

Smoky Hollow Creative Flex

122 Penn St, El Segundo, CA 90245



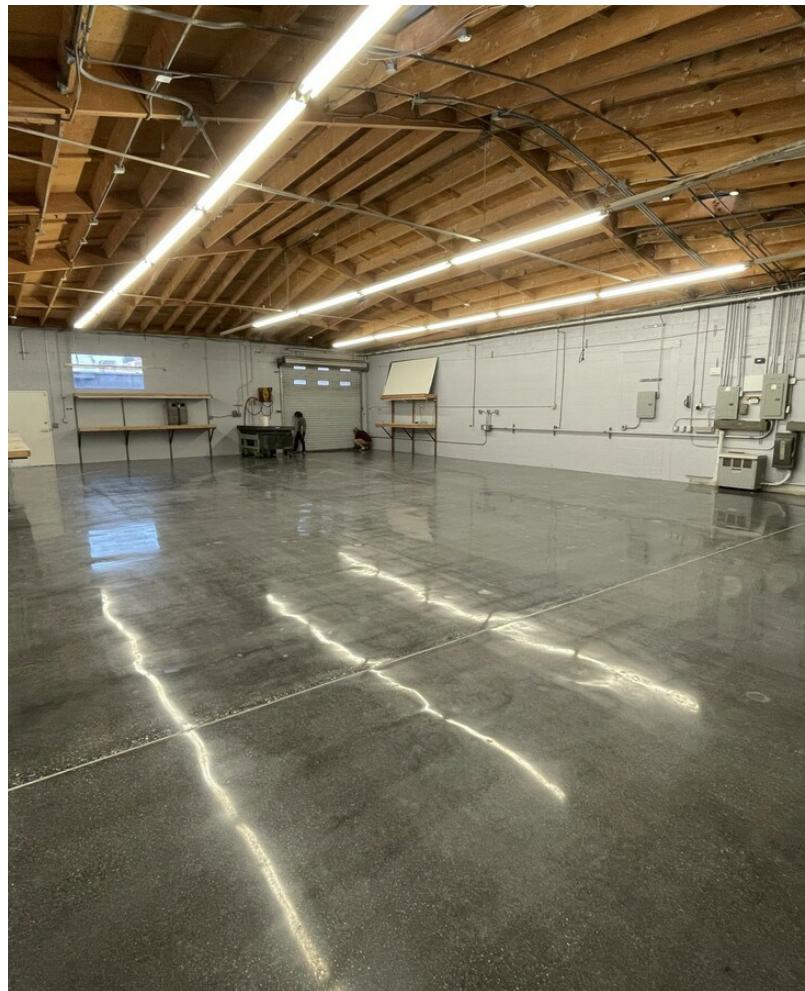
Stacy Metcalfe

Local Agent, Inc.

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(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

