



233 KANSAS STREET
EL SEGUNDO, CA

Premier Build to Suit Opportunity



NEWMARK

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PROPERTY HIGHLIGHTS

New, 2 building campus inspired by the industrial history of the Smoky Hollow neighborhood in the heart of El Segundo.



15' slab to slab height



Abundant natural light



Exclusive balconies and patios with large roll up doors to create an indoor / outdoor experience



Healthy building features throughout



Significant outdoor workspace with landscaped seating areas and fire tables



Café with patio seating



Direct access to upper floor spaces



Lower business license tax



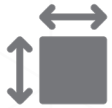
THE CAMPUS

SMOKY HOLLOW - EL SEGUNDO



MAXIMUM BUILDABLE AREA

127,665 SF



SITE AREA

85,111 SF



NUMBER OF BUILDINGS

2



STORIES

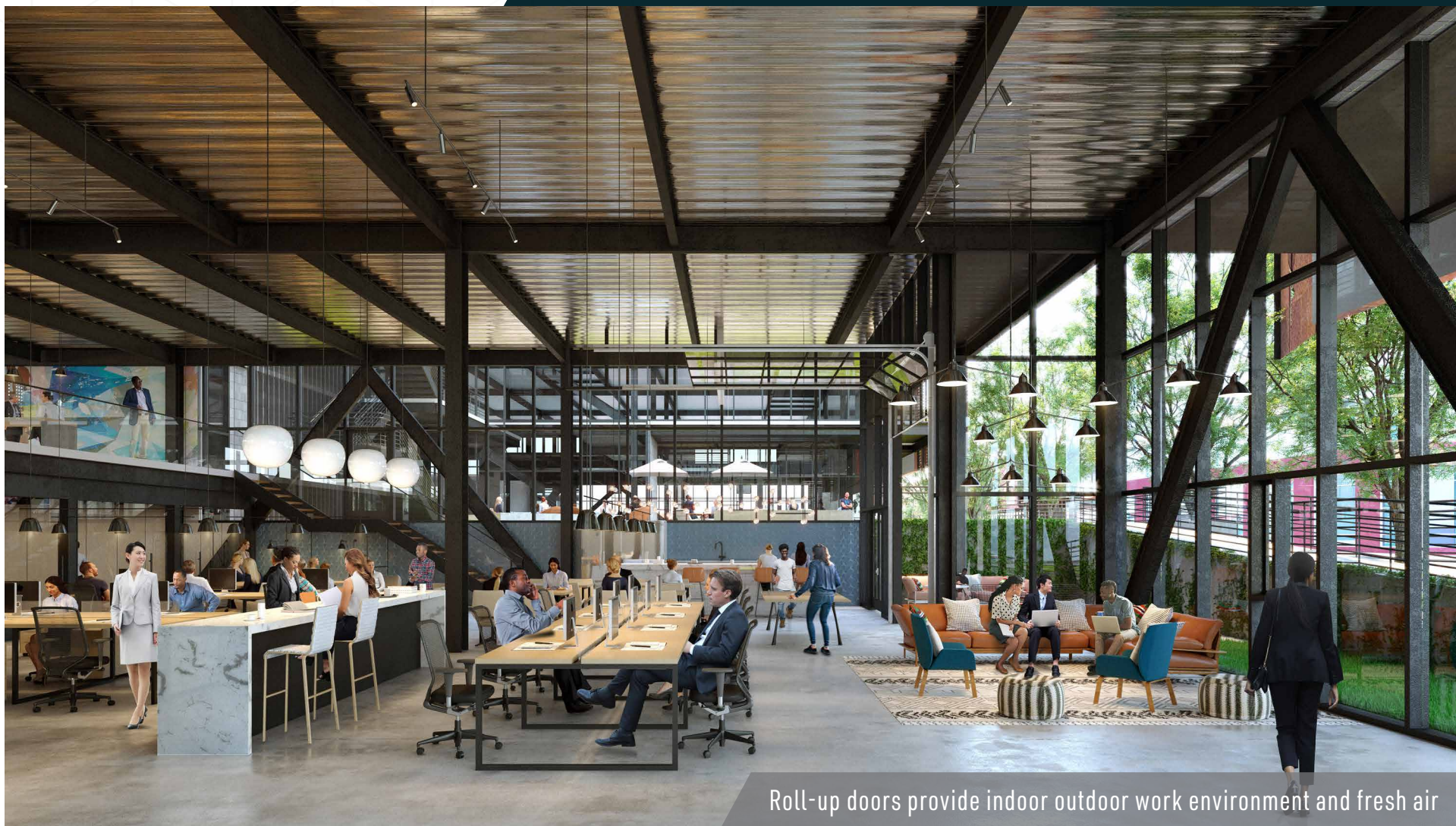
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PARKING RATIO

