


130 Arena St

130 Arena St, El Segundo, CA 90245

 Presented by
Local Agent, Inc.



Price: \$48.00 /SF/YR

SINGLE TENANT BUILDING SET UP AS LIVE-WORK WITH OFFICE + MINOR WAREHOUSE (ASSEMBLY) ABILITIES - CLEAN USES ONLY
Renovated two-story stand alone office building located in one of the most prime locations of El Segundo's Smoky Hollow only 3 blocks from all retail, restaurants and breweries on and around Main Street.

There are (9) Total Parking Spaces (Tandem): (6) Regular, (1) Handicap, (2) Loading Zone Spaces + e-bike, etc. parking under covered rear entrance. Option to add up to 4 additional single stall parking spaces upon request.

130 Arena St

130 Arena St, El Segundo, CA 90245



Prime Smoky Hollow Location a Few Short Blocks from Downtown El Segundo
Stand Alone Building _ Privately Parks 9 (to 13)
Mostly Open Concept With XL Workrooms and Conference Rooms
Ground Floor Drive in with Open Production Floor Area



Stacy Metcalfe

stacy@localagentinc.com

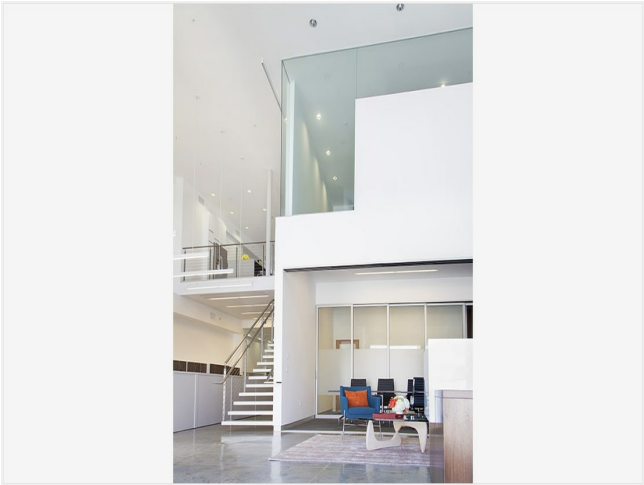
(310) 720-5450

Local Agent, Inc.

211 Arena St, Suite Board Room 1
El Segundo, CA 90245



130 Arena St, El Segundo, CA 90245



Building Photo

Listing space

1st Floor

Space Available	5,024 SF
Rental Rate	\$48.00 /SF/YR
Date Available	March 01, 2026
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

The ground floor features sweeping high ceilings, a large reception area with built in wall storage, lounge, wet bar, storage closet, (2) bathrooms and an open production floor just inside the glass drive-in roll up. The large conference room can be easily converted into (2) private meeting rooms with panoramic sound mitigating sliding doors. The second floor includes (2) extra large private office/studio suites, a full sized fully equipped kitchen with a dining area, balcony, and a bathroom WITH SHOWER.

