



# Brickworks

at Smoky Hollow

 OCEAN WEST

**CBRE**

MADISON PARTNERS





# A CREATIVE FLEX CAMPUS CONVERSION

Imagine a work environment that is high volume, features indoor/outdoor connectivity, light-filled atmosphere with abundant parking. Brickworks at Smoky Hollow will provide the best free-standing flex campus building environment in its class.

**Brickworks**  
at Smoky Hollow



Creative flex campus  
4 buildings on 5 acres



Patios and outdoor amenity areas



Only 111,115 sf available  
Seismically upgraded and fully sprinkled



Surface and structure parking with  
electrical charging stations



Flexible loading, warehouse design  
featuring 12' to 31' ceilings



Above standard power





Lot Area  
**202,808 RSF (5.07 acres)**  
Seismically upgraded and fully sprinkled

Rent  
**Negotiable**

Parking  
**309 spaces\***

Power Capabilities  
**3 sub stations on site – above standard power**

Loading  
**Multiple dock, high and street level zones**  
**12' - 31' ceiling heights**

**133**  
BUILDING  
Available 3rd Qtr 2024

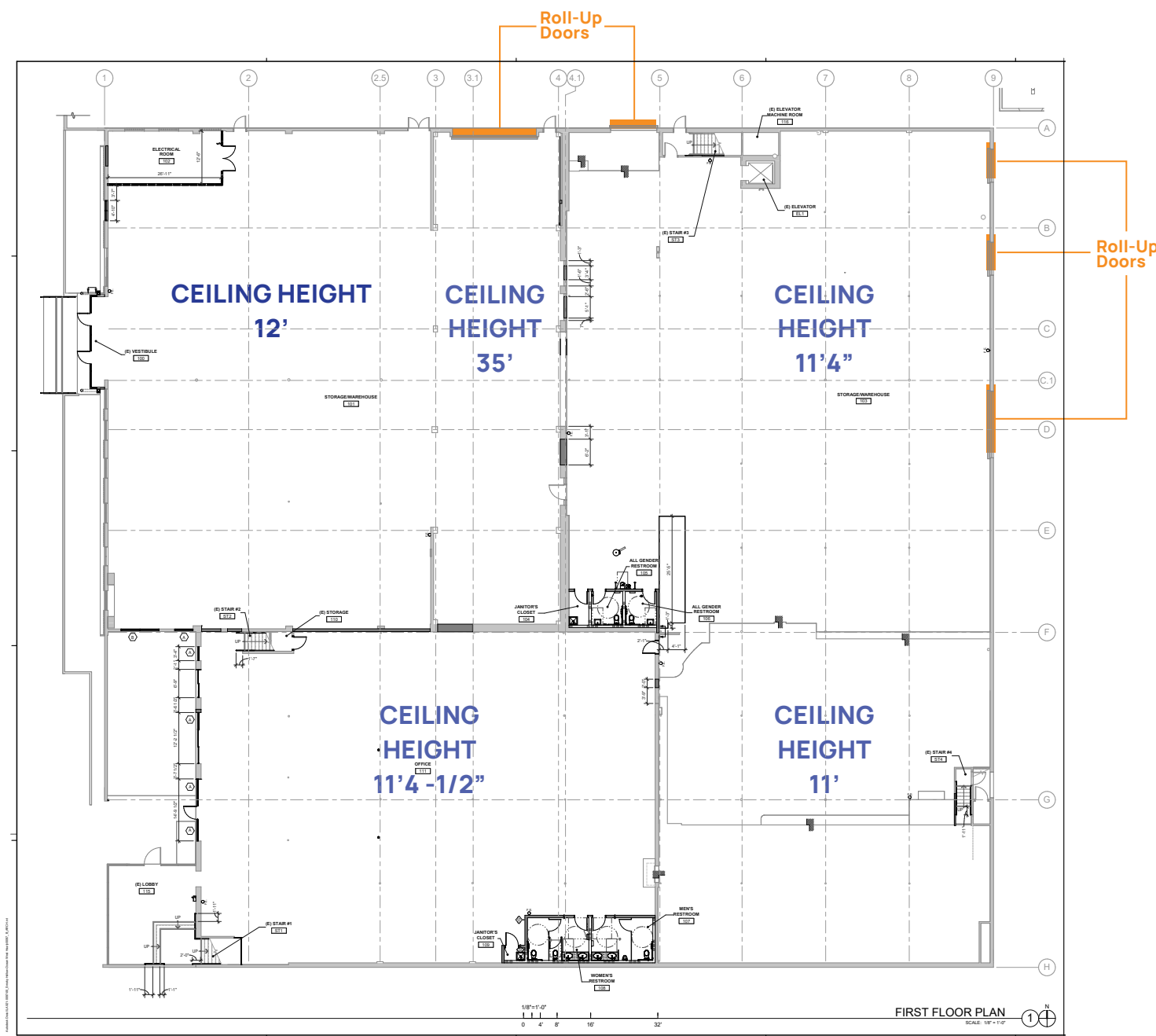
Address  
**133 Center Street**  
**El Segundo, CA 90245**  
Building Area  
**28,488 SF**  
2000 amp 480/277 3 phase 4-wire