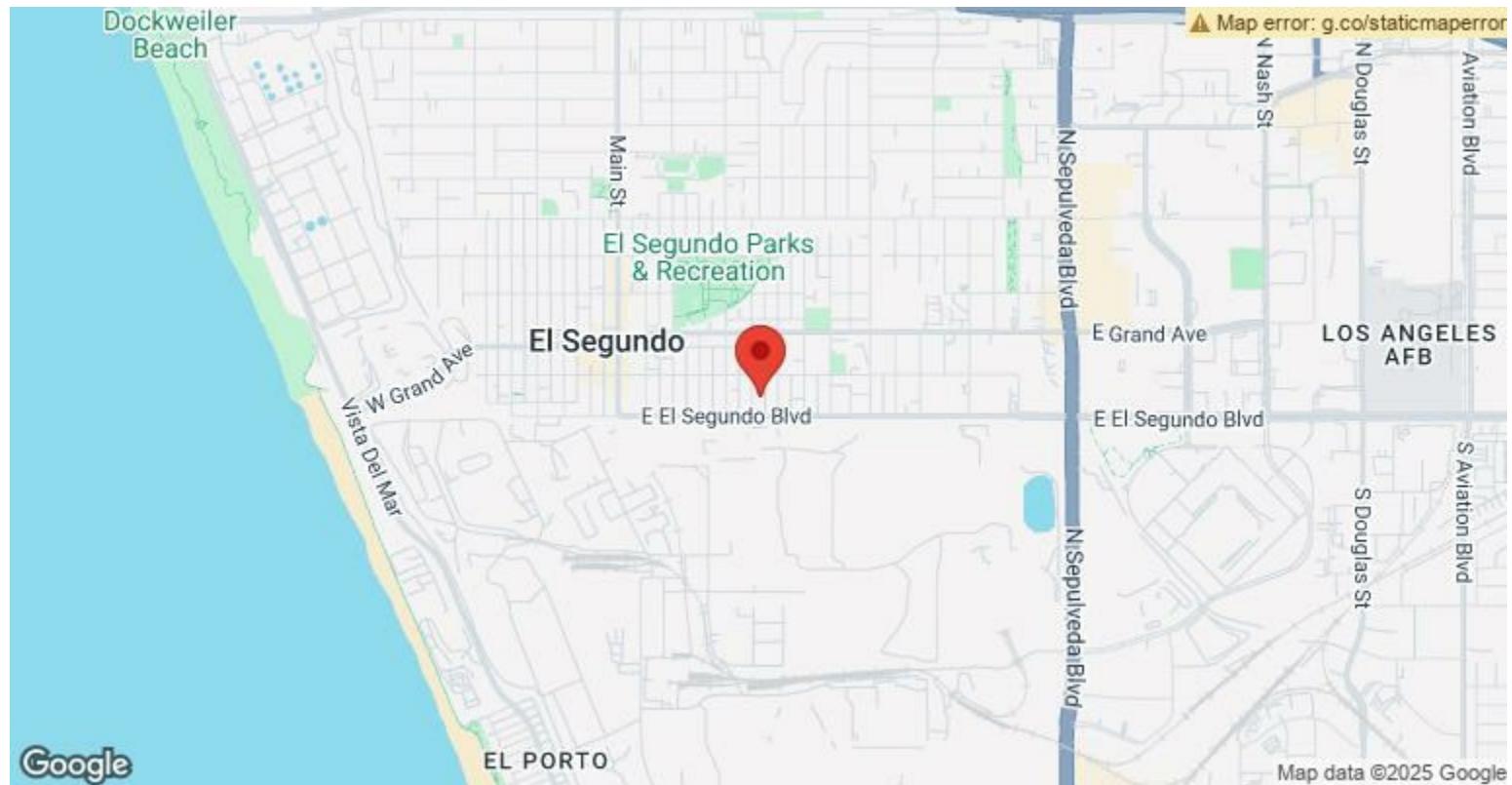
Year Built: 1961

Rental Rate Mo: \$3.85 /SF/MO

1

1st Floor

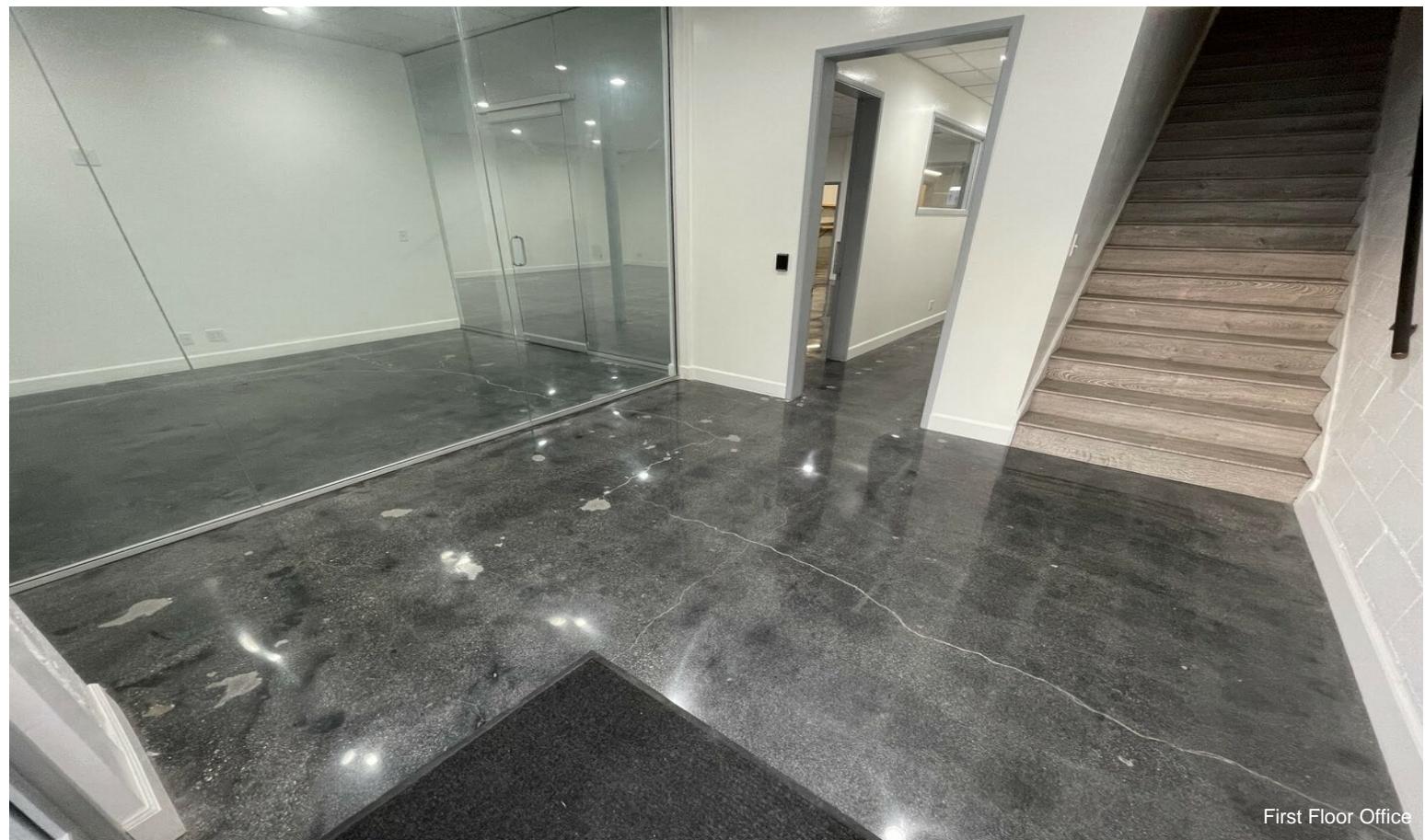
Space Available	4,000 SF
Rental Rate	\$46.20 /SF/YR
Date Available	60 Days
Service Type	Modified Gross
Office Size	1,600 SF
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable



