

2,250 SF OFFICE CONDO
FOR SALE

125

LOMITA ST
EL SEGUNDO



CBRE

PROPERTY DESCRIPTION

PROPERTY OVERVIEW

125 Lomita Street is located in the Smoky Hollow district of El Segundo, vibrant and evolving area known for its mix of creative office spaces, and proximity to major employers and transportation corridors. The property is a two-story creative plug and play office condominium with high-end improvements. The project features modern campus feel with shared recreational spaces that includes a putting green, BBQ area, eating area and game tables.

Its location within Smoky Hollow places it near a growing cluster of businesses, amenities, and dining options, making it an attractive setting for companies seeking a dynamic work environment within one of El Segundo's most active commercial neighborhoods.



ADDRESS

125 Lomita St, El Segundo



OFFICE CONDO SF

2,250 SF



MARKET/SUBMARKET

El Segundo



YEAR BUILT

2017



The Idea Factory is an exclusive three-unit creative office campus in the heart of Smoky Hollow. Designed around boutique office ownership and exceptional shared amenities—including a rooftop lounge, putting green, BBQ area, outdoor gathering spaces, and ample on-site parking—it offers a modern, collaborative workplace unlike anything else in El Segundo.

IDEA FACTORY

BIG IDEAS.
BOLD SOLUTIONS.
BUILT TOGETHER.

CREATIVE OFFICE CAMPUS



LOCAL TENANT OVERVIEW

The space is well-positioned to attract a diverse range of target tenants, including traditional office users such as law firms, accounting practices, venture capital firms, and financial advisors seeking a professional and accessible location. Additionally, it is highly appealing to creative office users like marketing and advertising agencies, graphic design firms, architecture and interior design studios, as well as tech startups. This blend of traditional and creative tenants aligns with the character of Smoky Hollow, making the property an ideal fit for businesses looking for both functionality and a modern, collaborative work environment.

