

# INDUSTRIAL/FLEX SPACE AVAILABLE FOR SUBLEASE



**141 NEVADA STREET & 1140 E FRANKLIN AVENUE**  
**EL SEGUNDO, CA 90245**



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# 141 Nevada Street & 1140 E Franklin Avenue, El Segundo, CA 90245

## 141 NEVADA STREET:

**SIZE:** Approximately 5,750 square feet, open warehouse space

**RATE:** **\$1.85 per square foot per month, Industrial Gross**  
(Net of utilities and janitorial)

**PARKING:** 6 parking spaces (included in base rent)

**TERM:** Expires 2/28/26

- 17.5' ceilings
- 3 restrooms
- Rear loading door
- Power: 3 Phase 400 Amps: 240 Volts

## 1140 E FRANKLIN AVENUE:

**SIZE:** Approximately 2,500 square feet, flex/office space

**RATE:** **\$1.85 per square foot per month, Industrial Gross**  
(Net of utilities and janitorial)

**PARKING:** 3 parking spaces (included in base rent)

**TERM:** Expires 2/28/26

- Ground floor, 8 offices, 2 restrooms
- Mezzanine, 3 offices and storage



## FEATURES:

- Versatile space for creative, production, entertainment, tech, design, R&D uses
- Minutes from LAX, Santa Monica and DTLA
- Easy access to Vista del Mar, Sepulveda Blvd, Metro, 105, 405 and 110 freeways
- Great signage opportunity
- Located in desired Smokey Hollow location and walking distance from Main Street dining



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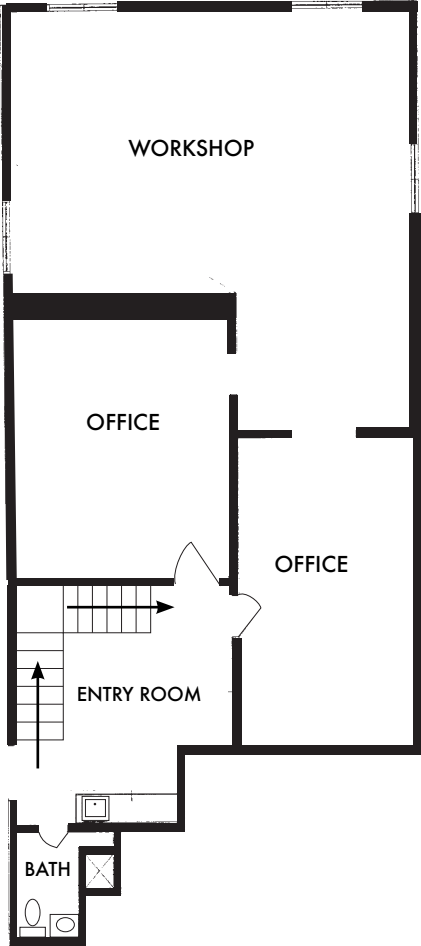
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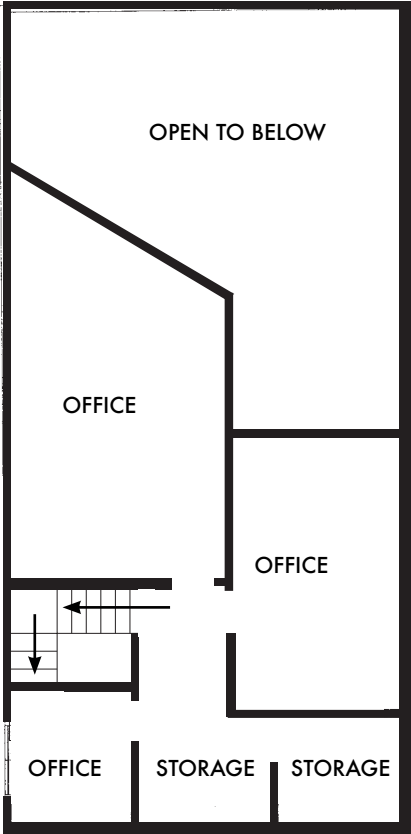
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# 1140 E FRANKLIN AVENUE - FLOORPLAN

