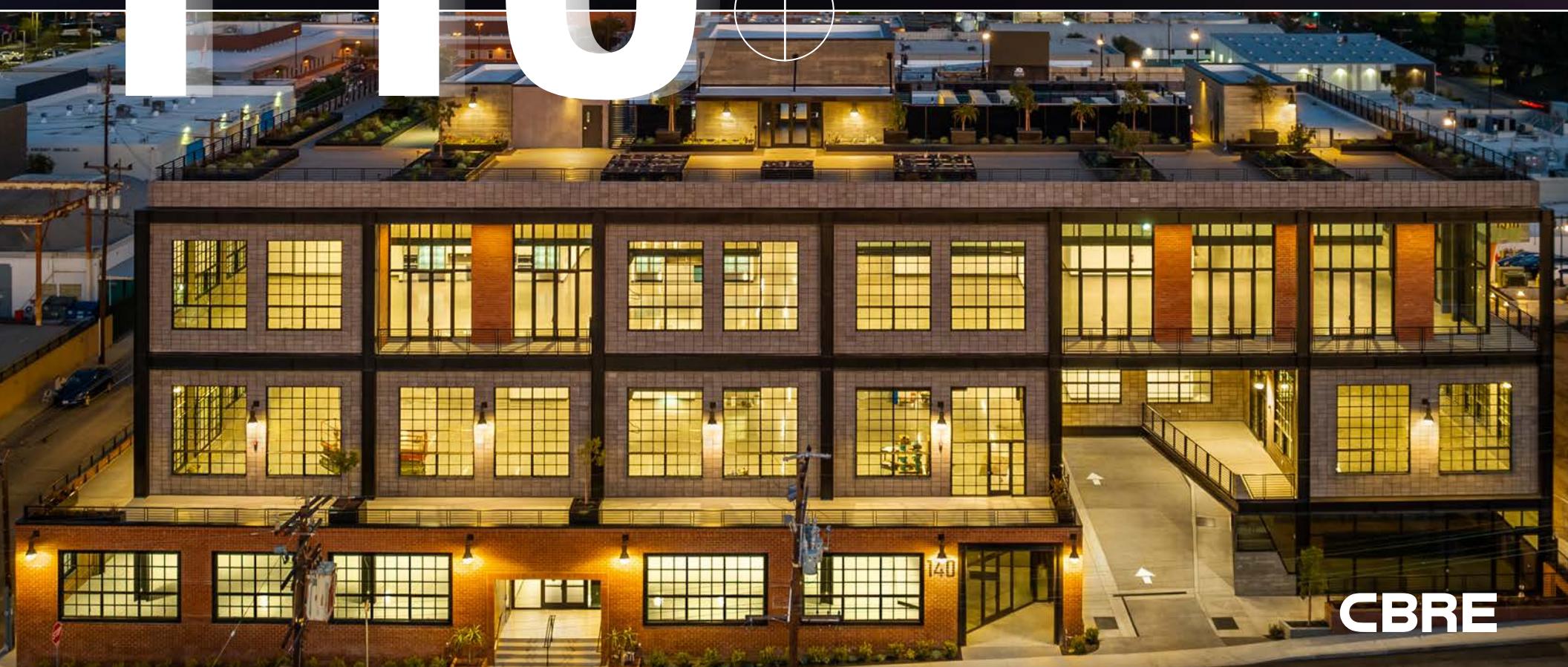


Largest Contiguous R&D Flex/Office in Smoky Hollow

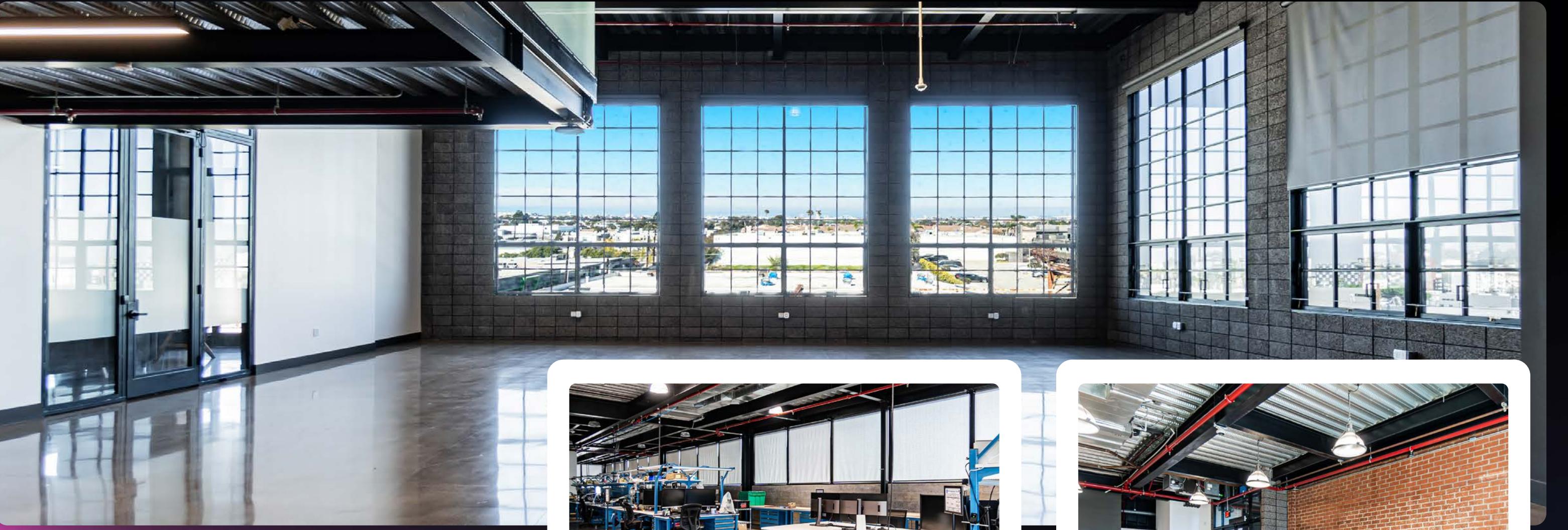
140

Oregon St

El Segundo, CA



CBRE



Brand New Plug & Play Space



ADDRESS:
140 Oregon St,
El Segundo, CA 90245

SQUARE FOOTAGE:
±98,000 SF

PARKING:
Abundant structured and surface parking

BUILT:
2023

OCCUPANCY:
Ready for immediate occupancy 3-10 years

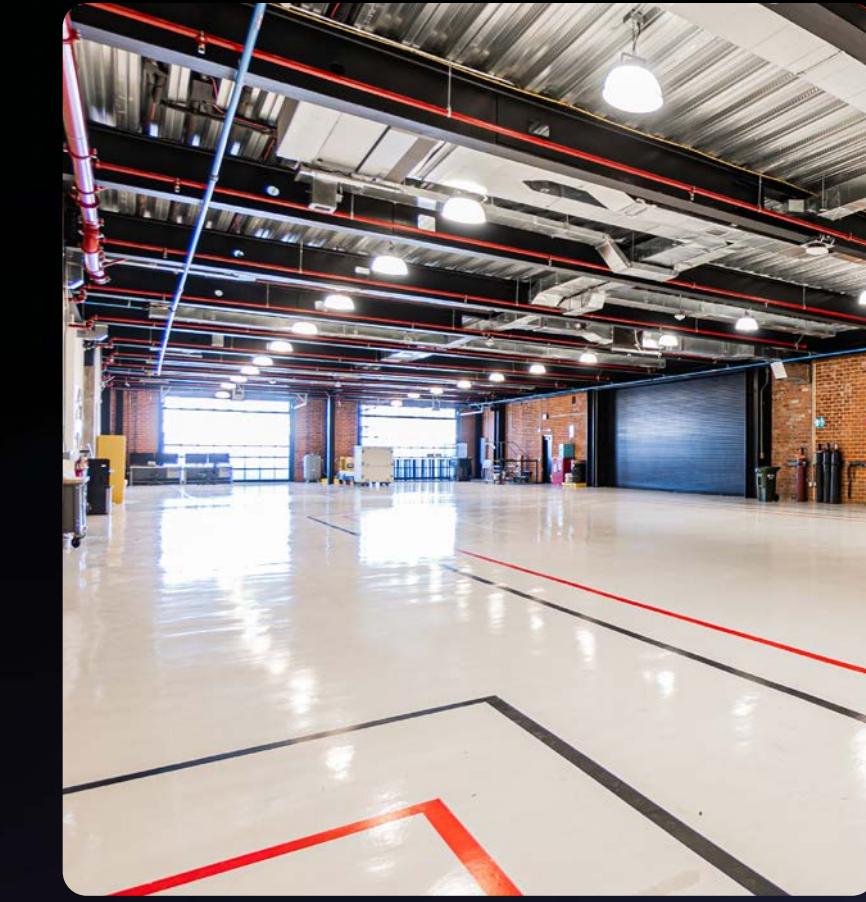
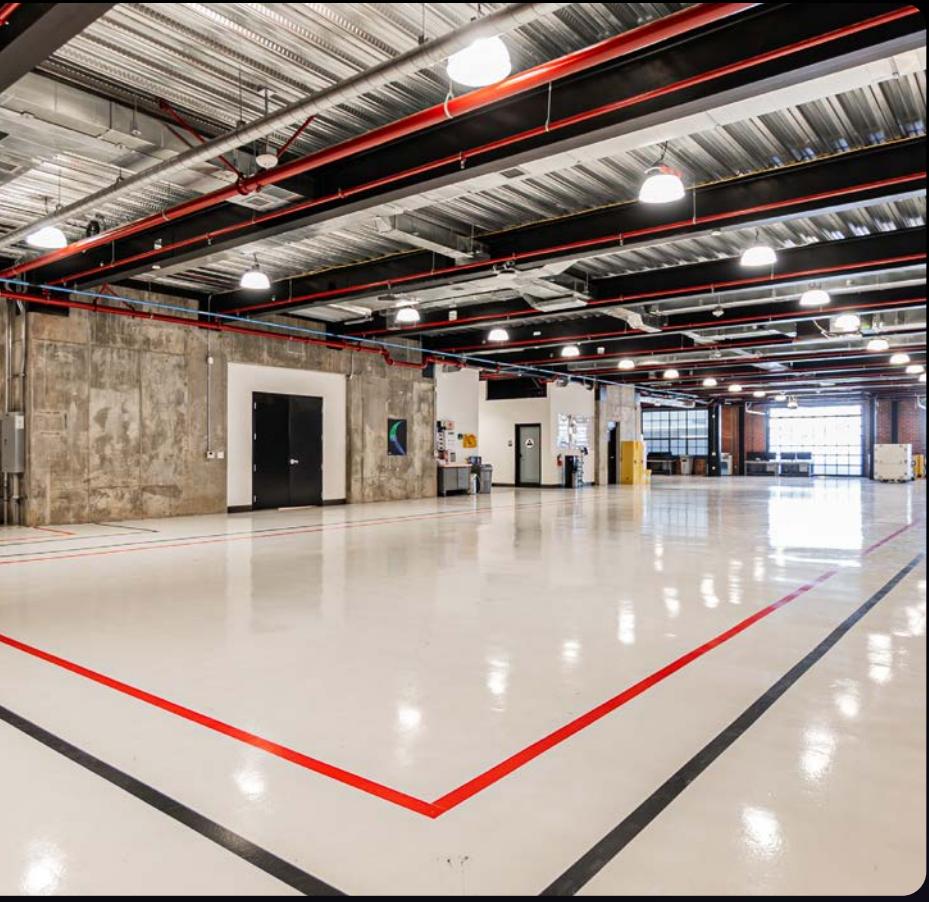
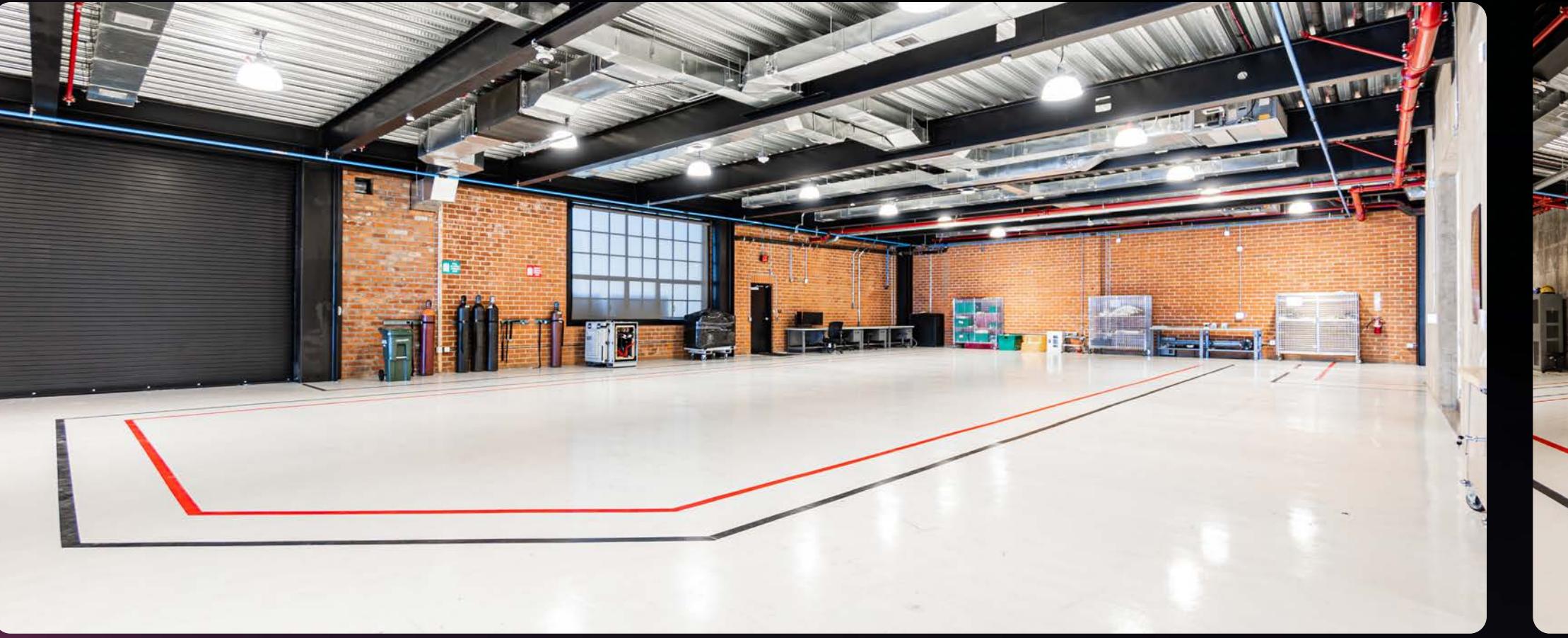
±7,000 SF ROOFTOP
with large scale outdoor event and hosting potential