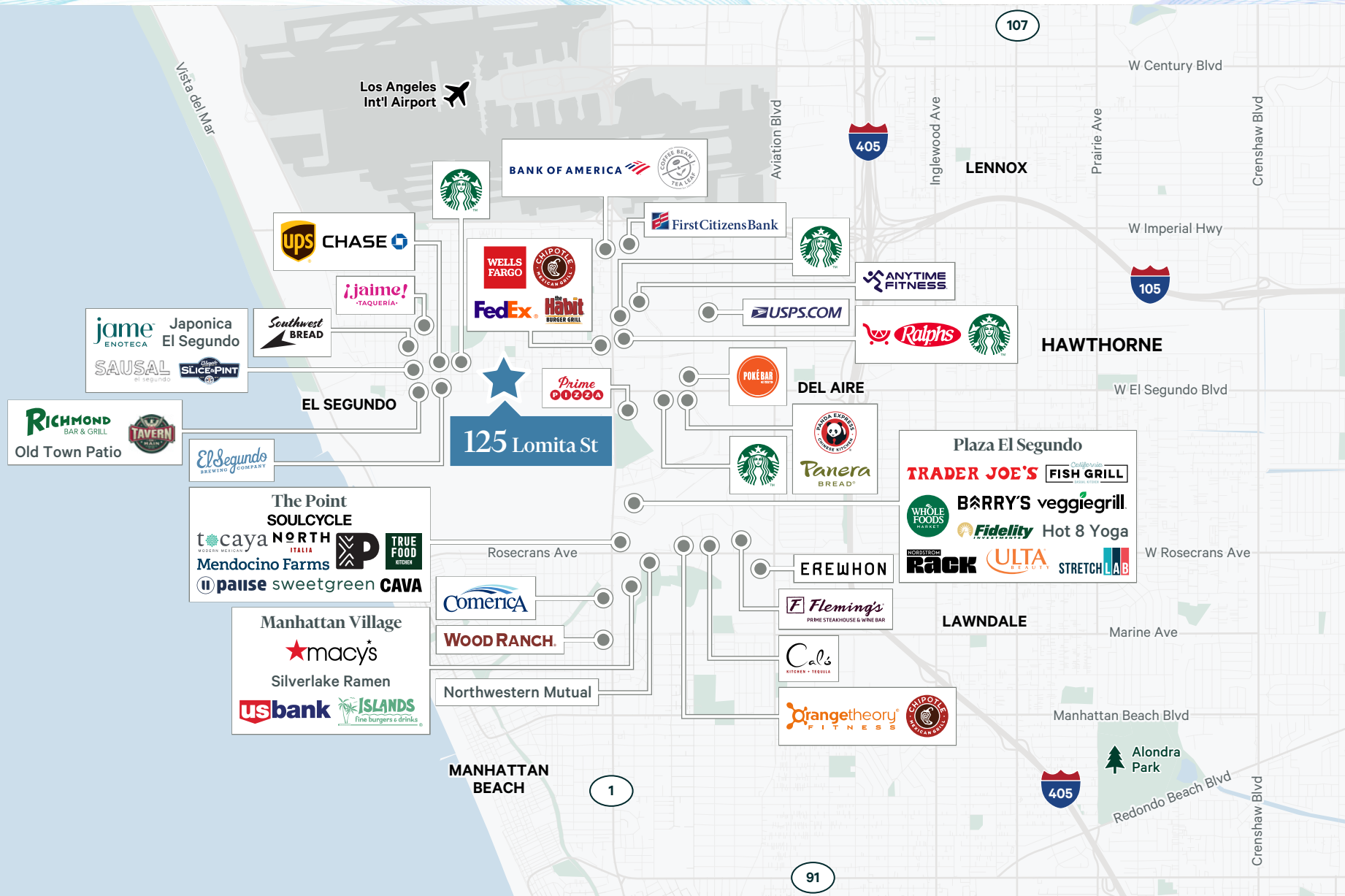




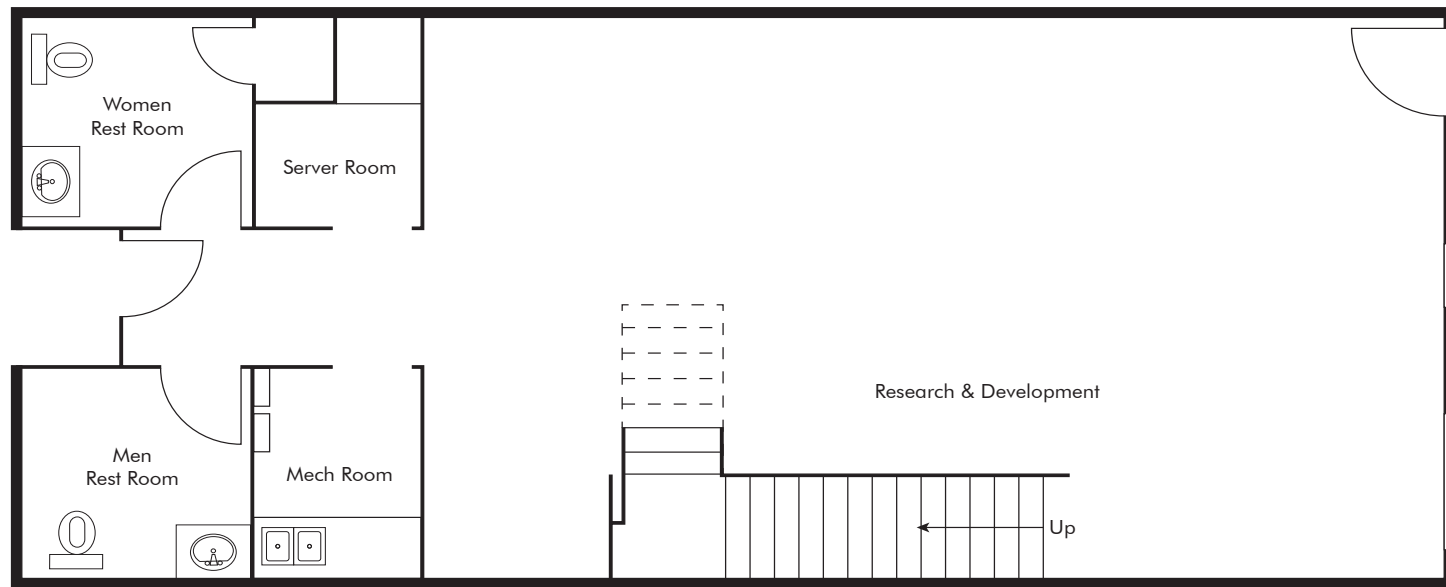


INTERIOR PHOTOS

AMENITY MAP

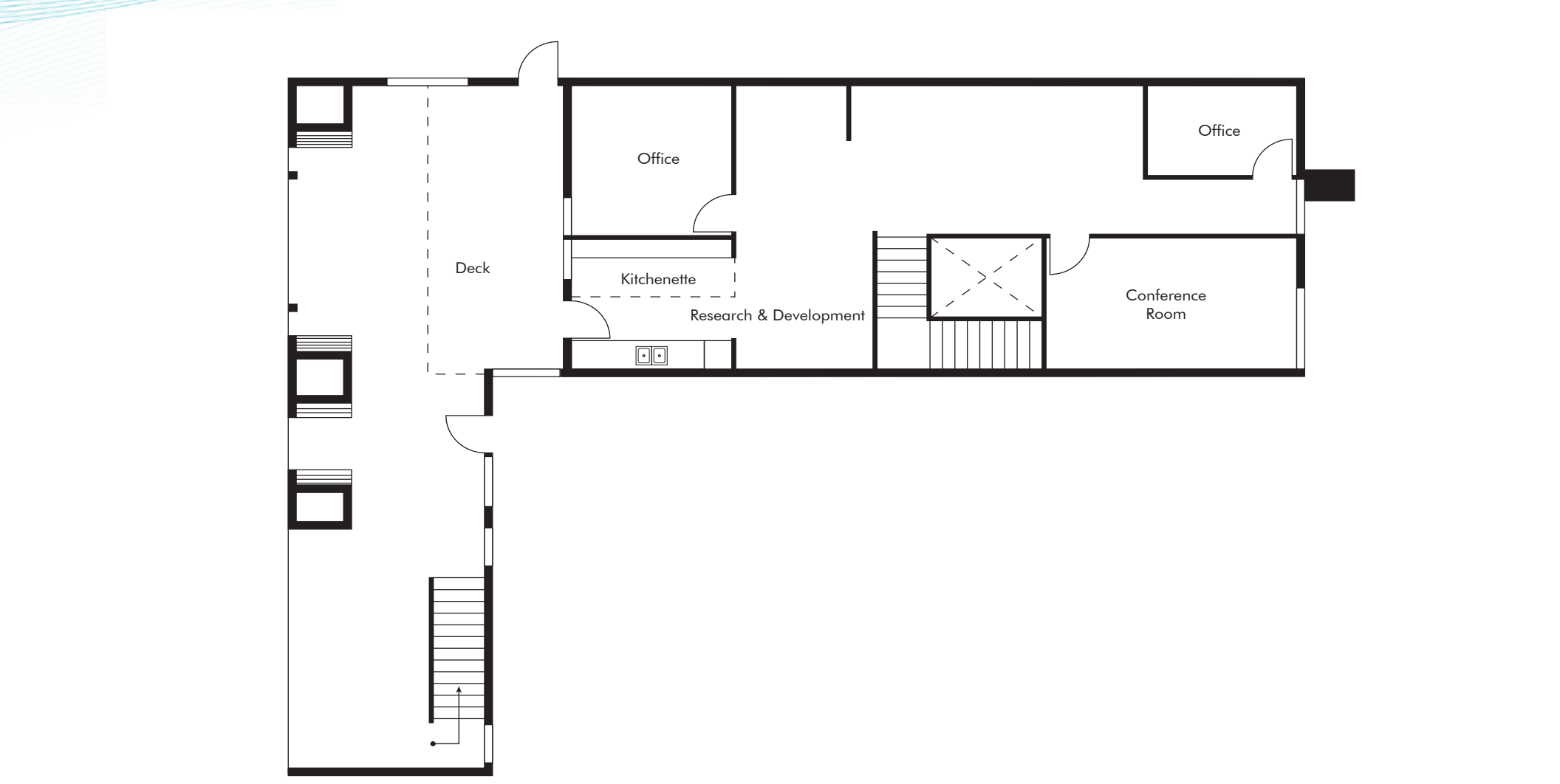


