

## Smoky Hollow Creative Flex

122 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



# Smoky Hollow Creative Flex

\$46.20 /SF/YR

First Floor Flex Space with approximately 40% of Office Space to Include 2 Private Executive Glass Suites + Polished Concrete Bullpen and 60% of a Renovated Large Open Warehouse with 16' ceilings and dock high loading.

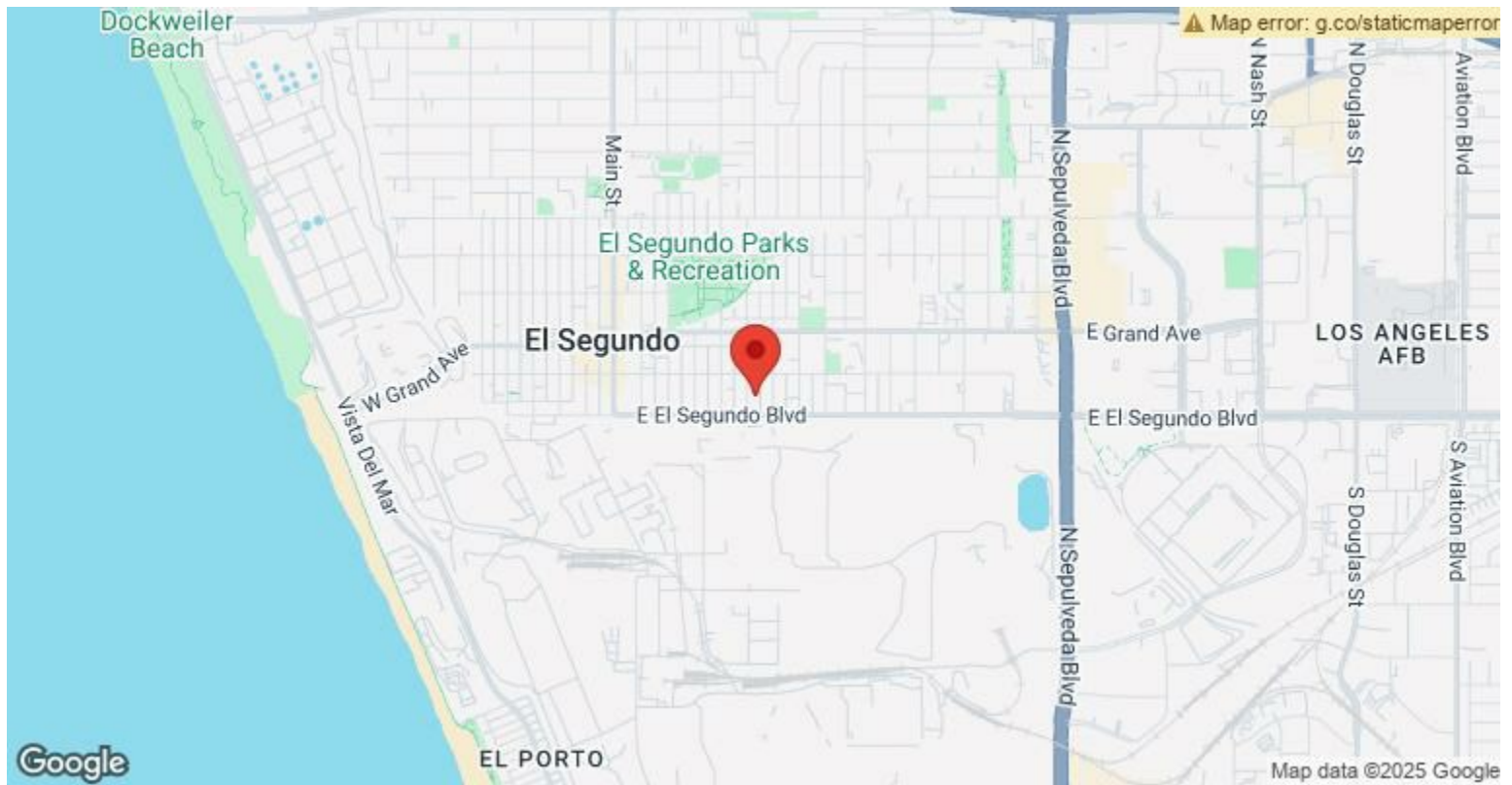
- High Ceilings
- HVAC Throughout
- Heavy Power
- Private Parking
- Alley Access



Rental Rate:	\$46.20 /SF/YR
Property Type:	Flex
Property Subtype:	Light Manufacturing
Building Class:	C
Rentable Building Area:	5,600 SF
Year Built:	1961
Rental Rate Mo:	\$3.85 /SF/MO

1st Floor

Space Available	4,000 SF
Rental Rate	\$46.20 /SF/YR
Date Available	60 Days
Service Type	Modified Gross
Office Size	1,600 SF
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable



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

First Floor Flex Space - Available in +/- 60 Days



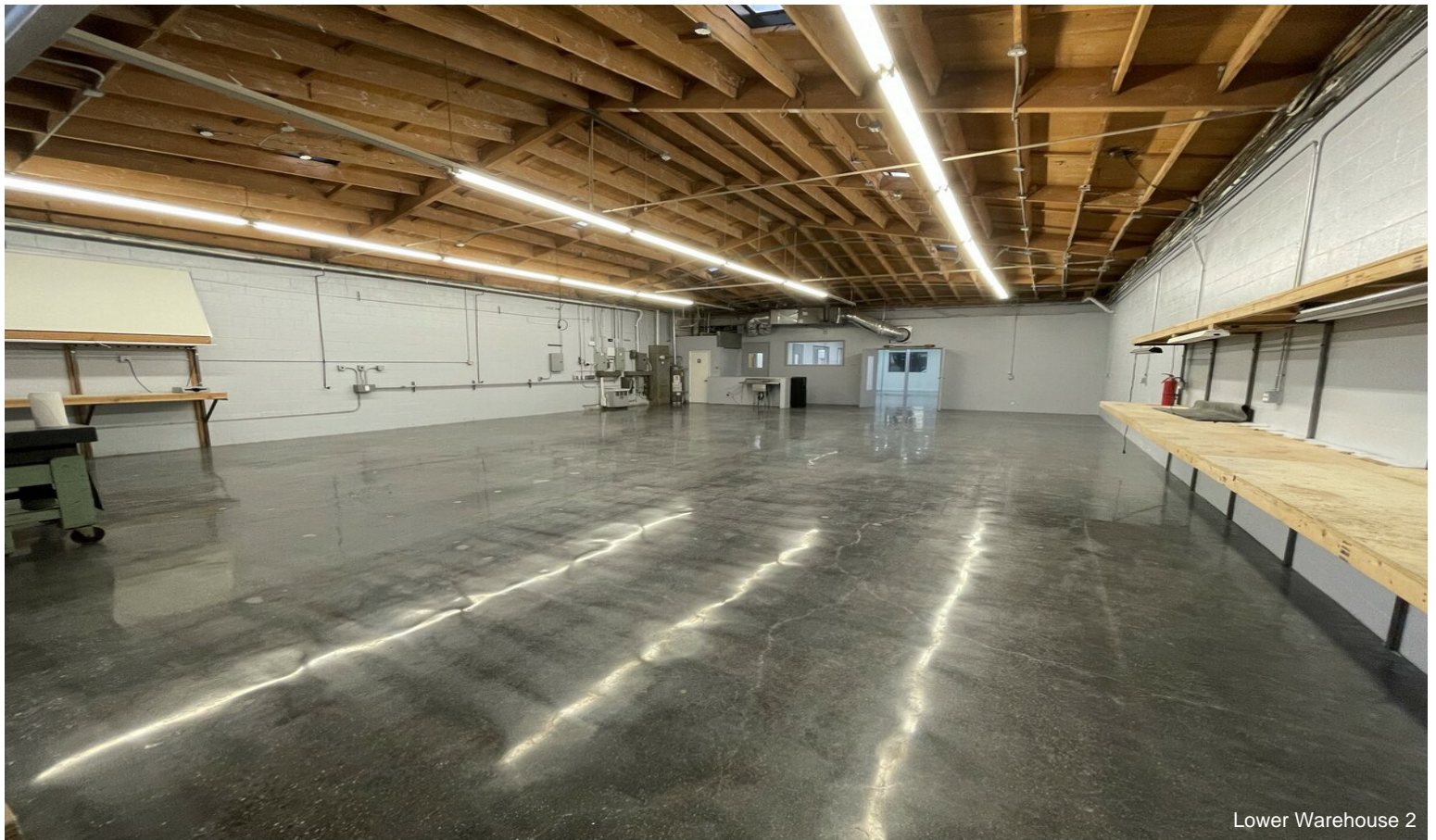
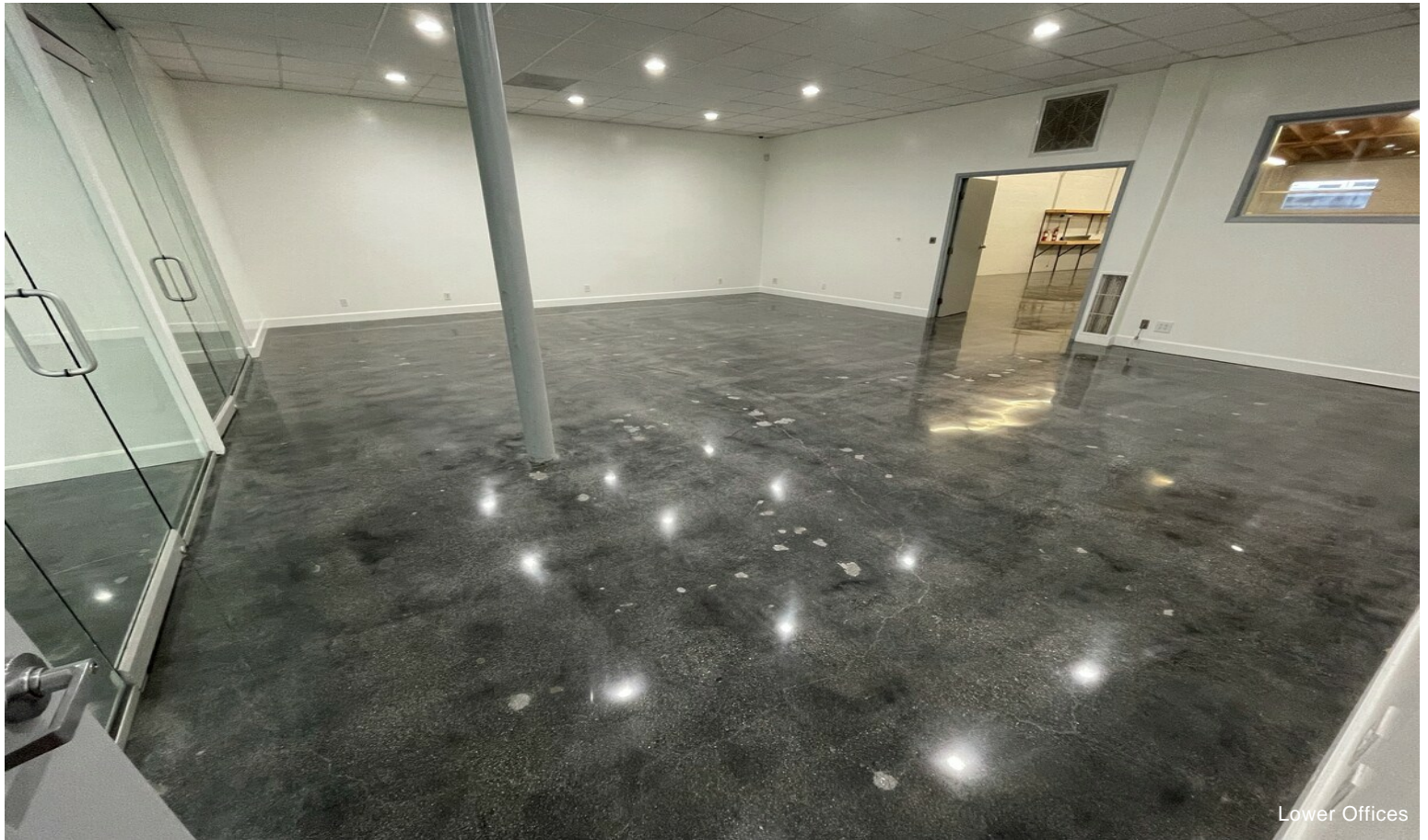
## Property Photos