CEILING HEIGHTS:
1st Floor: 15'
2nd/3rd Floor: 9.5'-20'

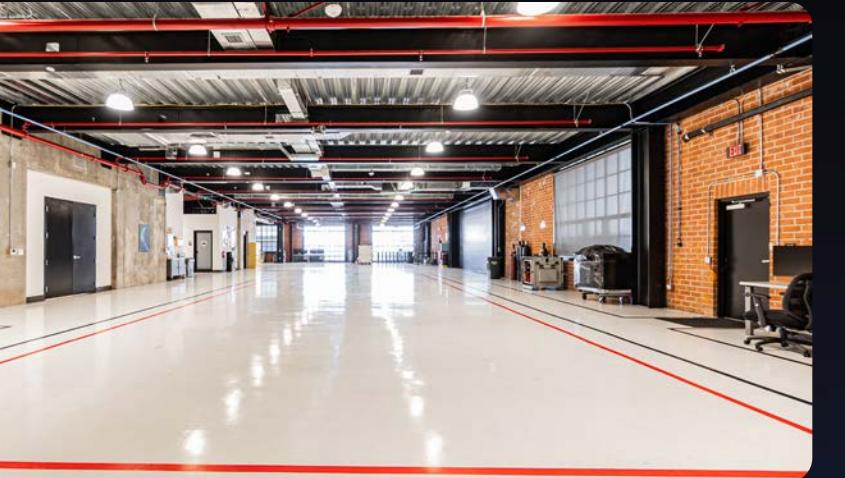
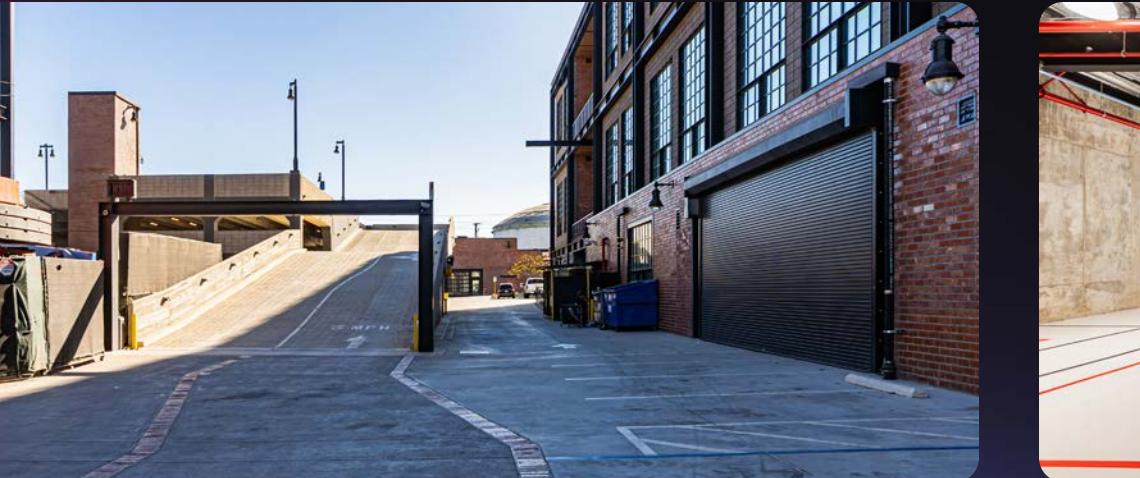
LOADING:
1 oversize ground level (30' wide x 12' tall)
2 dock high (12')