3.4/1,000





Roll-up doors provide indoor outdoor work environment and fresh air

Plaza with grand stairs overlooking outdoor seating areas with a fire table





Exclusive balconies and patios

AMENITIES

Adjacent to LAX, 105
& 405 freeways

Located in El Segundo's Smoky
Hollow neighborhood

Easy access to Downtown El Segundo,
the beach, shopping, dining &
entertainment in the beach cities

DOWNTOWN EL SEGUNDO

Restaurants

El Segundo Brewing Company
El Tarasco
Rinaldi's
Chef Hannes
Stuft Pizza
Chicken Dijon
Indian Summer
Wendy's Place Cafe
Good Stuff
Kagura
Deluca Trattoria
Big Mike's
Tavern on Main
Second City Bistro
Sausal
Brewport Tap House
Rock N Brews
Jame
El Gringo

Japonica
The Slice & Pint
Toast Cafe
Metro Cafe
Blue Butterfly Coffee
Southwest Bread
Fantastic Cafe
Pho Dreams
Kreation Juicery
Hana Haru Sushi
Porterhouse Bourbon
& Bones
Richmond Bar & Grill
Alti Fish Company
Ensenada's Surf N
Turf Grill
Two Guns Kitchen
Britt's BBQ

MANHATTAN VILLAGE

Retail

Ann Taylor
Francesca's Collections
J. Jill
LOFT
Tommy Bahama
Victoria's Secret
Bath & Body Works
Kiehl's
Sephora
Macy's
Apple
Sunglass Hut
Pottery Barn
Pottery Barn Kids
Williams-Sonoma
Aerie
Alo
Anthropologie
Coreology Fitness
Corepower Yoga
CVS Pharmacy
Cyclebar
Faherty
Gap/Gap Kids
Gorjana
Hallmark
Lovesac
MAC Cosmetics
Quatrine Home
Ralphs
See's Candies
Super Sports
Tempur-Pedic
Urban Outfitters
Vans
West Elm

Restaurants

California Pizza Kitchen
Chili's Grill & Bar
Coffee Bean & Tea Leaf
Island's Fine Burgers
Olive Garden
Dan Modern Chinese
Joey Manhattan Beach
Merdaco
Urban Plates
Tin Roof Bistro
BOA Steakhouse
Sushi Roku
Sweetgreen
Susie Cakes
Handel's Homemade Ice Cream
Reborn Coffee
Saint & Second
Sidecar Doughnuts
Silverlake Ramen
Smashburger
Sprinkles
Sunlife Organics

Services

Bank of America
Chase
Citibank
Union Bank
US Bank
Wells Fargo Bank
Supercuts
Stein Optometric Center
Back in Time Escape Rooms
Dermatology & Laser Center
Heyday Skincare
Manhattan Beach Endodontics
Manhattan Beach Surgery Cetner
Modern American Dentistry
Reset by Therabody
Revive Med Spa
Sea Breeze Dental Group
West Coast Center for Orthopedic
Surgery & Sports Medicine
West Coast Sports Medicine
Foundation

PLAZA EL SEGUNDO

Retail

Dick's Sporting Goods
HomeGoods
PetSmart
The Container Store
Whole Foods Market
Nordstrom Rack
ULTA

Services

Chase Bank
Legacy Dance Academy
Miracle Smile
Snip-its Kids Hair Salon/Spa
Barry's Bootcamp
Drybar
Fidelity Investments
Simply Nail Bar
CodeNinjas
Hammer Nails
Hot Yoga
One Medical
Orange Twist
Stretch Lab
Sylvan Learning
The Now Massage Boutique

Restaurants

California Fish Grill
Marmalade Cafe
Pinkberry
Starbucks
The Veggie Grill
Sauced BBQ & Spirits
goop kitchen
Oath Pizza

THE POINT

Retail

Athleta
Madewell
No Rest for Bridget
Warby Parker
Kendra Scott
Lululemon
Allbirds
Bonobos
cotopaxi
Evereve
Nike
OuterKnown
Supersouce
Rabbit Ladders
State & Liberty
Sugarfina
Yeti

