



Two Office Spaces For Lease

144 Penn / 610 Franklin

EL SEGUNDO, CA 90245

Get in touch

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COMPASS
COMMERCIAL

Executive Summary



Offering Summary

Lease Rate:	\$3.35 SF/month (MG)
Building Size:	13,926 SF
Available SF:	3,015 - 4,139 SF
Lot Size:	17,424 SF
Year Built:	1971
Zoning:	M1

Property Overview

Be a part of the creative community in Smoky Hollow. These spaces have been completely remodeled from a Former Manufacturing facility re-purposed to Creative R&D Office space, modern conveniences, with vintage character.

Property Highlights

- Quiet office setting, close to LAX and all major freeways
- El Segundo is an award winning business-friendly city that offers no gross receipts tax !
- Excellent proximity to an abundance of retail/restaurants located in Downtown El Segundo, The Point and Plaza El Segundo.

Spaces	Lease Rate	Space Size
144 Penn St.	\$3.35 SF/month	3,015 SF
610 Franklin Ave.	\$3.35 SF/month	4,139 SF

Property Description



Features

- 18 foot open bay truss ceilings
- Premium Grade Polished Concrete Floors (best available 3,000 grit diamond finish).
- Glass roll-up doors
- Kitchenettes and restrooms with showers in all units
- West Facing balconies
- Common 1,000 ft2 vestibule gathering area.
- 120 Amp 120/208 Volt 3 phase power per address
- 400 Amp 480 Volt 3 phase Power available
- Energy Efficient Features LED Title 24 compliant dimmable lighting throughout
- Natural Gas Tankless water heater
- New 3 phase HVAC Rooftop Units with economizer
- New roof and ceiling insulation