Built in gantry hoist to allow heavy loading to level 2

ELEVATORS:
2 Elevators - 9'9" tall x 7'7" wide x 5'6" deep. Capacity 4,000 lbs



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First
Floor

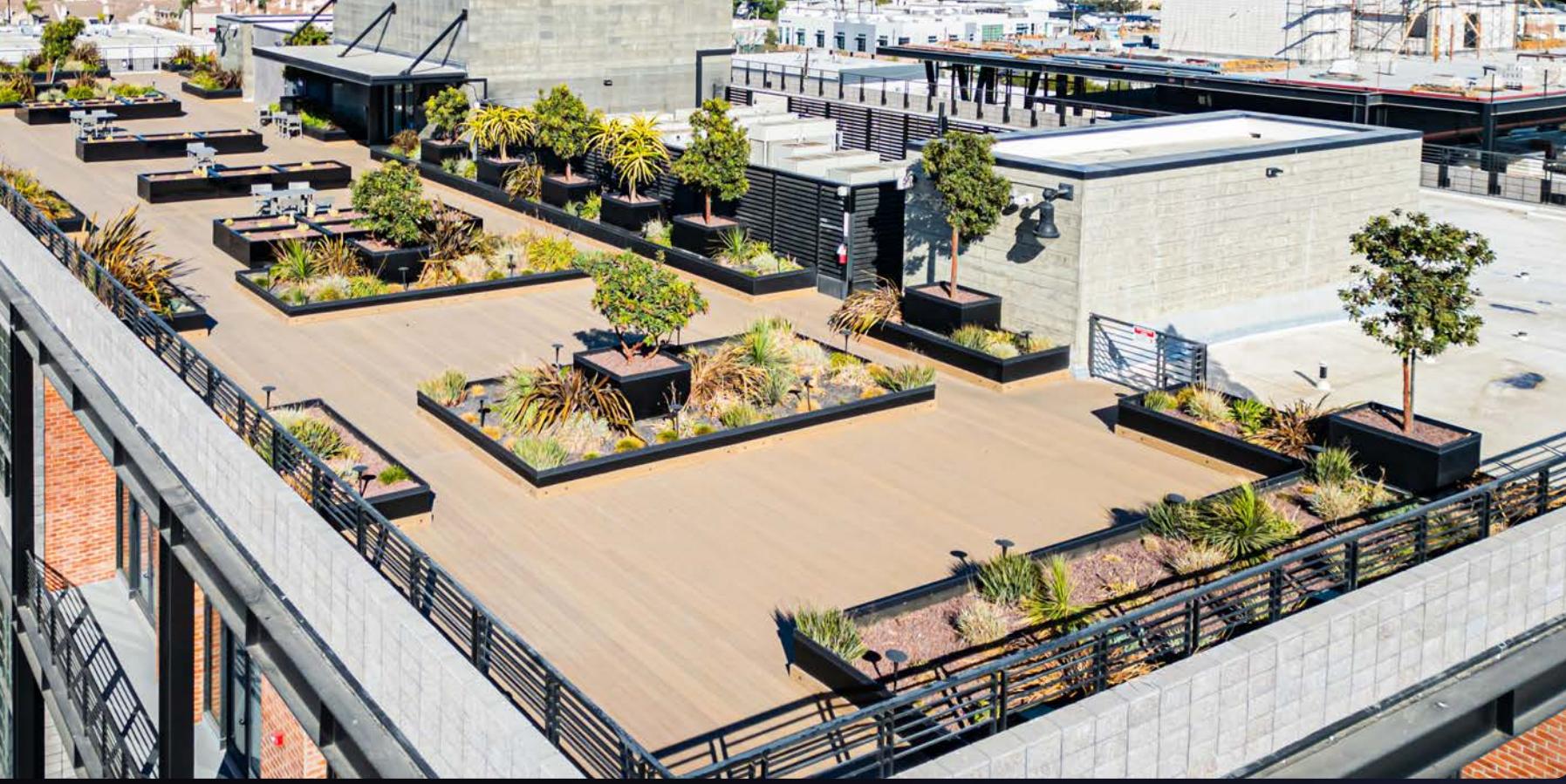




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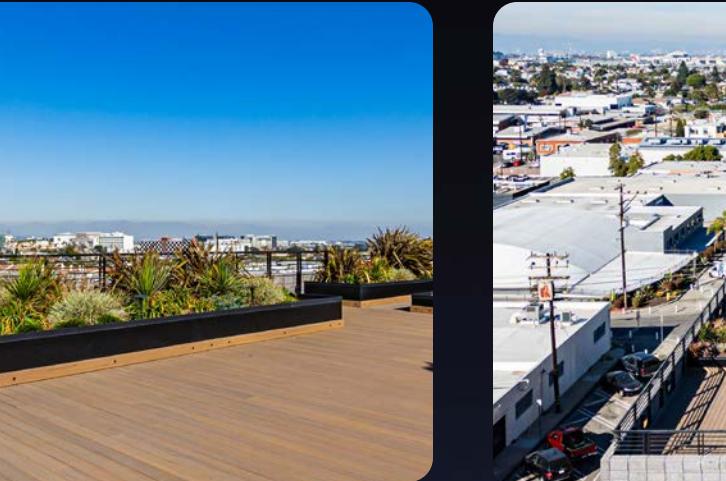
One of the Largest
Rooftop Amenities in El Segundo