130 Arena St

130 Arena St, El Segundo, CA 90245

Property Photos



Building Photo

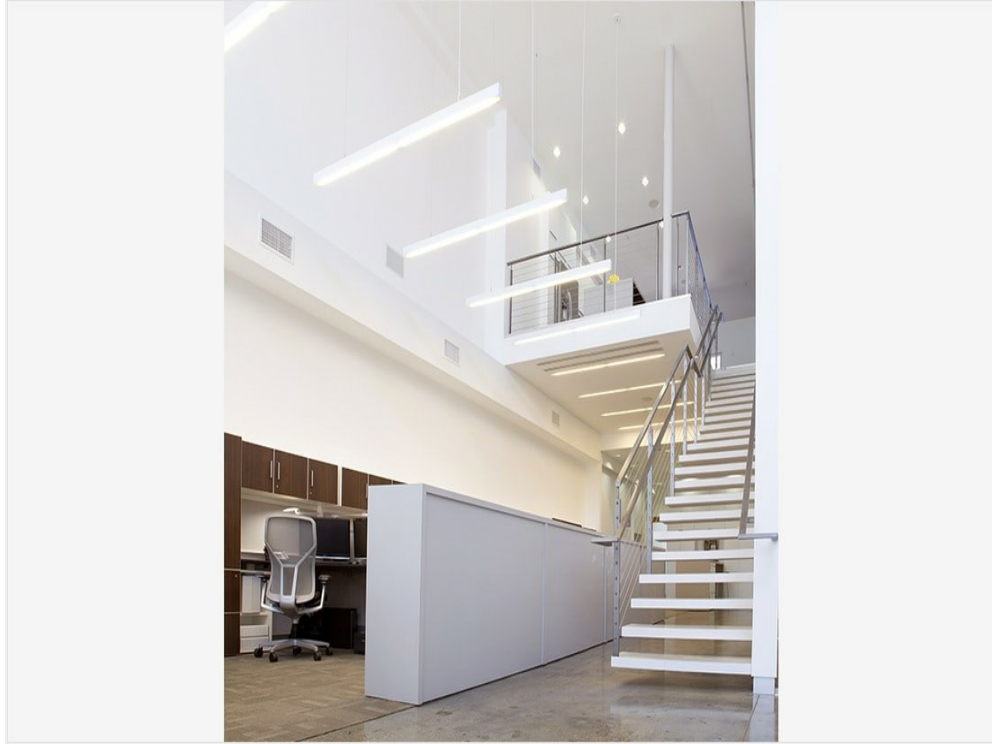


Building Photo

130 Arena St

130 Arena St, El Segundo, CA 90245

Property Photos



Building Photo



Building Photo

130 Arena St

130 Arena St, El Segundo, CA 90245

Property Photos



Building Photo



Building Photo

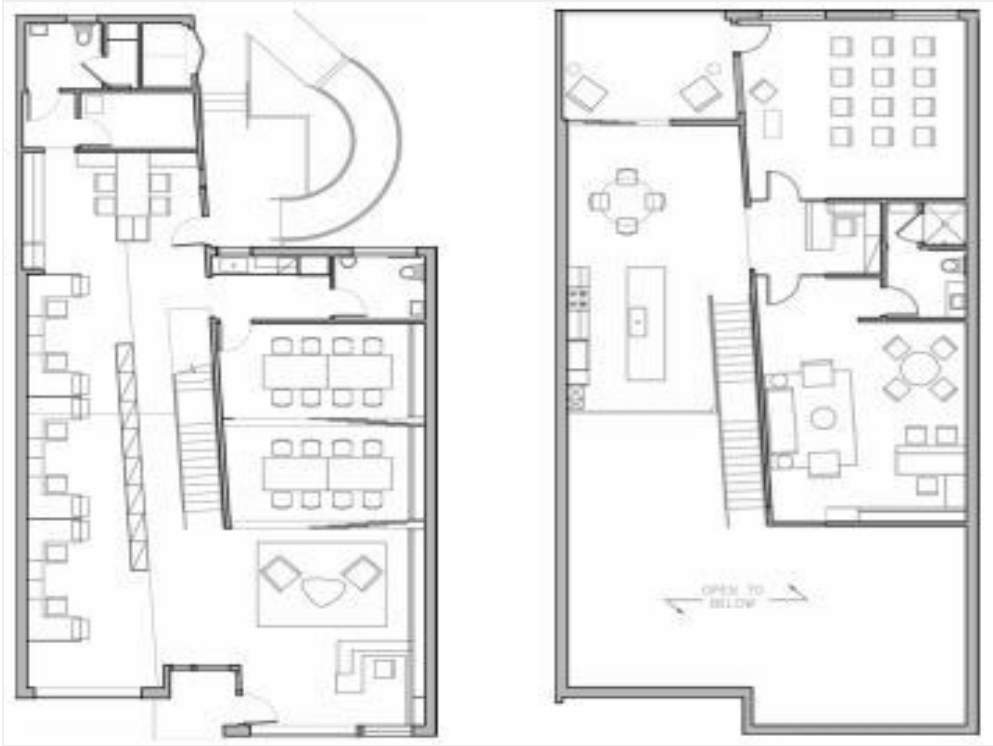
130 Arena St

130 Arena St, El Segundo, CA 90245

Property Photos



Building Photo



Building Photo

130 Arena St

130 Arena St, El Segundo, CA 90245

Location