FIRST FLOOR



SECOND FLOOR



F  
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P  
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A  
N



[www.parcommercial.com](http://www.parcommercial.com)

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AREA  
MAP

- |                           |                            |                               |
|---------------------------|----------------------------|-------------------------------|
| 1. Tavern on Main         | 11. Starbucks              | 21. PizzaRev                  |
| 2. Rock & Brews           | 12. Beach Mex              | 22. Ralphs                    |
| 3. El Segundo Brewing Co. | 13. McDonald's             | 23. Starbucks                 |
| 4. Sasual                 | 14. The Boat Sushi & Thai  | 24. In-N-Out Burger           |
| 5. El Tarasco Mexican     | 15. Mandovi Indian Cuisine | 25. El Pollo Loco             |
| 6. Chicken Dijon          | 16. Chipotle               | 26. San Sai                   |
| 7. Deluca Trattoria       | 17. The Habit Burger Grill | 27. Carl's Jr                 |
| 8. Rinaldis               | 18. Malibu Fish Grill      | 28. IHOP                      |
| 9. Blue Butterfly Coffee  | 19. Rubios                 | 29. Specialty's Cafe & Bakery |

- A. Hyatt Place
- B. Hilton
- C. Residence Inn
- D. Embassy Suites
- E. Hampton Inn
- F. LAX Travelodge
- G. Fairfield Inn Suites
- H. Extended Stay America
- I. Aloft
- J. Concord Hotel

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**PAR**  
COMMERCIAL BROKERAGE

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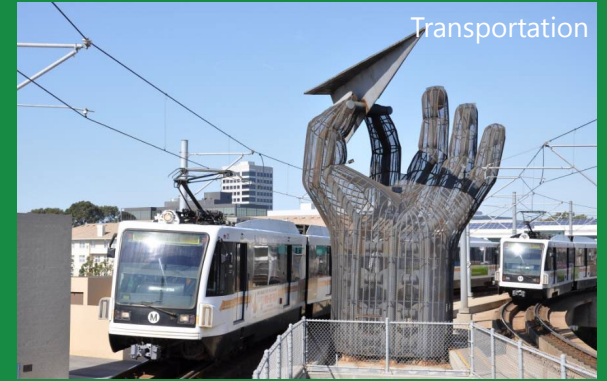
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L I F E S T Y L E



Pier Sunsets



Transportation



Shopping



Nightlife



Events



Beach Bonfires



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AROUND THE CORNER



Rock & Brews



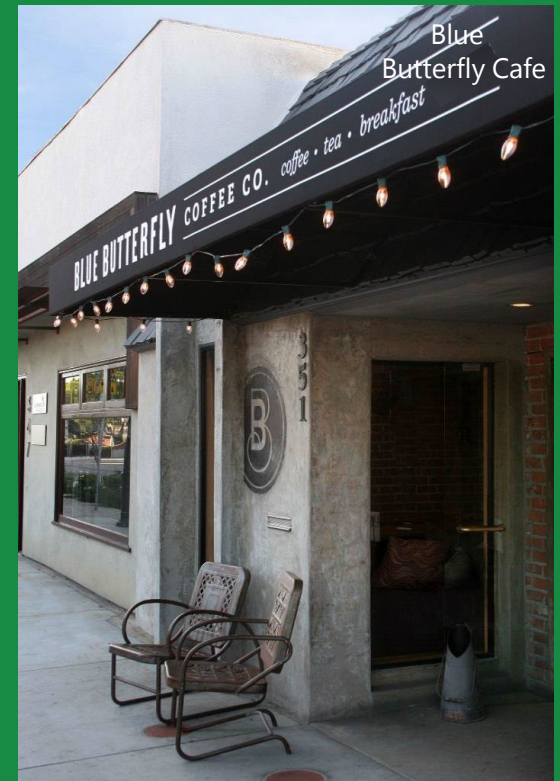
KreationJuicery



Farmer's Market



Music Hall



Blue Butterfly Cafe



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