**128**  
BUILDING  
Available 2nd Qtr 2025

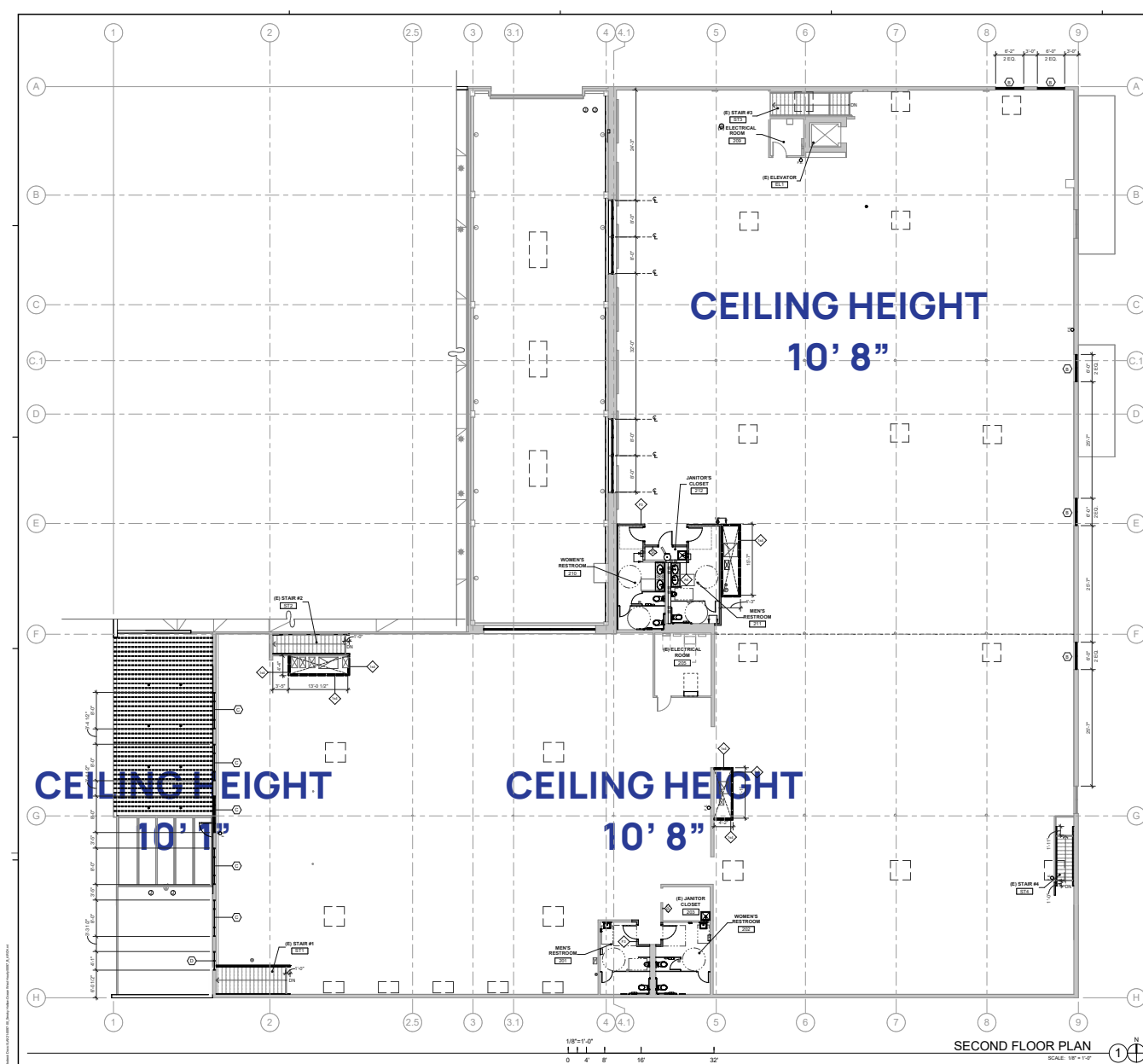
Address  
**128 Maryland Street**  
Building Area  
**68,667 SF**  
2000 amp 480/277 3 phase 4-wire

