry leaders such as SpaceX, Tesla, Ring, and Relativity Space, alongside a growing cluster of advanced manufacturing, EV, and defense technology firms. Its proximity to LAX, the Port of Los Angeles, and major freeways (405, 105, and 110) provides unmatched regional connectivity and access to both talent and infrastructure.

Once an industrial enclave, Hawthorne has transformed into a vibrant mixed-use environment where cutting-edge companies and creative users converge. Breweries, cafés, and experiential retail—like Los Angeles Ale Works and Common Space Brewery—complement nearby amenities at SoFi Stadium, The Platform in Culver City, and Downtown El Segundo, offering an appealing balance of work, lifestyle, and culture.

With its strategic location, growing amenity base, and concentration of high-tech occupiers, Hawthorne delivers a rare combination of innovation, accessibility, and momentum—making it a premier destination for next-generation aerospace and technology users.





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