Restaurants

Hopdoddy Burger Bar
Mendocino Farms
North Italia
Peet's Coffee & tea
True Food Kitchen
Tocaya Organica
Lil Simmy's
Pressed Juicery
Cava
Little Sister
VanLeeuwen Ice Cream

Services

Soulcycle
Vicara Aveda Salonspa
Bellacures
Blue Mercury Skincare
Pause

Retail

Ralphs
Anytime Fitness
Mathnasium
Golftec

Restaurants

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

OPEN EL SEGUNDO

Restaurants

Malibu Eatery
Rubio's Coastal Grill
Five Guys
The Kebab Shop
Chicken Confidential
Silverback Coffee of
Rwanda

Retail

Walgreens

Restaurants

The Habit Burger Grill
Chipotle Mexican Grill

CONTINENTAL PARK

Restaurants

Trimana
Paul Martin's American Bistro
Starbucks
Noah's Bagels
Fleming's Prime Steakhouse
Nomad Eatery
Eddie V's Prime Seafood
Fogo de Chao Brazilian
Steakhouse
Chin Chin

Services

Murad Inclusive Health Spa
Chase Bank
Bank of Manhattan
Bay Club
Orangetheory Fitness
Sola Salons

CAMPUS EL SEGUNDO

Retail

Lakers Team Shop

Services

Hollyway Cleaners
El Segundo Dermatolgy
Picture Perfect Lashes

Restaurants

Bowlology
Starbucks
Noah's Bagels
Subway
Kaya Sushi
One Poke
The Flame Broiler
Eat Fantastic
Grill by Petros

MANHATTAN GATEWAY

Retail

BevMo
Mother's Market
Office Depot
Old Navy
Trader Joe's
REI
Barnes & Noble
The Vitamin Shoppe

