

± 6,000 SF CREATIVE OFFICE & ± 1,600 SF CAFE



*** NOT ACTUAL BUILDING**



± 6,000 SF Creative Office and ± 1,600 SF Cafe For Lease

3450 W. El Segundo Boulevard, Hawthorne, CA 90250

PREMISES	± 6,000 SF Creative Office ± 1,600 SF Cafe	
RENT	\$3.25/SF NNN - Creative Office \$4.00/SF NNN - Cafe/Retail (Nets \$0.45/SF)	
OCCUPANCY	Q2 2020	
TERM	5 to 10 Years	
PARKING	3:1,000 SF (\$125/Space/Month)	
FEATURES	<ul style="list-style-type: none"> - Polished Concrete Floors - Operable Windows - Top of the Line Finishes - Near Los Angeles Ale Works and Common Space Breweries and Tap Rooms - Adjacent to SpaceX and Tesla - Minutes from LAX (including direct Metro to LAX) - Easy Access to Metro, 105, 405 and 110 Freeways - 15 minutes from Santa Monica or DTLA - Near new NFL Stadium Complex 	
CONTACT	Brad McCoy 310.899.2730 bmccoy@leewestla.com BKR DRE 01938098	Douglas Marshall, SIOR 310.899.2745 dmarshall@leewestla.com AGT DRE 00869275



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 310.899.2700 | www.leewestla.com | DRE 01222000

No warranty or representation is made to the accuracy of the foregoing information.
 Terms of sale or lease are subject to change or withdrawal without notice.



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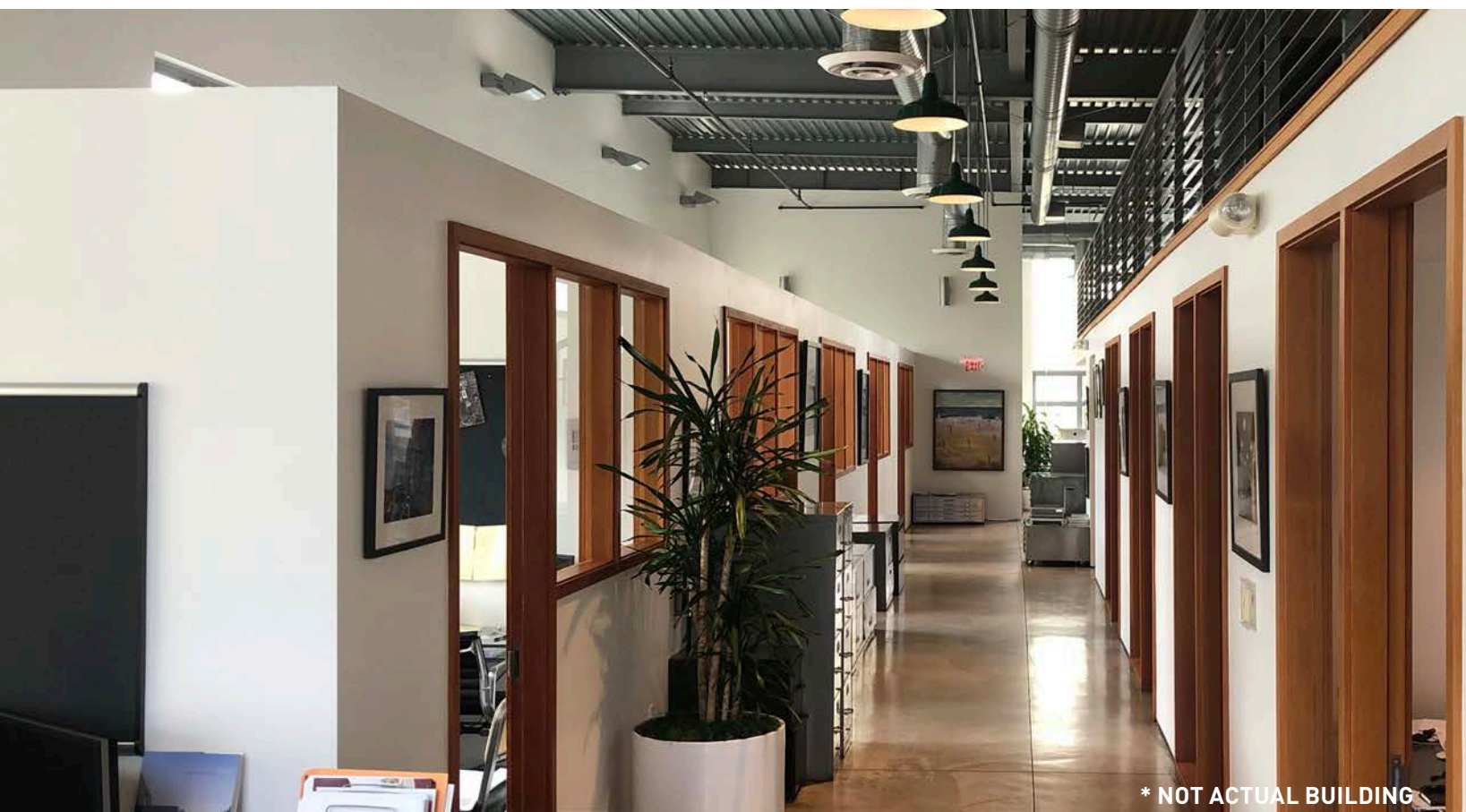
**3450 W. EL SEGUNDO BLVD.
 HAWTHORNE, CA 90250**



