

122 SHELDON ST, EL SEGUNDO, CA 90245

122 SHELDON ST.



For more information,
please contact:

Andrew Hardin
Senior Associate
Lic. 02077472
+1 310 951 0024
ahardin@gatewaybp.com

Jim Sullivan
Vice President
Lic. 00985984
+1 310 704 5464
jsullivan@gatewaybp.com

HIGHLY IMPROVED, WELL MAINTAINED CREATIVE OFFICE BUILDING
LOCATED IN SMOKY HOLLOW - WEST DISTRICT
4 BLOCKS FROM MAIN STREET

AFFILIATED BUSINESS DISCLOSURE

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or **Gateway Business Properties**, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or **Gateway Business Properties**.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Gateway Business Properties.

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The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither **Gateway Business Properties, Inc.** nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



122 SHELDON ST.





EXECUTIVE SUMMARY

Gateway Business Properties is pleased to present a remarkable opportunity to own a beautifully maintained **modern office building, perfectly tailored for creative tech or R&D businesses.** Located in the vibrant **Smoky Hollow West** district, **122 Sheldon Street** sits at the heart of a thriving tech hub known for its innovative spirit.

Situated just minutes from the stunning California coastline, the property provides easy access to **LAX and major freeways,** enhancing connectivity for commuting and logistics. The city of **El Segundo** boasts one of the most favorable corporate tax structures in Southern California, attracting a diverse range of tenants.

The **open, adaptable floor plan** of **122 Sheldon St.** is designed to support modern work environments, providing an excellent canvas for your unique business needs. With **robust electrical systems and mechanical servers** to accommodate technology and creative operations, as well as **ADA compliant features,**

fire sprinklers, and **100% HVAC,** this space can immediately be utilized as collaborative areas, private work environments, or something entirely new.

Enjoy the convenience of **rooftop parking and easy rooftop access** from multiple access points, enhancing the building's functionality. This property not only provides a fantastic workspace but also offers opportunities for outdoor collaboration and relaxation.

With its **premium location and versatile interior,** **122 Sheldon St.** is ideal for businesses and investors looking to capitalize on **El Segundo's vibrant growth** and rich legacy of innovation.

Don't miss out on this **one-of-a-kind opportunity** to invest in a modern space that inspires creativity, and aligns with Smoky Hollow's exceptional environment for **forward-thinking research, creative office, and technology related businesses.**





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PROPERTY DETAILS

ASKING PRICE \$3,745,000 (\$644/SF)