---





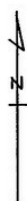
## Property Photos



# Property Photos

4135 19  
SCALE 1" = 60'

17-5-65  
720200257  
REVISED  
7-18-62  
750326102

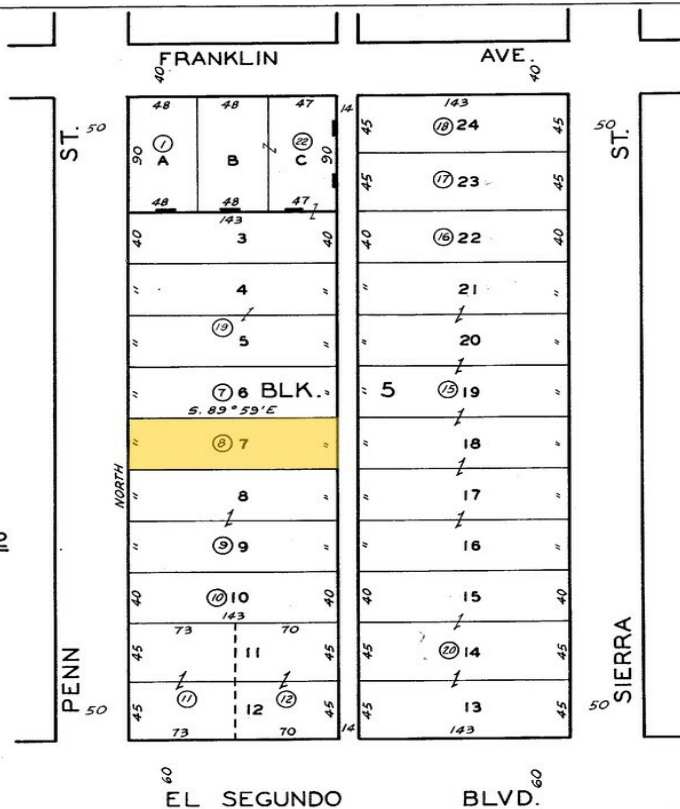


TRACT NO. 1632  
M. B. 21-197

EL SEGUNDO  
M. B. 18 - 69

CODE  
3710

FOR PREV. ASSMT. SEE: 381-5



ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.