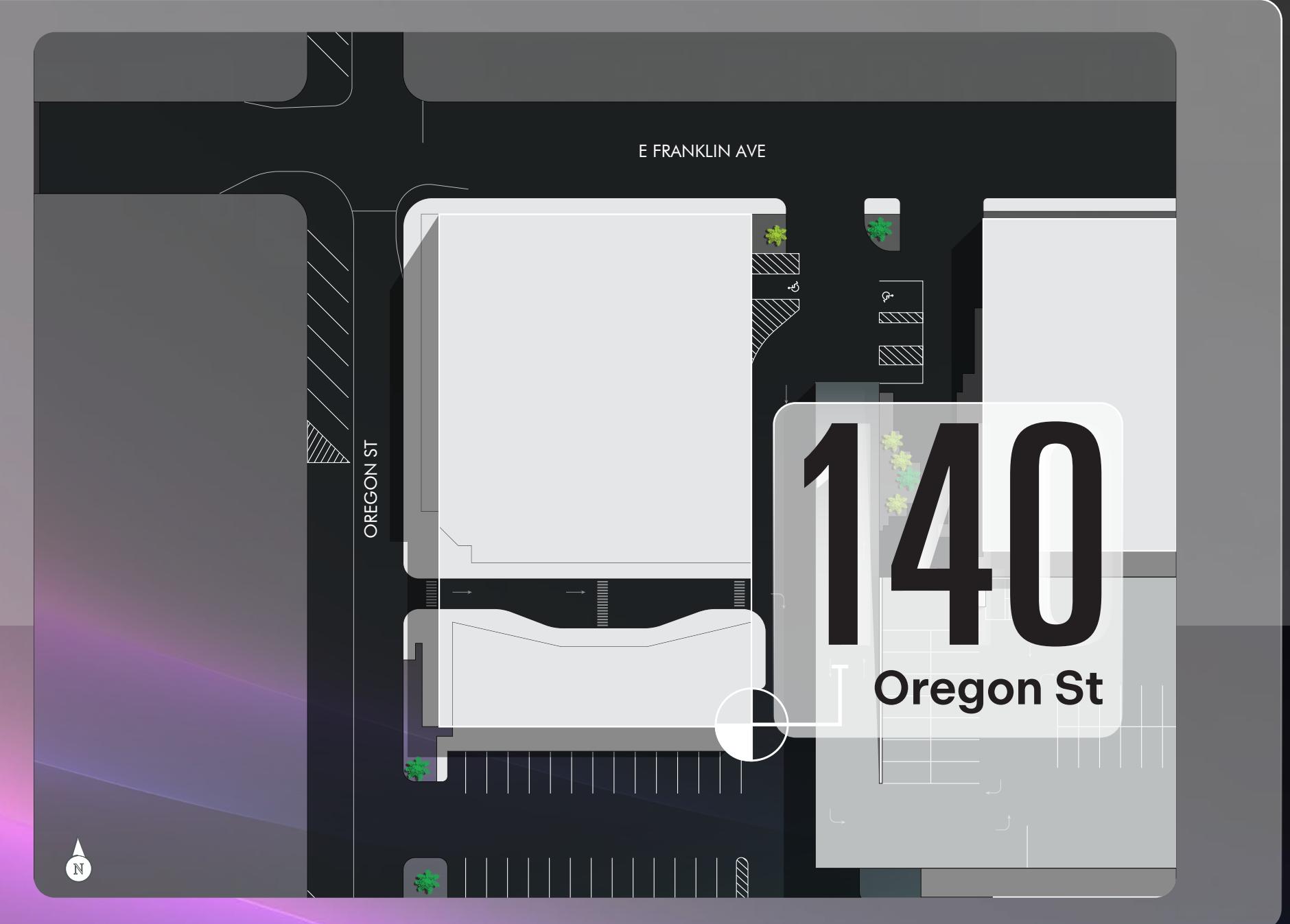
LAX
↓



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Rooftop Amenity





Site Plan

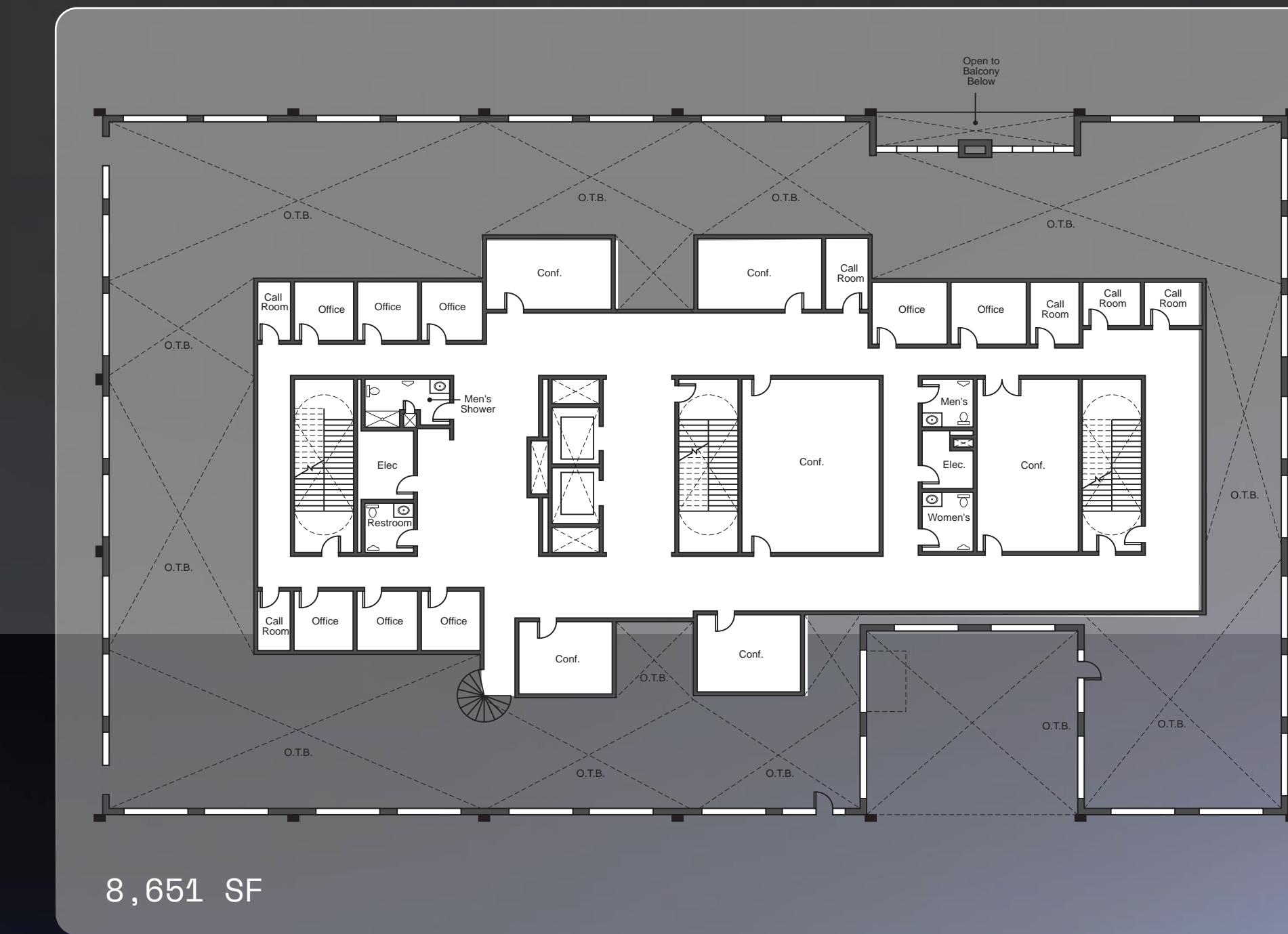