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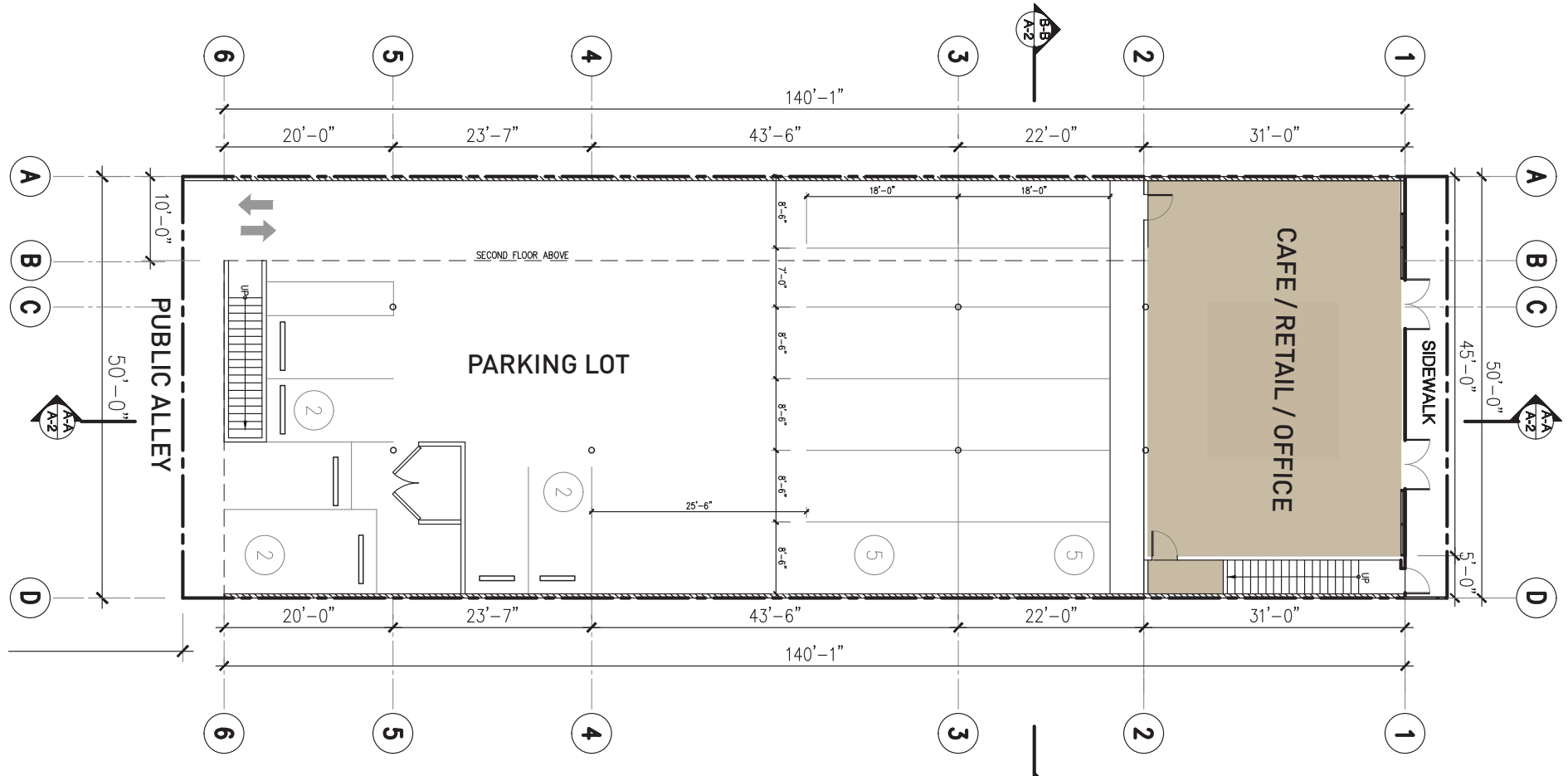