FLOOR PLAN



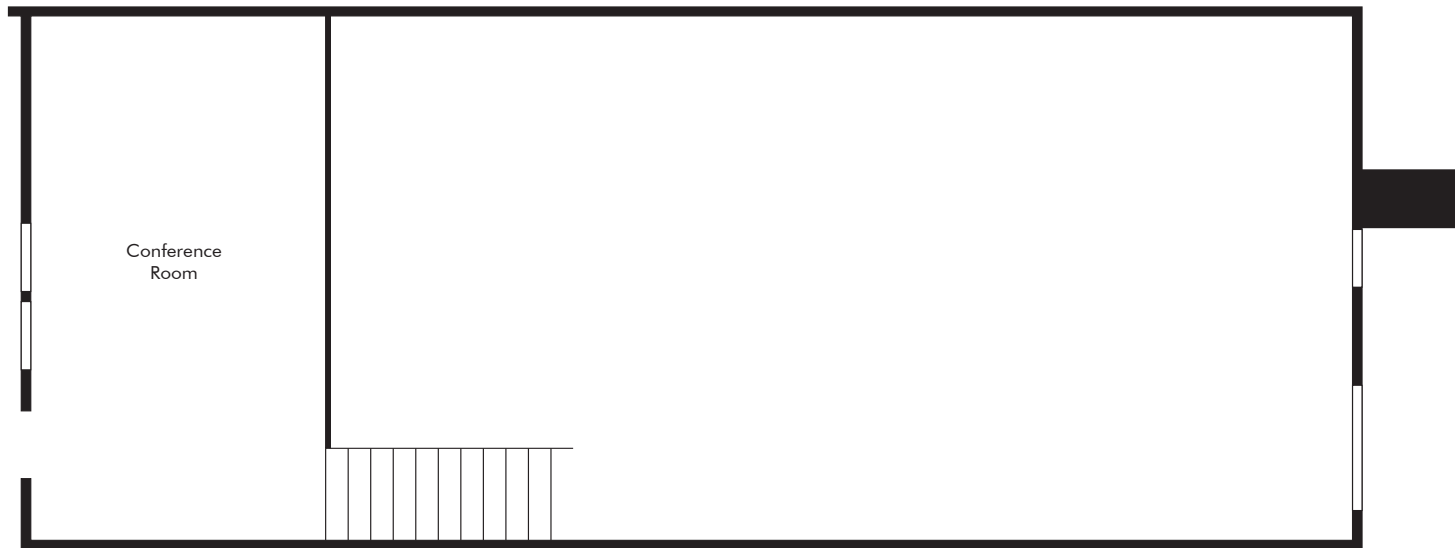
FIRST FLOOR PLAN

FLOOR
PLAN



SECOND FLOOR PLAN

FLOOR PLAN



THIRD FLOOR PLAN

125

LOMITA ST
EL SEGUNDO



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CMPM 125 Lomita St_BRO_Lane_v04_BB 06/23/26

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