Restaurants

Ill Fornaio
Cafe Rio Mexican Grill

MANHATTAN MARKETPLACE

Retail

Bristol Farms
CVS Pharmacy
Helen Cycles
GNC
Martin's Jewelry

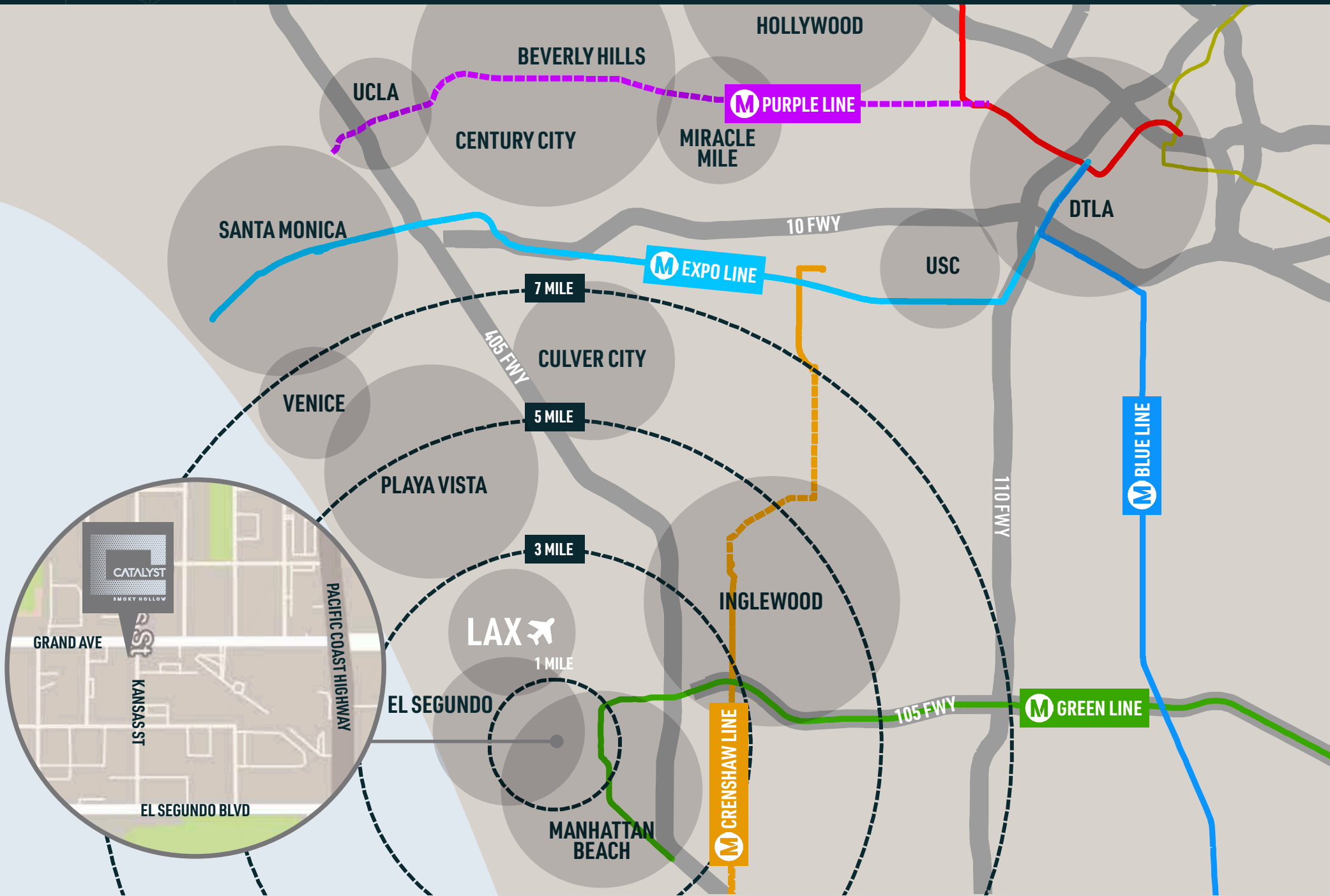
Services

OneWest Bank
Chase (ATM)
Planet Beauty
European Wax Center
Massage Envy
The Lash Lounge
Floyd's 99 Barbershop

Restaurants

Lido Di Manhattan Ristorante
Union Pizza Company
The Hummus Factory
Nothing Bundt Cakes
Pachanga Mexican Grill
Jamba Juice
Yogurtland
The Rice Teriyaki Sushi Roll

LOCATION



AERIAL PHOTOS



AERIAL PHOTOS



OUR PARTNERS

WARE MALCOMB

architecture | planning | interiors | branding | civil

EHRlich YANAI RHEE CHANEY

ARCHITECTS



WARE MALCOMB - ARCHITECT OF RECORD / CIVIL ENGINEER

Established in 1972, Ware Malcomb is an international design firm providing planning, architecture, interior design, branding, civil engineering and building measurement services to commercial real estate and corporate clients. With office locations throughout the United States, Canada and Mexico, the firm specializes in the design of commercial office, corporate, industrial, science & technology, healthcare, retail, auto, public/educational facilities and renovation projects. Ware Malcomb is recognized as an Inc. 5000 fastest-growing private company and a Hot Firm and Best Firm to Work For by Zweig Group. The firm is also ranked among the top 15 architecture/engineering firms in Engineering News-Record's Top 500 Design Firms and the top 25 interior design firms in Interior Design magazine's Top 100 Giants.

EYRC - DESIGN ARCHITECT

Honored with the AIA National Firm Award for 2015, Ehrlich Yanai Rhee Chaney Architects is a versatile practice that has earned an international reputation for design excellence and an exemplary professional culture. Founded in 1979 as a small residential design studio, the Los Angeles and San Francisco-based firm is a 40 member team that has mastered building types ranging in scale from houses to courthouses, including corporate campuses, adaptive re-use projects, libraries, and civic facilities. EYRC Architects has been recognized with ten other national AIA awards, the California Firm of the Year in 2003, and more than 150 other honors. The firm's diverse portfolio merges California modernism with vernacular design elements, always connecting the architecture with the natural environment through indoor-outdoor relationships.

LRM - LANDSCAPE DESIGN

With over 40 years of experience, LRM is one of Southern California's most established landscape architectural and urban design practices. Under second generation leadership since 2001, LRM has uniquely merged its seasoned experience with youthful energy and inspiration. This advantageous interface fueled by a history and culture of exceptional service, enables us to provide our clientele with innovative design thinking, environmentally sustainable construction solutions and technically proficient documentation. To our projects, this renders meaningful and enduring landscape environment. To our clientele, this not only translates into an enjoyable and satisfying experience, but also value added to their asset. LRM's commitment to each commission has enabled us to complete a diverse body of successful and award-winning work. For both the public and private sectors LRM has designed a myriad of project types ranging from intimate spaces and gardens to large scale parks, urban plazas, and creative campuses.



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