Size 5,640 SF

Listing Date September 18, 2025

Address 122 Sheldon St

City, State and Zip Code El Segundo, CA 90245

Land 5,663 SF

Zoning Smokey Hollow - West

Number of floors Two

Year built 1969

Power 400A 240V 3PH 3W

Tenancy Single

Construction Masonry

HVAC 100%

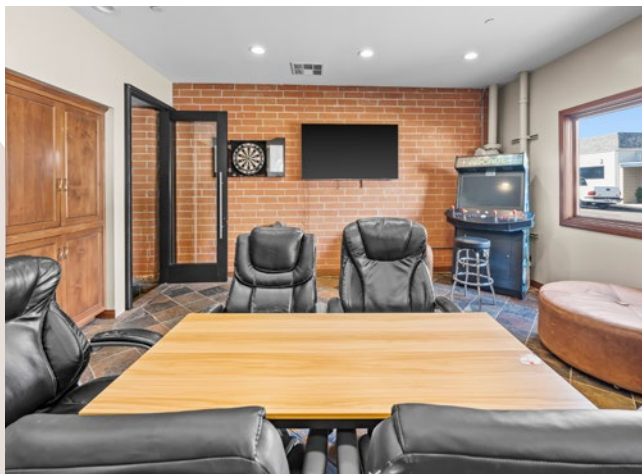
Lighting Fluorescent

Sprinklers Yes

Parking area Rooftop

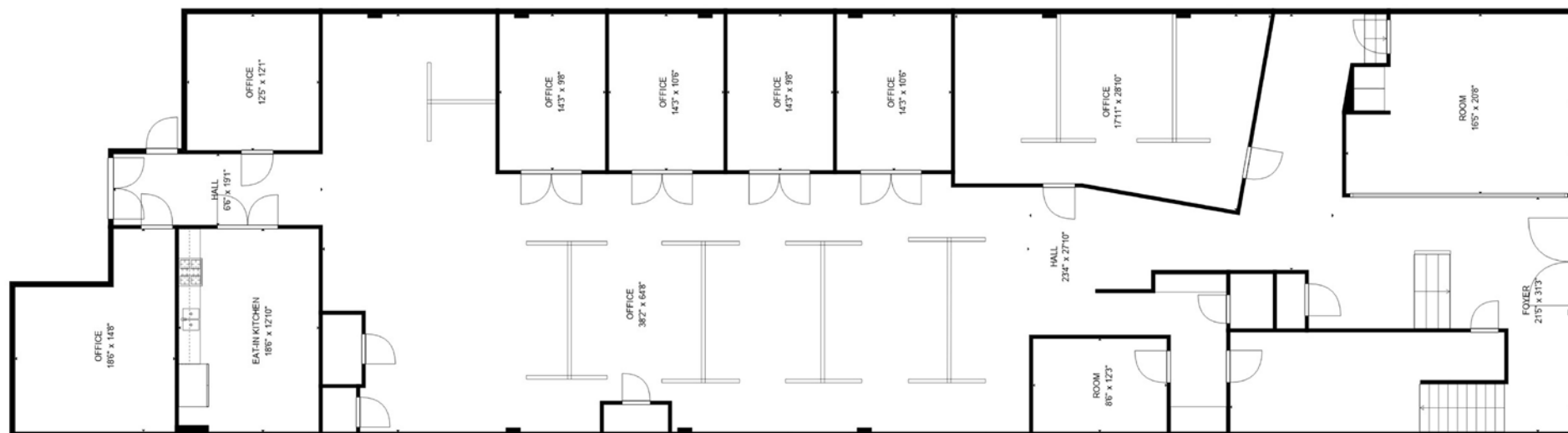
Parking space count 13

Restrooms 3



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FIRST FLOOR PLAN



For more information,
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Andrew Hardin
Senior Associate

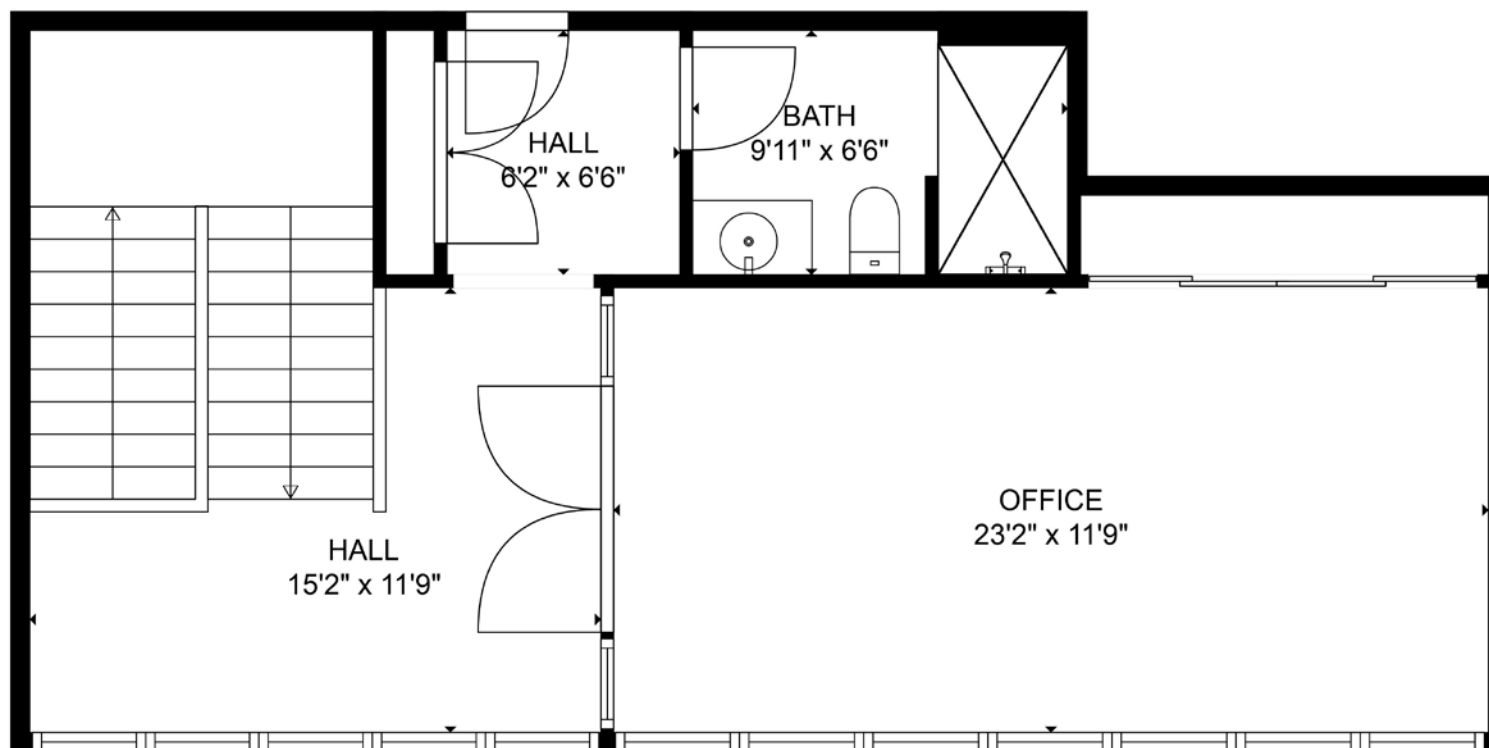
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SECOND FLOOR PLAN