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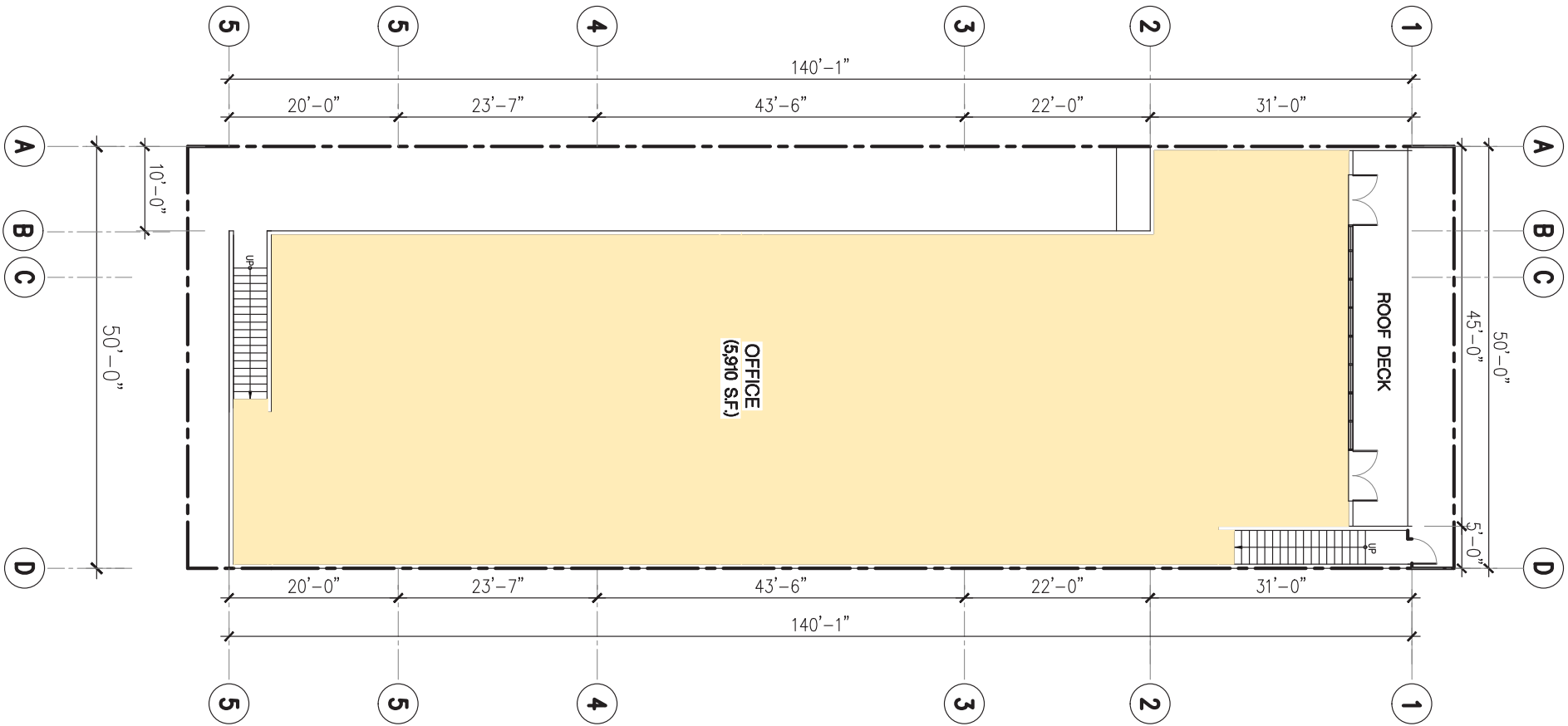