**132**  
BUILDING  
Available 2nd Qtr 2025

Address  
**132 Maryland Street**  
Building Area  
**14,000 SF**  
1000 Amp 277/480 volt



1st floor plan



2nd floor plan

# 128

## BUILDING

Available Now

Address

**124 Maryland Street**

Building Area

**68,667 SF**

ground floor

**41,185 SF**

second floor

**27,482 SF**

+/- 3,500 SF of 35' high bay space

+/- 37,685 of 11-12' ceiling heights on ground floor

Power: 2000 amp 480/277 3 phase 4-wire

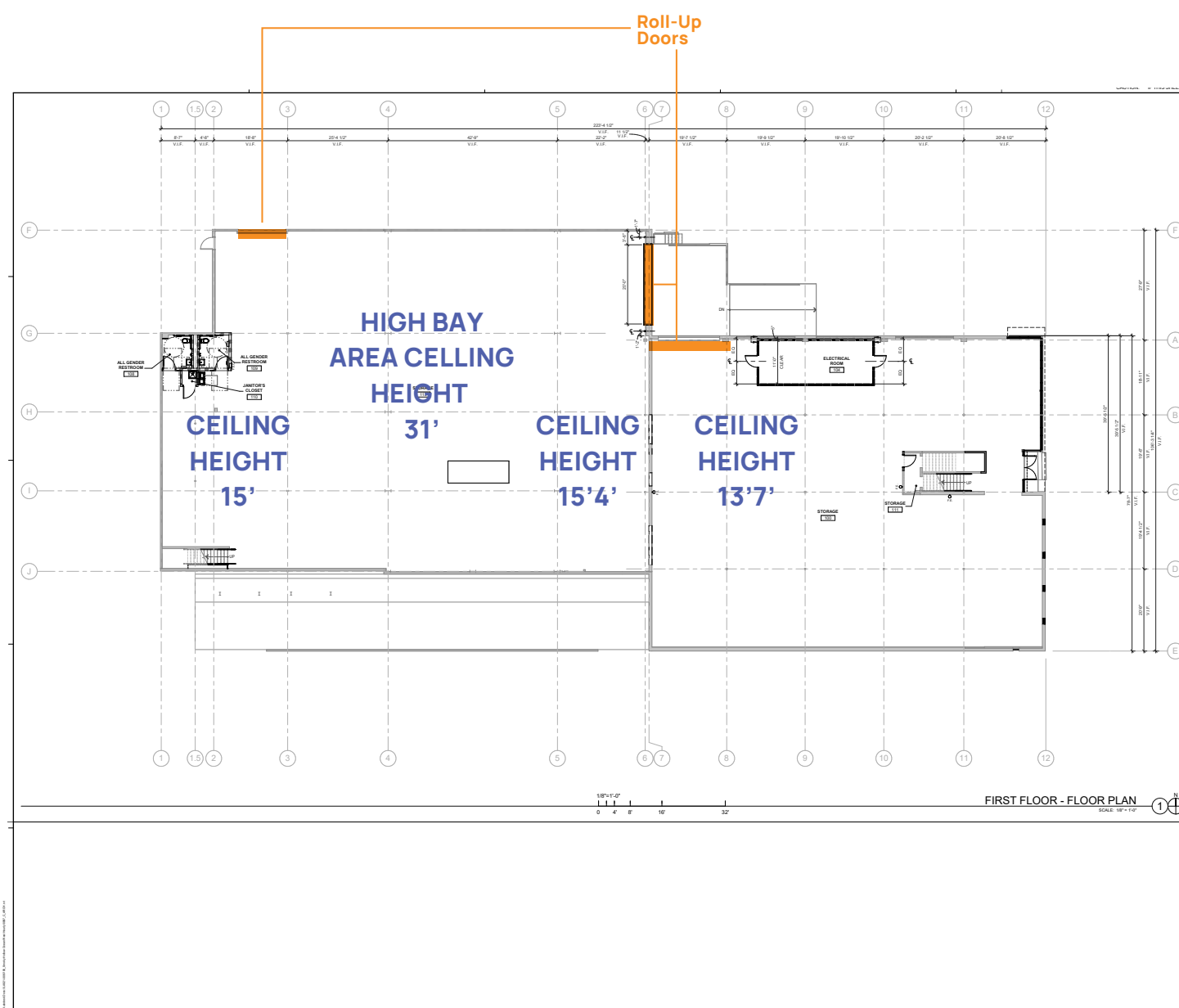
Dedicated lobby

Modernized elevator

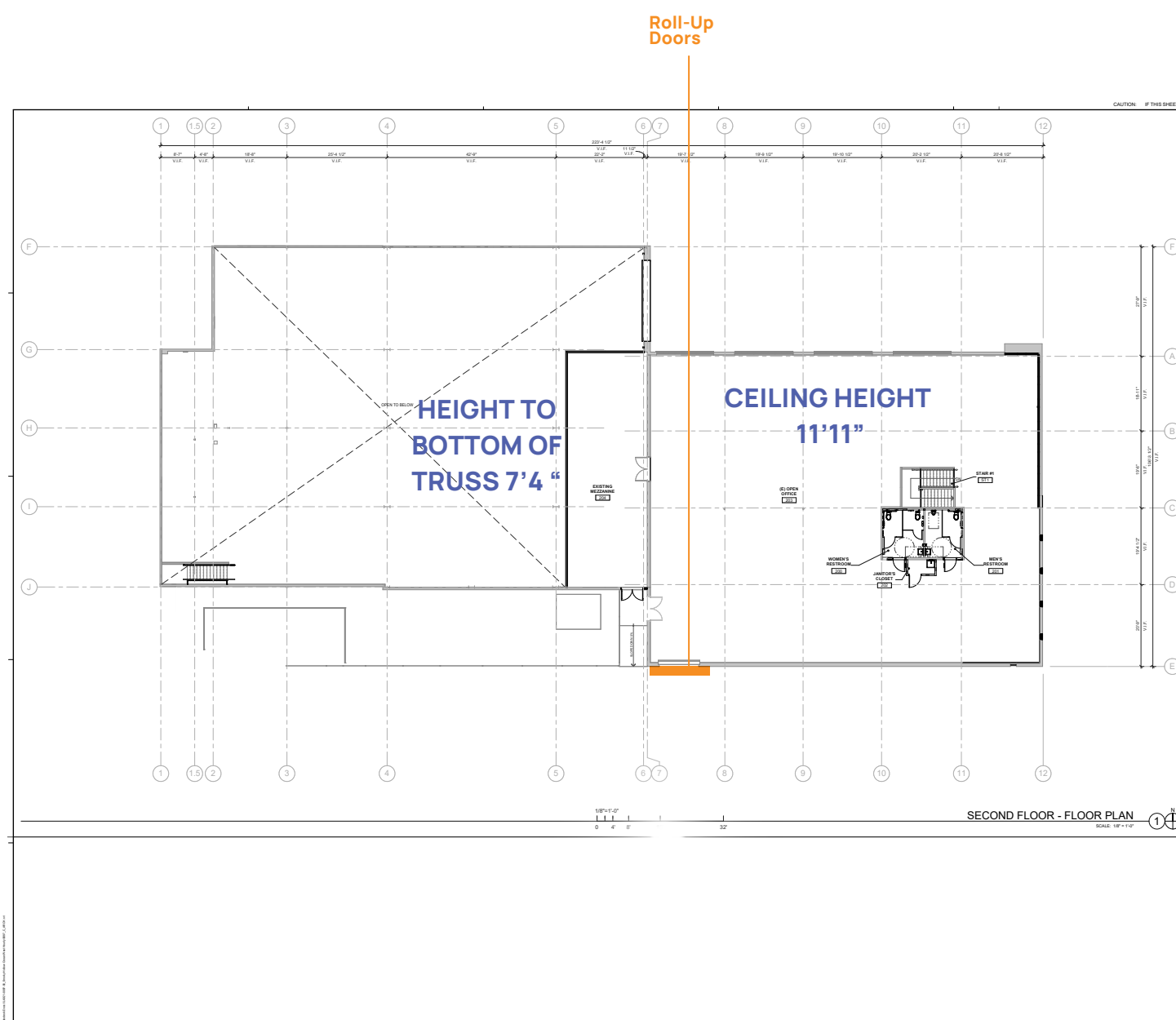
5 roll-up doors

Seismically upgraded and fully sprinkled





1st floor plan



2nd floor palan

# 133

## BUILDING

Available Now

Address

**133 Center Street**

Building Area

**28,488 SF SF**

ground floor (industrial)

**18,218 SF**

second floor (office)

**10,270 SF**

10,150 SF of 31' high bay space

New storefront glazing

Power: 2000 amp 480/277 3 phase 4-wire

Three large roll-up doors

Seismically upgraded and fully sprinkled

High visibility / high image building