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

Property Photos

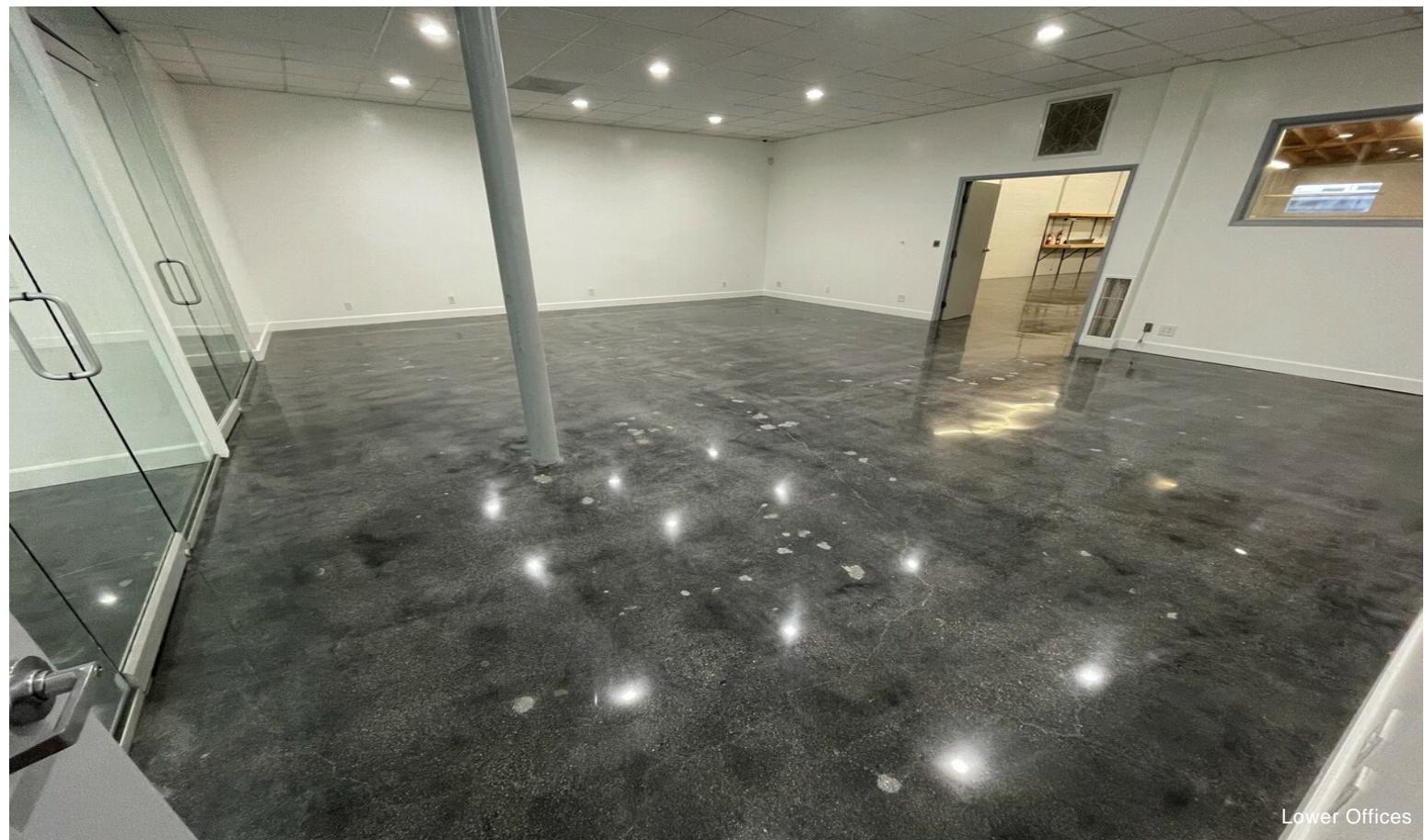


First Floor Office

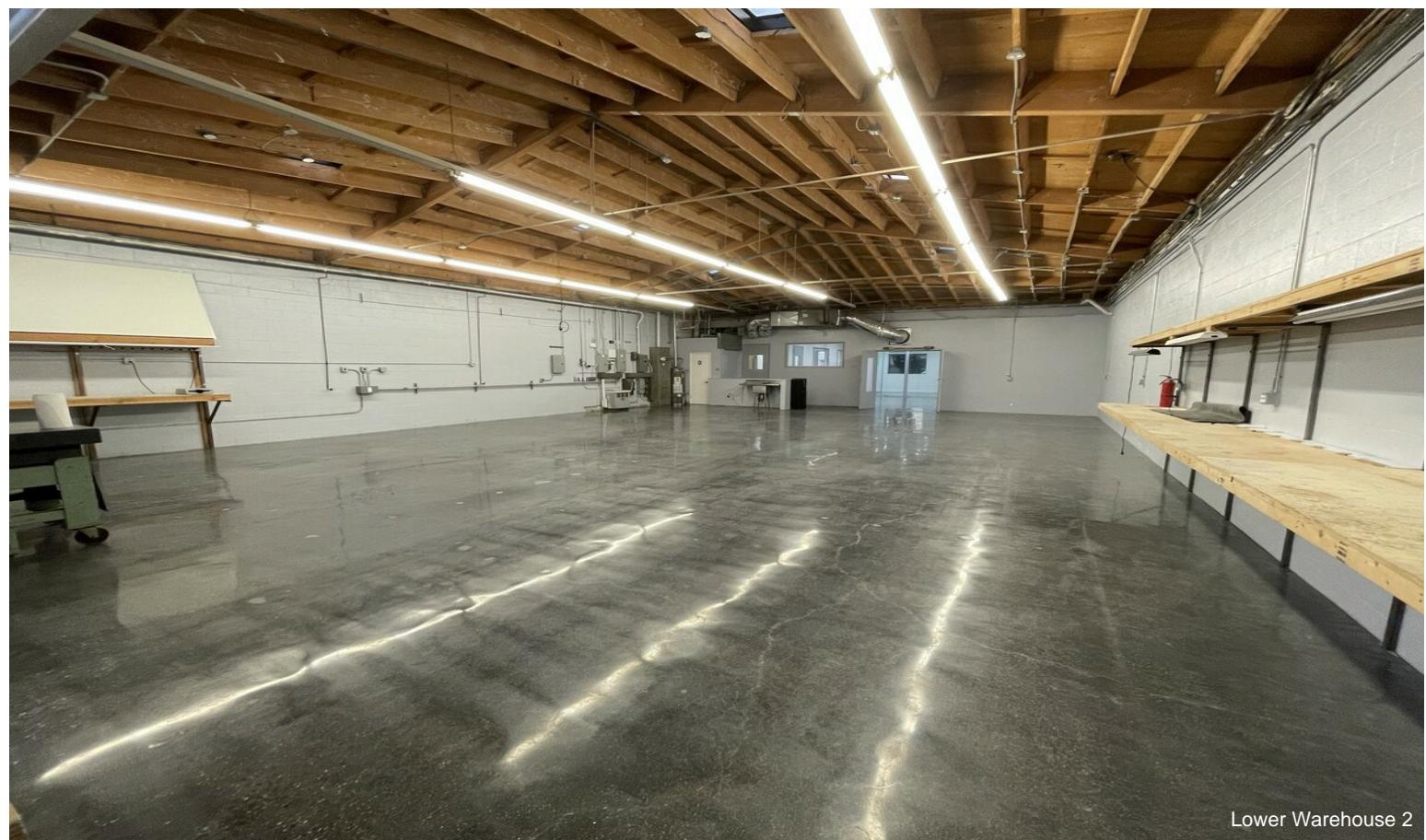


First Floor Lobby

Property Photos



Lower Offices



Lower Warehouse 2

Property Photos

4135	19
SCALE 1"	= 60'

SCALE 1" = 60'

TRACT NO. 1632
M. B. 21-197

M.B. 18 - 69

CODE
3710

FOR PREV. ASSMT. SEE: 381-5

FRANKLIN

AVE.

15

DENN

50

50

	143	
⑧ 24		45
⑦ 23		45
⑥ 22		40
	21	"
	20	"
5	⑤ 19	"
	18	"
	17	"
	16	"
	15	40
	⑧ 14	45
	13	45
	143	45

60
EL SEGUNDO

BLVD.⁶⁰

10-5-65
720209557

REVISED
7-18-62
750326102

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.