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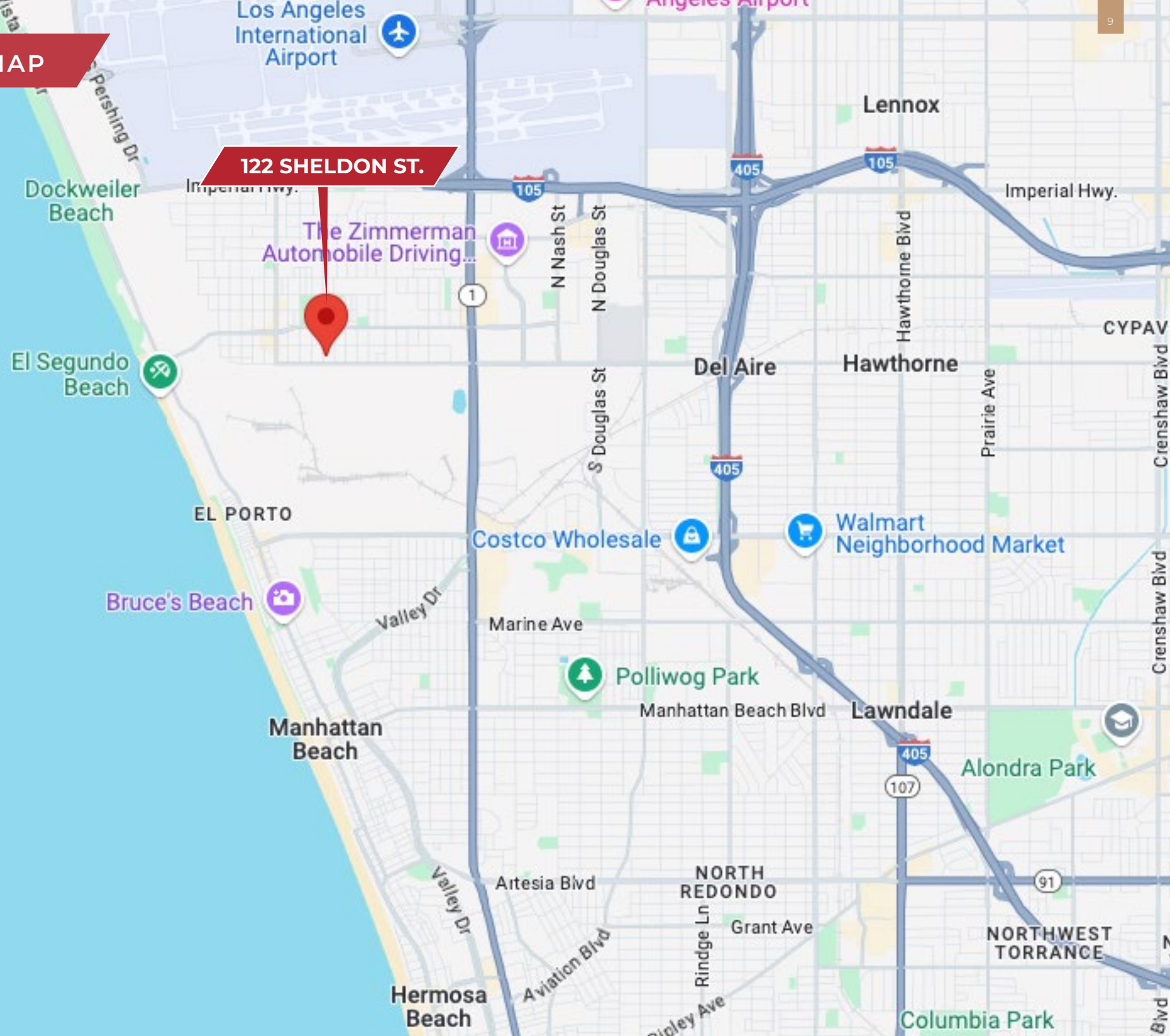
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