Floor Plans



30,707 SF

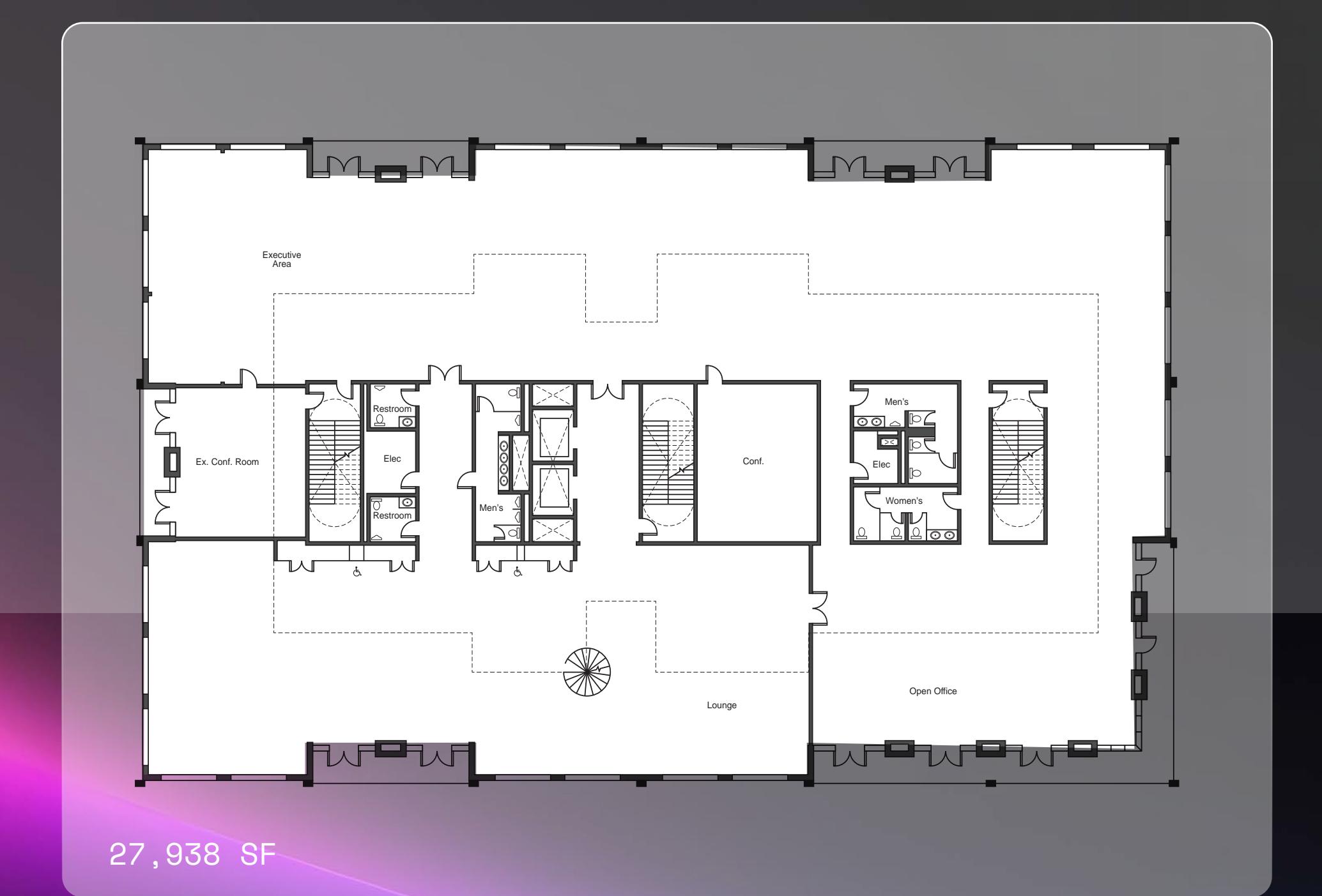
SECOND FLOOR



8,651 SF

SECOND FLOOR MEZZANINE

Floor Plans



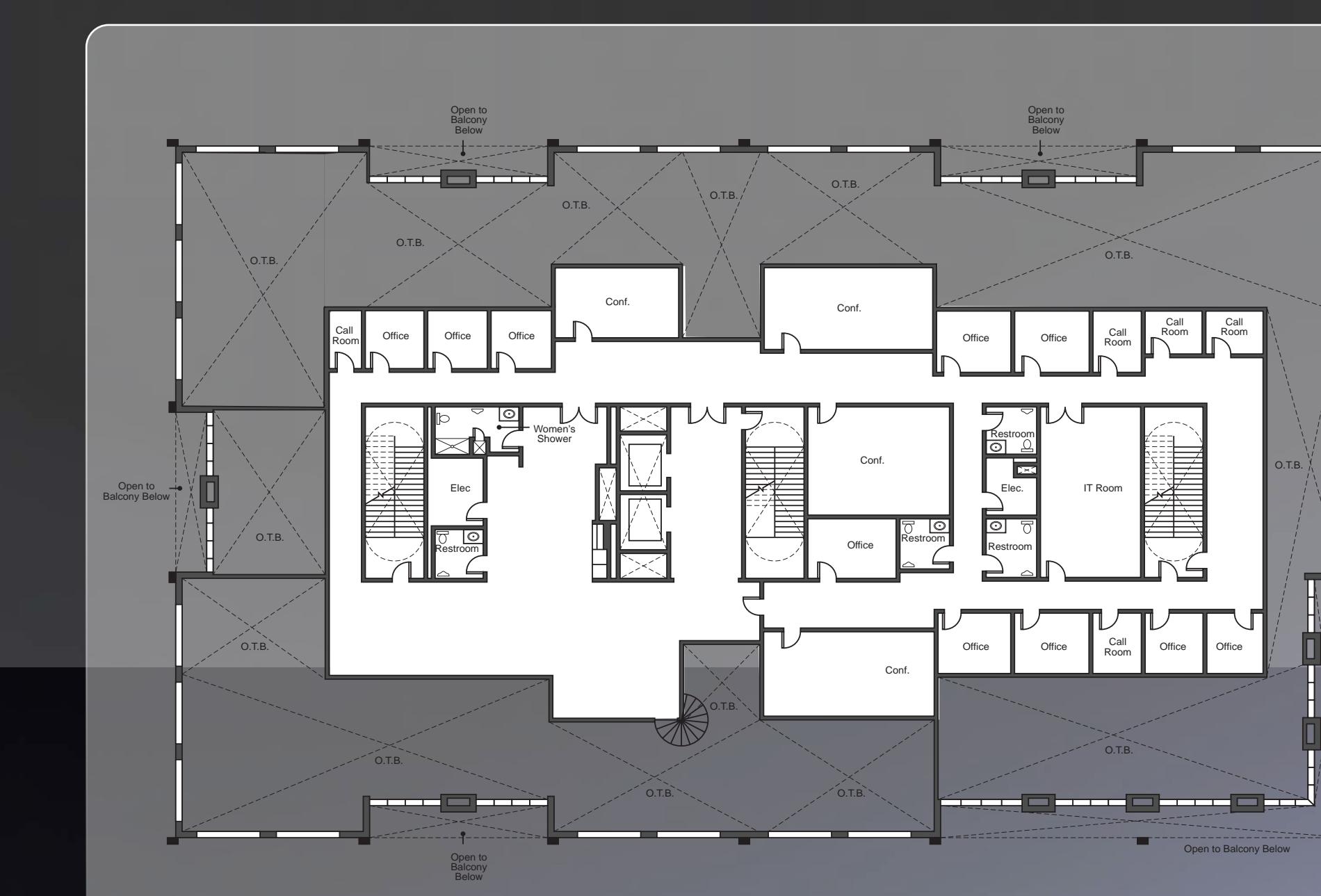
27,938 SF