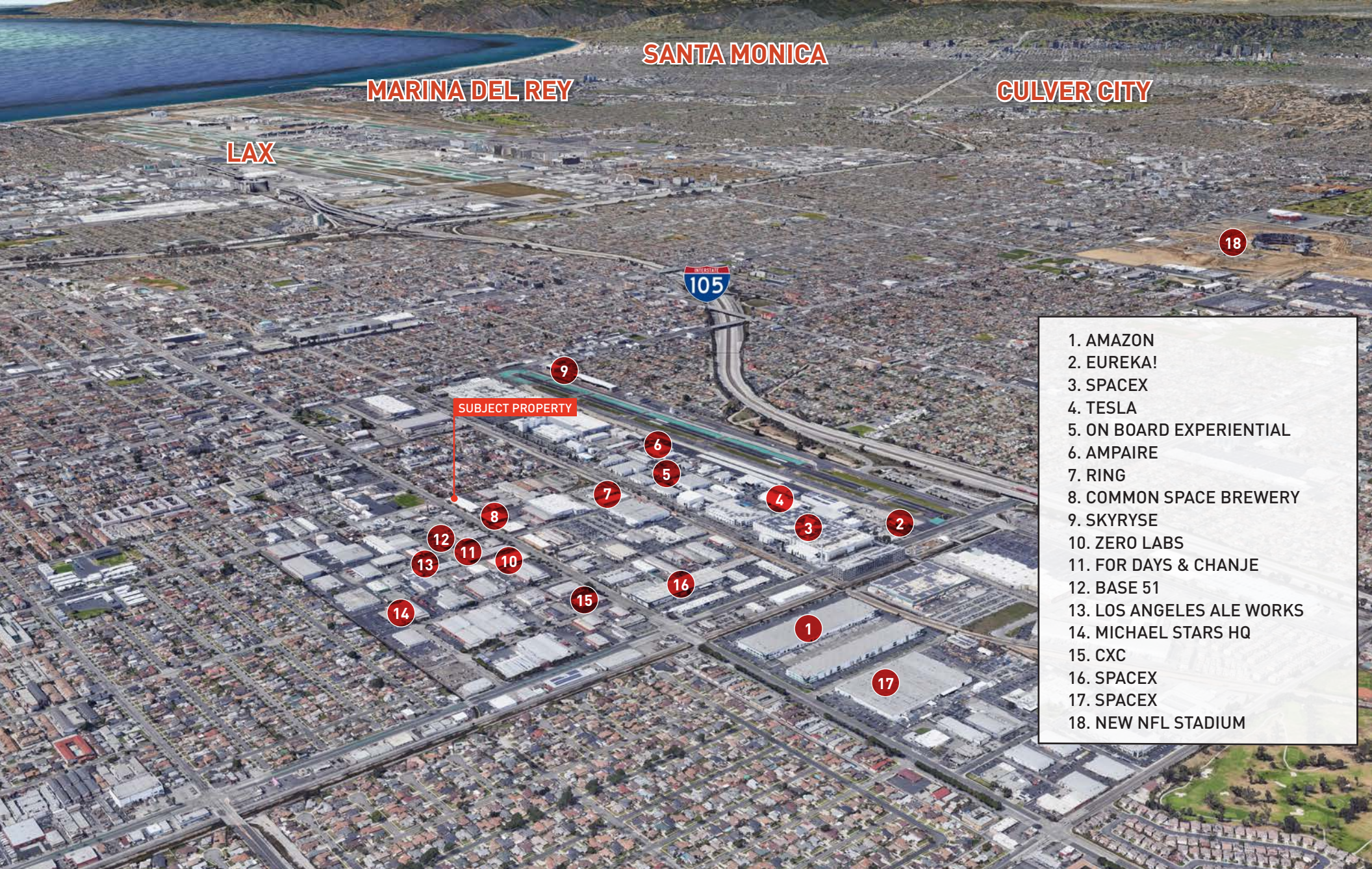
**LEE &
ASSOCIATES**

PROPOSED FLOOR PLAN - FLOOR 1



PROPOSED FLOOR PLAN - FLOOR 2





SANTA MONICA

MARINA DEL REY

CULVER CITY

LAX

105

SUBJECT PROPERTY

1. AMAZON
2. EUREKA!
3. SPACEX
4. TESLA
5. ON BOARD EXPERIENTIAL
6. AMPAIRE
7. RING
8. COMMON SPACE BREWERY
9. SKYRYSE
10. ZERO LABS
11. FOR DAYS & CHANJE
12. BASE 51
13. LOS ANGELES ALE WORKS
14. MICHAEL STARS HQ
15. CXC
16. SPACEX
17. SPACEX
18. NEW NFL STADIUM



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