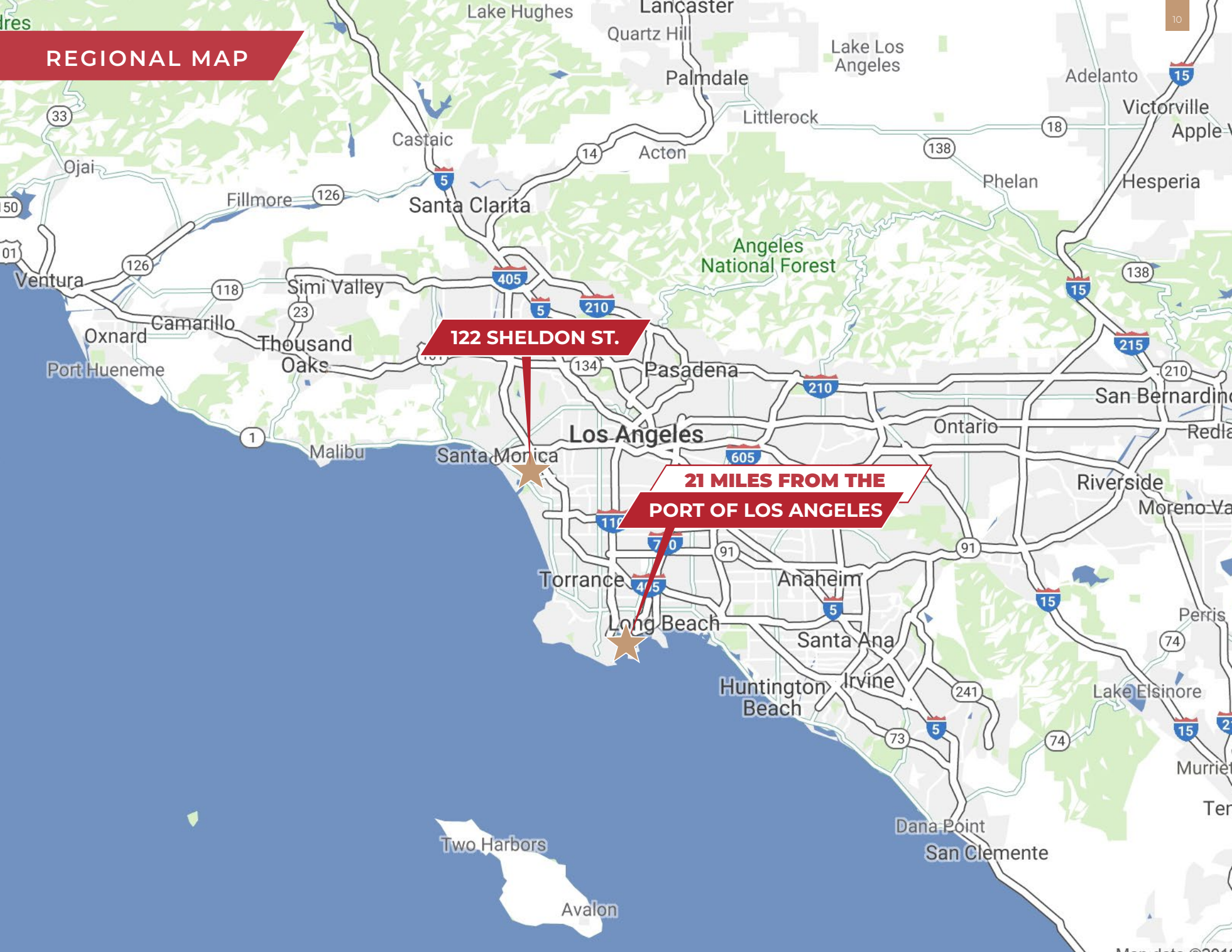
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LOCAL MAP



REGIONAL MAP



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