THIRD FLOOR

Floor Plans

9,149 SF

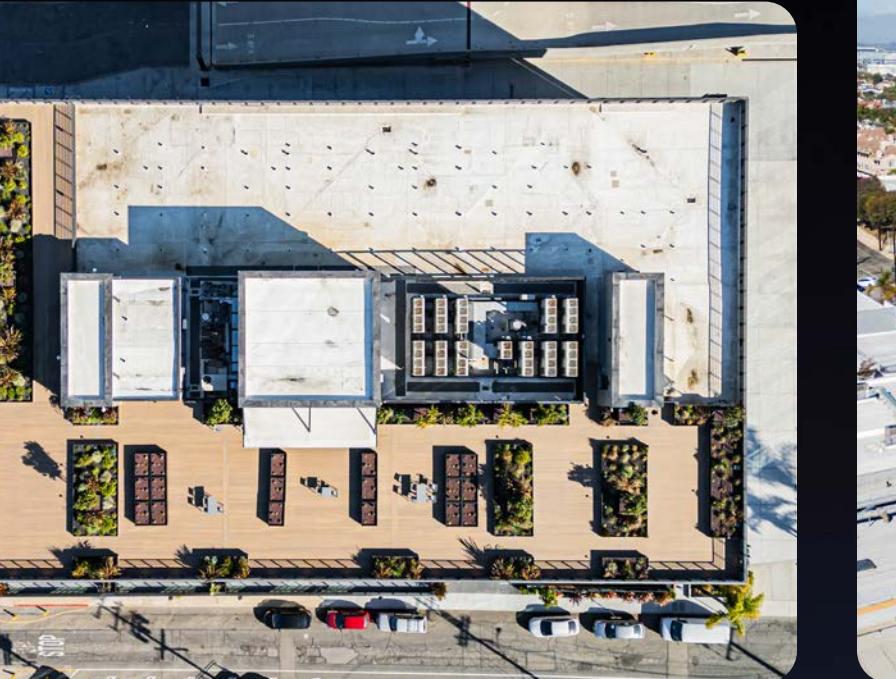
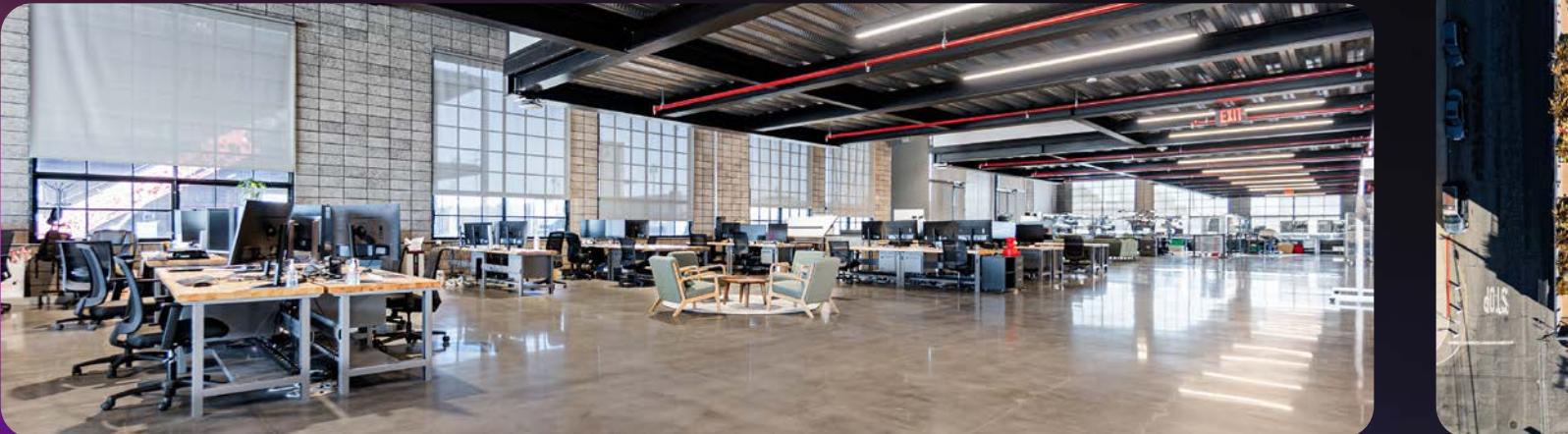
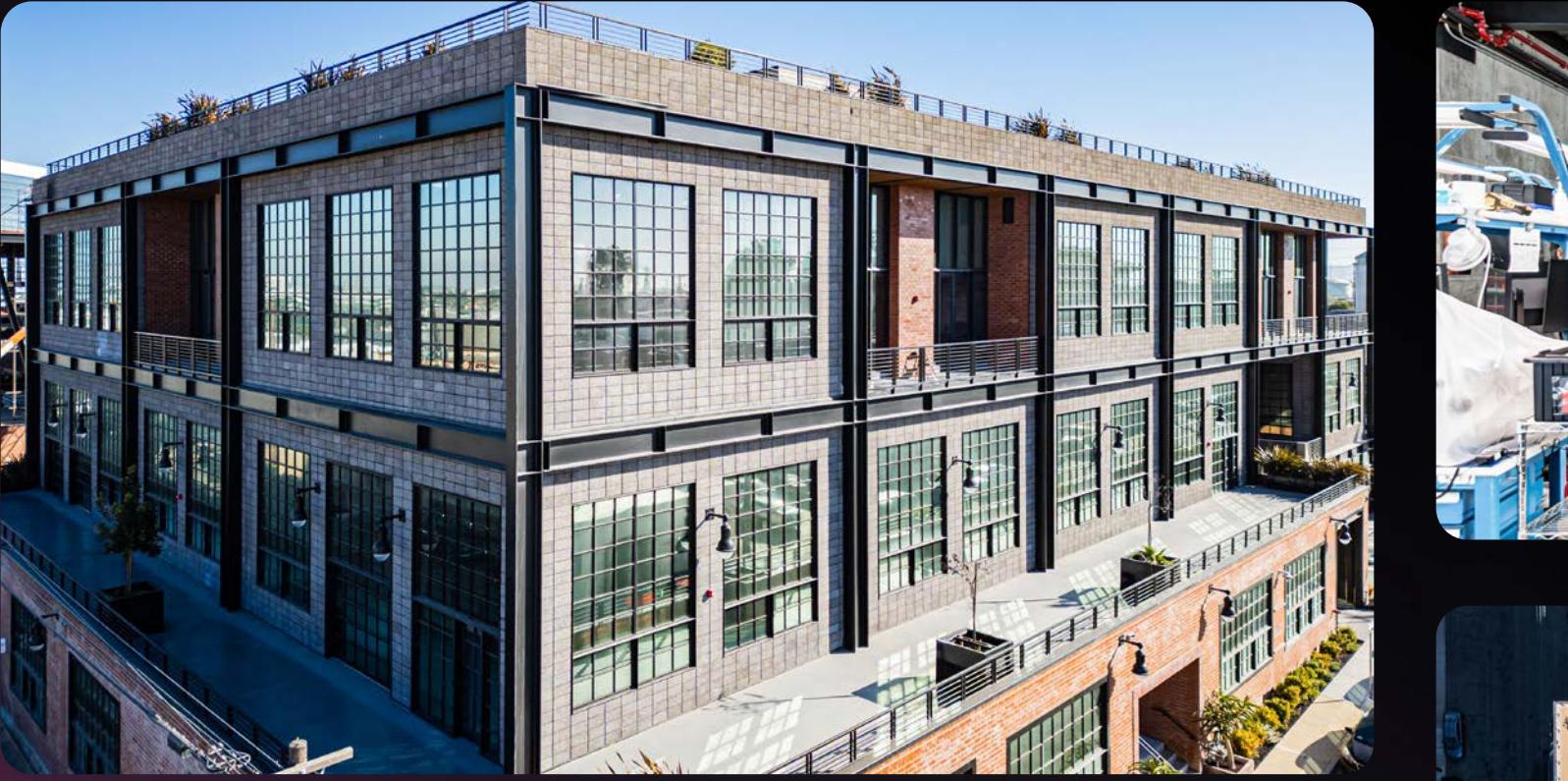
THIRD FLOOR MEZZANINE