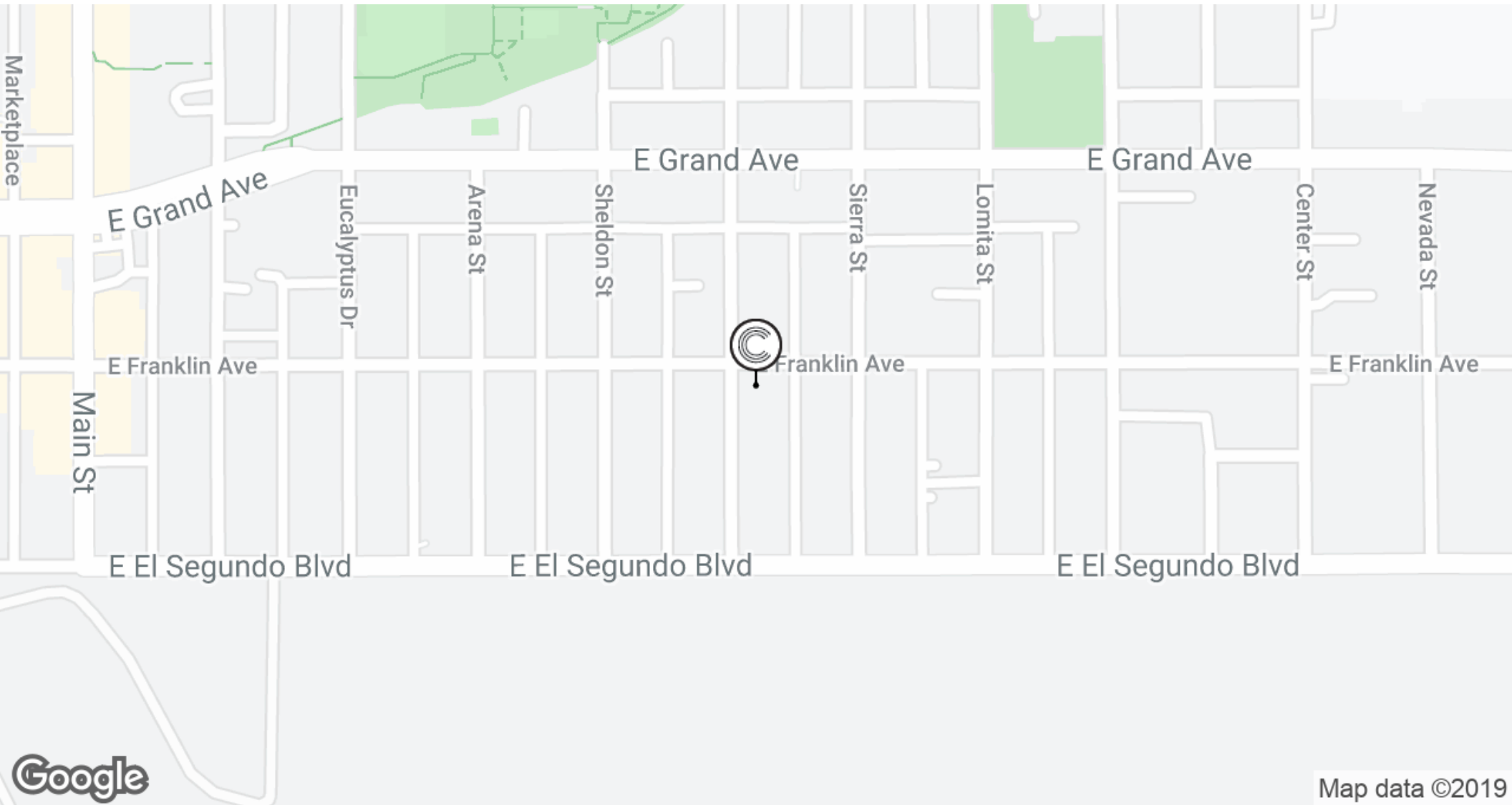
Location Description

Located in the heart of El Segundo's Smoky Hollow Creative Community. El Segundo, the city that invests in you. The 2nd highest concentration of Fortune 500s in the state of CA. With an unsurpassed business incentive program, low license taxes, leasing rates well below those of the City of LA, & a prime location adjacent to a major airport w/ great access to freeways & the beach, El Segundo is the ideal spot to realize your business dreams. El Segundo has managed to attract the cream of the crop in aerospace, information technology, manufacturing, health care, oil refining, & other key industries. El Segundo boasts one of the region's lowest utility user tax rates; another of the many advantages to operating a business here. El Segundo not only features some of the lowest business taxes in the region, but also offers exceptional tax credit incentives that can reduce those fees even further.

Additional Photos



Location Maps



Map data ©2019

Aerial Maps



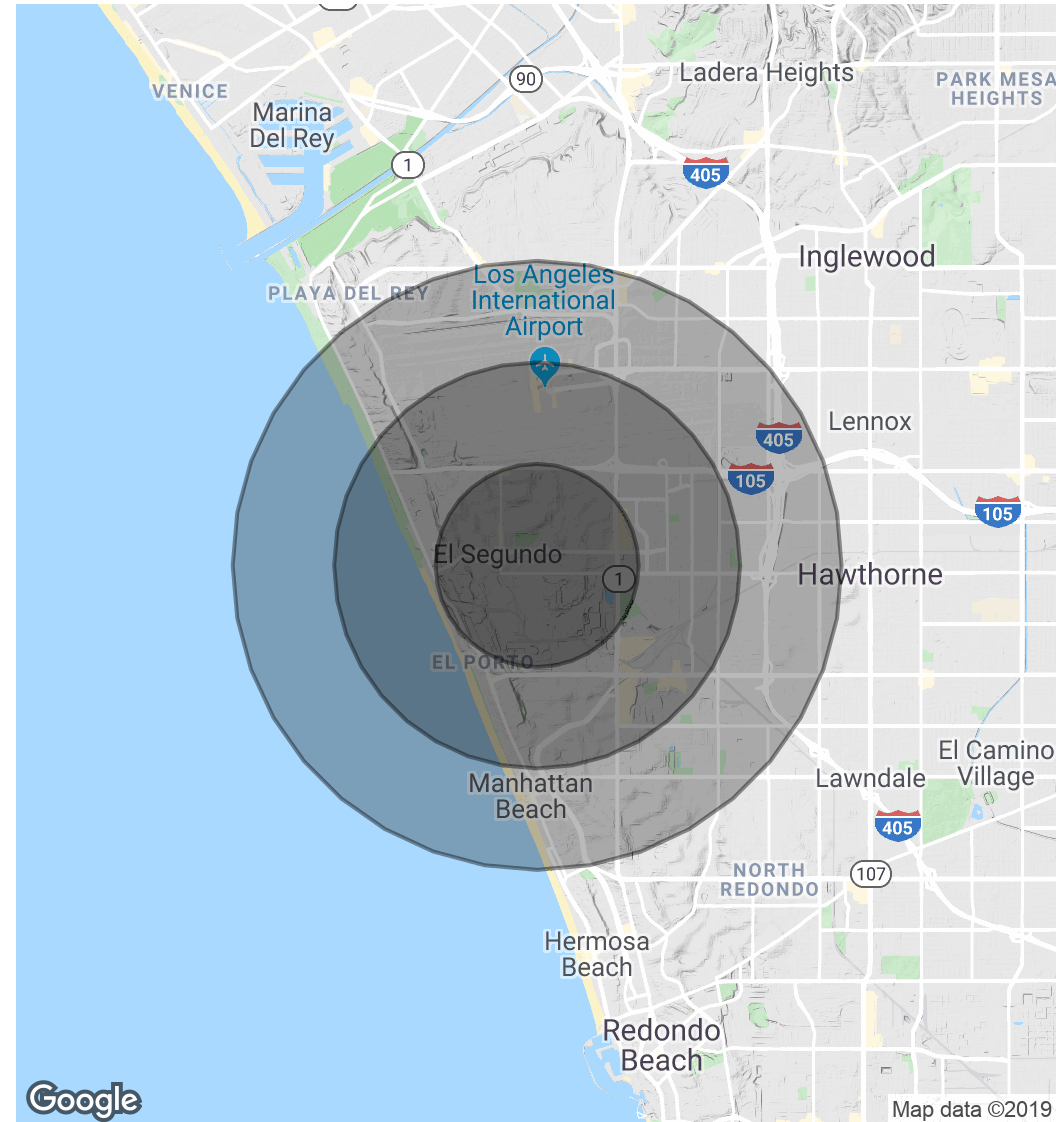
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Demographics Map & Report

Population	1 Mile	2 Miles	3 Miles
Total Population	15,353	34,015	71,040
Median age	38.1	39.0	38.5
Median age (Male)	36.7	38.2	38.0
Median age (Female)	39.6	39.9	39.2

Households & Income	1 Mile	2 Miles	3 Miles
Total households	6,806	14,399	28,605
# of persons per HH	2.3	2.4	2.5
Average HH income	\$103,958	\$142,621	\$145,980
Average house value	\$760,057	\$917,930	\$917,763

* Demographic data derived from 2010 US Census





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