Los Angeles Intl Airport

EL SEGUNDO

W IMPERIAL HWY

INTERSTATE 105

INTERSTATE 405

PACIFIC OCEAN

GET THERE FASTER



Minutes from Metro Station



Quick Access to 405 & 105 Freeways



2 Miles to LAX

- SHOPPING
- COFFEE
- Eateries
- FITNESS

MANHATTAN BEACH

MANHATTAN BEACH BLVD

HIGHLAND AVE

PACIFIC AVE

1

MARINE AVE

The Point

Continental Park  
ROSECRANS AVE

Plaza El Segundo

E EL SEGUNDO BLVD

E GRAND AVE

MAIN ST

N NASH ST

AVIATION BLVD

LA CIENEGA BLVD

VISTA DEL MAR

PERSHING DR

WORLD WAY

W CENTURY BLVD

Kreation

EL GRINGO

Five Guys

Ralphs

IN-N-OUT

Two Guns

EL TARASCO MEXICAN FOOD

Habit

W

Malibu

Rubio's

Two Guns

GOOSE STUB

SLICE+PINT

Starbucks

jame

Rock & Brews

SMOKY

Brickworks at Smoky Hollow

TOPGOLF

veggiegrill

pinkberry

goopkitchen

HOT YOGA

BARRY'S

SAUSAL

Chicken Bites

EL SEGUNDO

EL TARASCO MEXICAN FOOD

Starbucks

WHOLE FOODS MARKET

ULTA BEAUTY

The Container Store

PETSMART

OUTERKNOWN

NORDSTROM

rack

HomeGoods

DICK'S SPORTING GOODS

WARBY PARKER

Peet's Coffee

SOULCYCLE

Nike

ATHLETA

LITTLE SISTER

hopdoddy

CAVA

TRUE FOOD

pressed

NORTH ITALIA

Mendocino Farms

Van Leeuwen

tocaya

nomad

tendergreens

Cafe Vida

Starbucks

Philz Coffee

Bay Club

Orangetheory FITNESS

SHAKE SHACK

Cals

Eddie V's

FOGO DE CHAO

Paul Martin's

CVS pharmacy

TRADER JOE'S

EQUINOX

Bristol Farms

Walgreens







# Brickworks at Smoky Hollow

**Vibrant Smoky Hollow trade area  
with limited competitive inventory**

Given the prevalence of smaller-format properties and almost complete lack of large development sites throughout Smoky Hollow, the Property represents an extremely rare opportunity to develop lease space in large-scale creative flex campus in one of the most desirable areas in the region. Formerly an industrial area with a rich history serving the defense, aerospace, and petroleum industries, Smoky Hollow has emerged as one of the most desirable creative hubs in the South Bay and Lower Westside markets.







# Brickworks

## at Smoky Hollow

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### Creative Flex Space