



## 121 Penn St

121 Penn St, El Segundo, CA 90245



**Stacy Metcalfe**

Local Agent, Inc.

211 Arena St, Suite Board Room 1, El Segundo, CA 90245

[stacy@localagentinc.com](mailto:stacy@localagentinc.com)

(310) 720-5450



Multiple.

# 121 Penn St

Upon Request

## MOTIVATED AND NEGOTIABLE SELLER

Great Investment in the Rapidly Growing Aerospace Incubator of Smoky Hollow

Adjacent property also for sale (@ 119 Penn Street)  
Renovated in 2021, Polished Concrete, Exposed Wood Beam, Private Offices, HVAC, Yard, Gated Parking, Ground Level Glass Roll-Up, Alley Access  
Projected NOI

Tenant in place - call broker for more details

Photos of the interior reflect Premises when vacant...

- Glass Roll Up @ Building Front
- Adjacent Building also For Sale
- Renovated in 2021



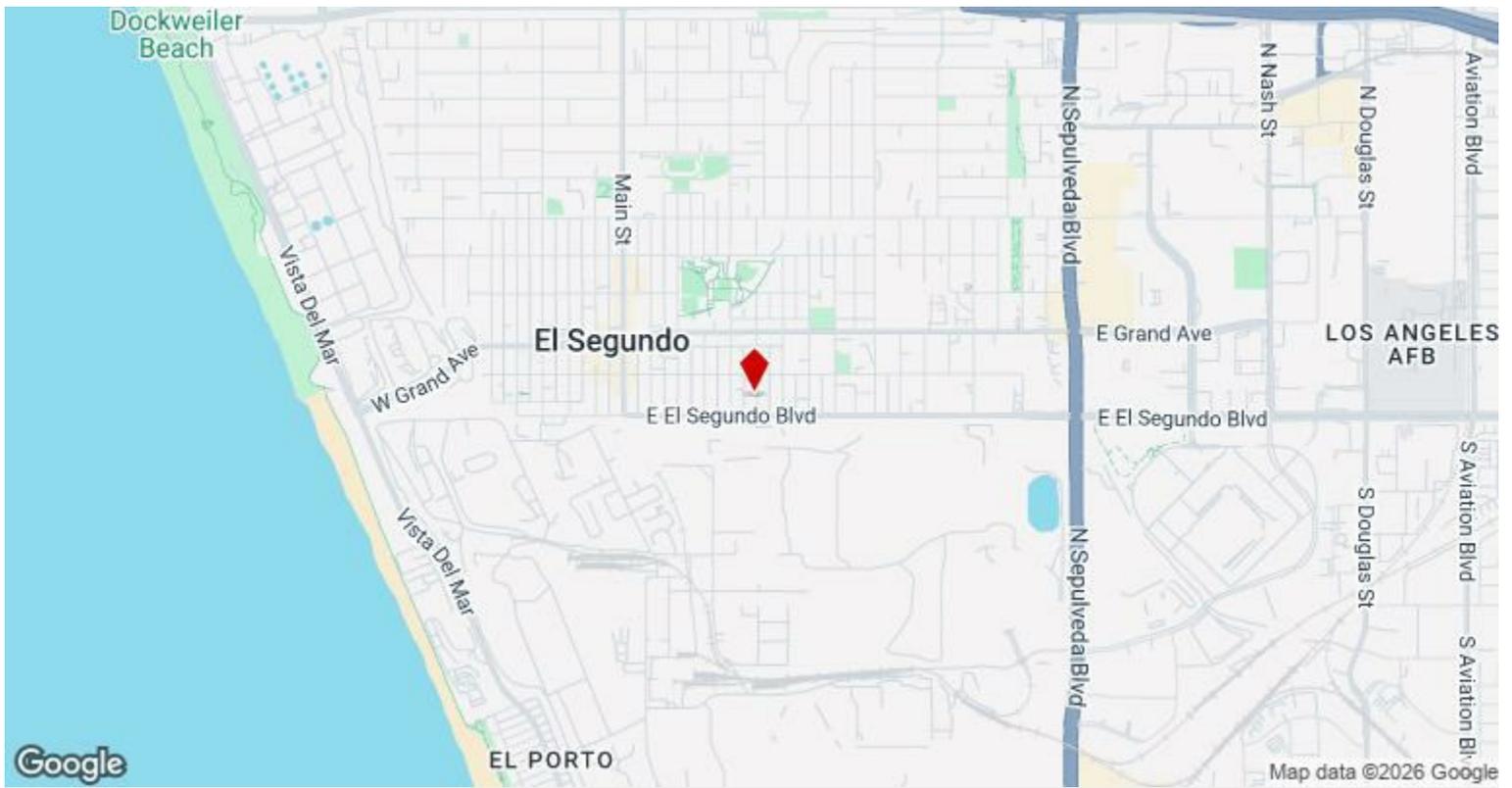
Price:	Upon Request
Property Type:	Flex
Building Class:	C
Sale Type:	Investment
Cap Rate:	5.00%
Lot Size:	0.25 AC
Gross Building Area:	2,281 SF
Rentable Building Area:	2,166 SF
No. Stories:	1
Year Built:	1952
Tenancy:	Single
Parking Ratio:	4.16/1,000 SF
Zoning Description:	ESM1*
APN / Parcel ID:	4135-018-018

---

## Major Tenant Information

---

Tenant	SF Occupied	Lease Expired
WOOO	-	November 2026 + 5
	-	
	-	



**121 Penn St, El Segundo, CA 90245**

# Property Photos



Building Photo



Building Photo

# Property Photos



Building Photo



Building Photo

# Property Photos



Building Photo



121 Yard

# Property Photos



121 parking lot