Divisibility Plan

Suite	Rentable Area (SF)
Suite 101	4,038
Suite 102	4,477
Suite 103	12,176
Suite 201	9,010
Suite 202	11,898
Suite 203	8,236
Suite 204	10,214
Suite 301	9,998
Suite 302	8,923
Suite 303	7,860
Suite 304	10,307
TOTAL: 97,408	





LAX

DTLA

SOFI

140

Oregon St

Location
Highlights



PACIFIC OCEAN

DOWNTOWN EL SEGUNDO

Location
Highlights



SANTA MONICA

CENTURY CITY

140

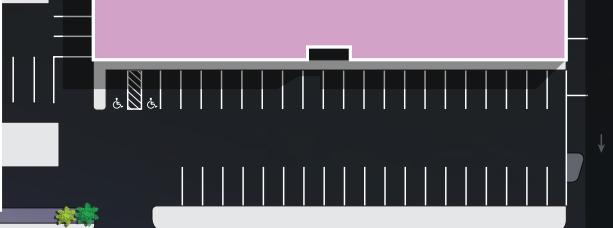
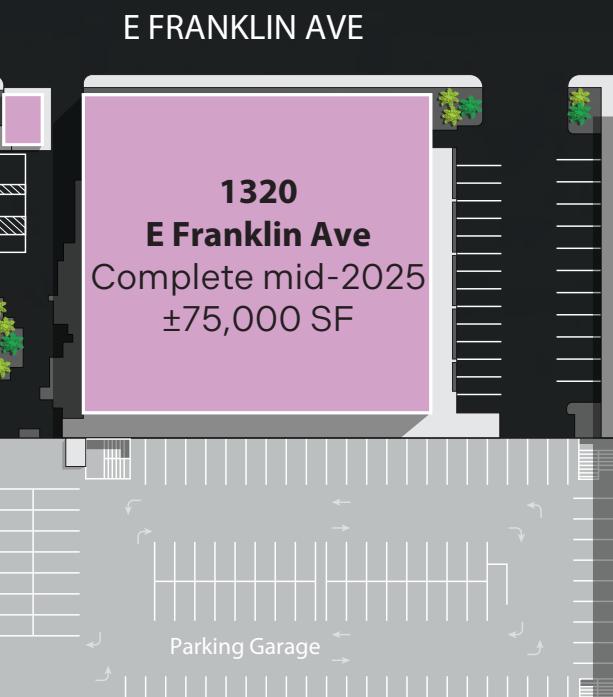
Oregon St





Future Growth

±75,000 SF under construction,
completion 2025



Campus Site Plan

E EL SEGUNDO BLVD

KANSAS ST

E FRANKLIN AVE

OREGON ST

Campus Growth

140

Oregon St

1320 E Franklin Ave
 $\pm 75,000$ SF - To be completed mid-2025

PHASE 2



± 1325 E El Segundo Blvd
30,000 SF - Completed flex multi-tenant building

PHASE 3

± 1301 E El Segundo Blvd
29,000 SF - Completed flex multi-tenant building

1475 E El Segundo Blvd
 $\pm 75,000$ SF - To be completed 2027



Architecture That's Anything But Standard

140 Oregon is one of six buildings in a warehouse campus - Standard Works - the campus has a masterplan to renovate the Smoky Hollow area.

The Standard Works project is a 191,896 SF parcel bound by East El Segundo boulevard on the south, east Franklin avenue on the north and Oregon street on the west. The grand visions of the development is a design that enhances the existing industrial aesthetic of the neighborhood by preserving all mid-century facades and utilizing similar industrial building materials and techniques to create a cohesive architectural expression between the existing and the new.

Preservation of the existing 1950's mid-century red brick façade is a highlight of the design and the smoky hollow specific plan. The mix of unique old and new eclectic buildings is enticing to prospective creative and knowledge-based businesses across many industries. The lively and pedestrian friendly creative atmosphere of Standard Works will contribute to the ongoing Smoky Hollow transformation to an incubator district and major economic force in the city.

BALIAN ARCHITECTS



Incredibly Well-Connected

Location	Distance (Miles)	Drive Time
LAX	3.2	8 mins
105	0.6	3 mins
110	1.3	4 mins
405	1.8	5 mins
Long Beach Airport	17.7	25 mins
Metro C Line & Metro K Line	1	4 mins
Port of Los Angeles	20.9	32 mins
Port of Long Beach	21.6	31 mins



El Segundo Prime Location

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Smoky Hollow is an eclectic incubator district of creative, innovative and dynamic businesses. Smoky Hollow's transition and interesting character appeals to today's creative class of companies. With demand for creative office space expected to continue to rise, an updated land use framework is needed to sustain Smoky Hollow's transformation into a regional hub for creative businesses and new types of manufacturing.

As the "Aerospace Capital of the World," El Segundo is home to the Los Angeles Air Force Base, United States Space Force, Raytheon and several Fortune 500 Companies, supporting a strong economy.

El Segundo provides significant business license tax savings. Annual tax for the first \$10 million in receipts or the 1st 100 employees, as applicable.

As shown below:

Tax Incentives

City	Annual Tax
Los Angeles	\$55,000
Santa Monica	\$50,294
Culver City	\$30,060
El Segundo	\$13,048

Demographic Highlights

- » 317,583 Employees within 5 miles
- » \$188,571 avg. household income within 1 mile
- » 154,843 population within 3 miles
- » 60.8% of population drive 24 minutes or less to work
- » 79.8% white collar workers within 1 mile

Smoky Hollow

The Smoky Hollow Specific Plan ("SHSP" provides a framework and long-term strategy to guide public and private investment in the Smoky Hollow area. SHSP was created to support the Plan area's transition into a regional destination for creative and cutting-edge businesses and new types of manufacturing. The Plan sets a regulatory and planning framework that focuses development efforts on revitalizing buildings for incubator industrial and office space. The ultimate goal is to facilitate the transformation of the Smoky Hollow district from an aging industrial area to an eclectic incubator district of creative, innovative, and dynamic businesses and major economic force in the City. The Plan is designed to improve parking and mobility as well as establish specific types of land use, transportation, infrastructure and urban design strategies for the Smoky Hollow area.



Source: City of El Segundo



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CBRE

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