



MONTANA AVENUE CAPITAL PARTNERS  
Real Estate Investment Management

FOR LEASE  
120,000 SQUARE FEET

1700  
E WALNUT

Six-story, Class A office building in the heart of El Segundo

The perfect local office solution for tenants seeking an accessible, creative & collaborative space





# Property Highlights



**Unique office property:**  
six-story, mid-rise



**Prime location:**  
in the heart of El Segundo, along PCH



**Easily accessible:**  
adjacent to 105 and 405 freeways and less than 2 miles to LAX



**Walkable eateries:**  
Coffee Bean Tea Leaf, Trimana and In-N-Out



**Incredible outdoor space:**  
fire pit, ping pong table, putting green, and plenty of seating



**Sixteen EV chargers:**  
twelve regular charging stations and four super chargers



**Inviting indoor lobby:**  
high-top seating, plug-in stations and a coffee bar



**Business advantage:**  
no gross receipts tax



**Tenant amenities:**  
on-site car wash and weekly food trucks







# Recent Renovations

## Creative Conversion

Four of the six floors have undergone a conversion from traditional build to creative build. The removal of carpet on floors 2, 4, 5 and 6 have brought out the character of the floors, accentuated by both gloss and matte finishes.

## Exposed, 12 ft Ceiling Heights Throughout

Ownership finalized an elevator modernization program and recently completed a new roof coating.

## Common Area Upgrades:

An activated and impeccably furnished lobby opens up to a serene outdoor courtyard with a putting green, fire pit and open seating. Completed renovations include a beautifully landscaped outdoor plaza with a fire-pit, ping pong table and seating areas. The building lobby has been tastefully improved to include high top seating, plug in stations and a coffee bar. The property offers sixteen EV chargers (four are super chargers) at no cost to all tenants.

## Leasing Incentives

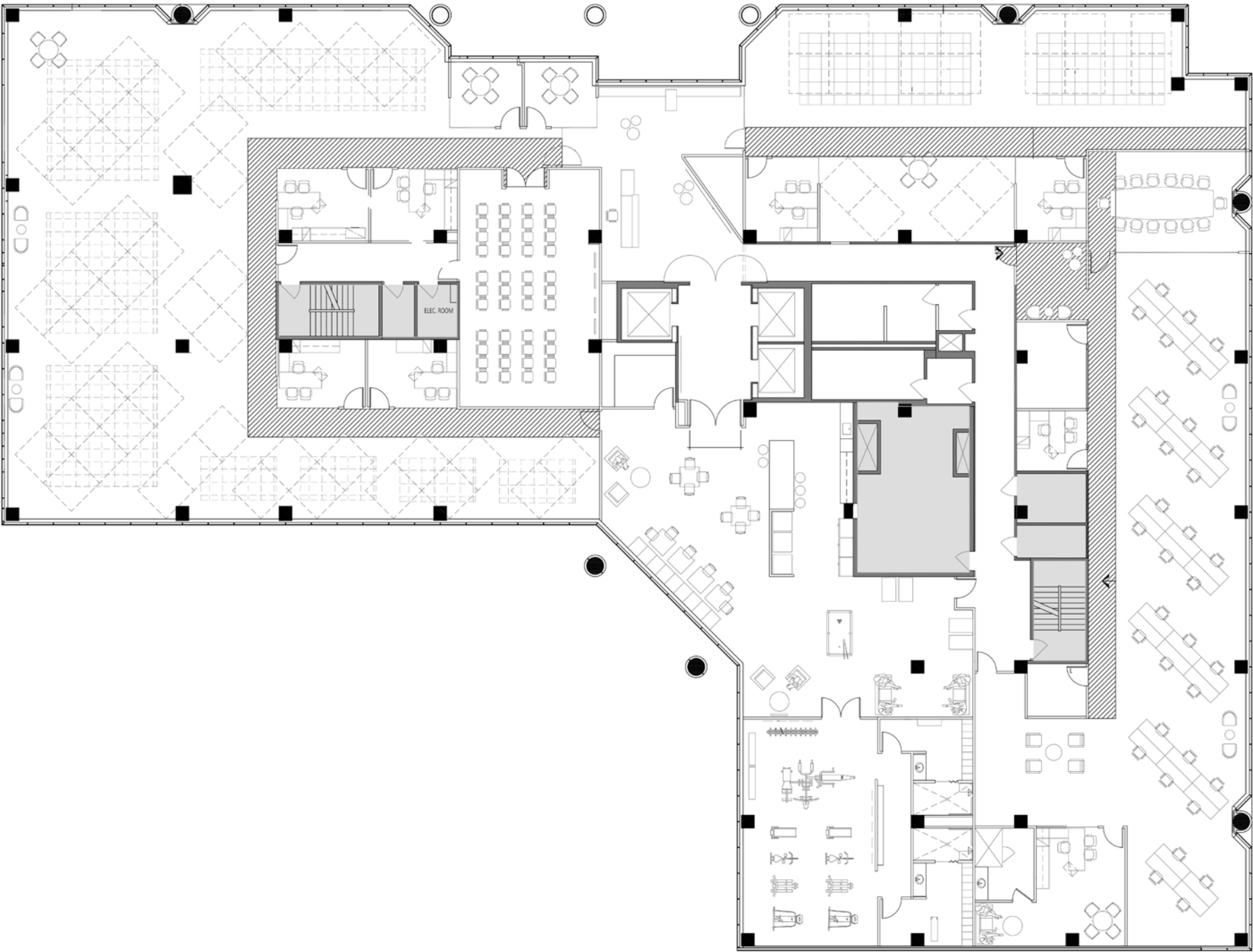
- \$5/SF Broker Bonus on 5-year new deals
- \$1/Year of term capped at 5 years





# Available

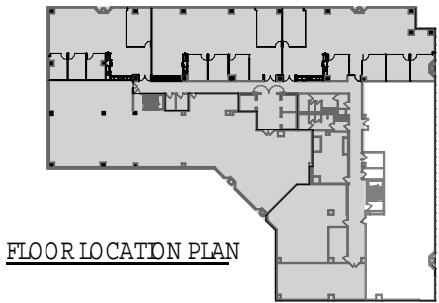
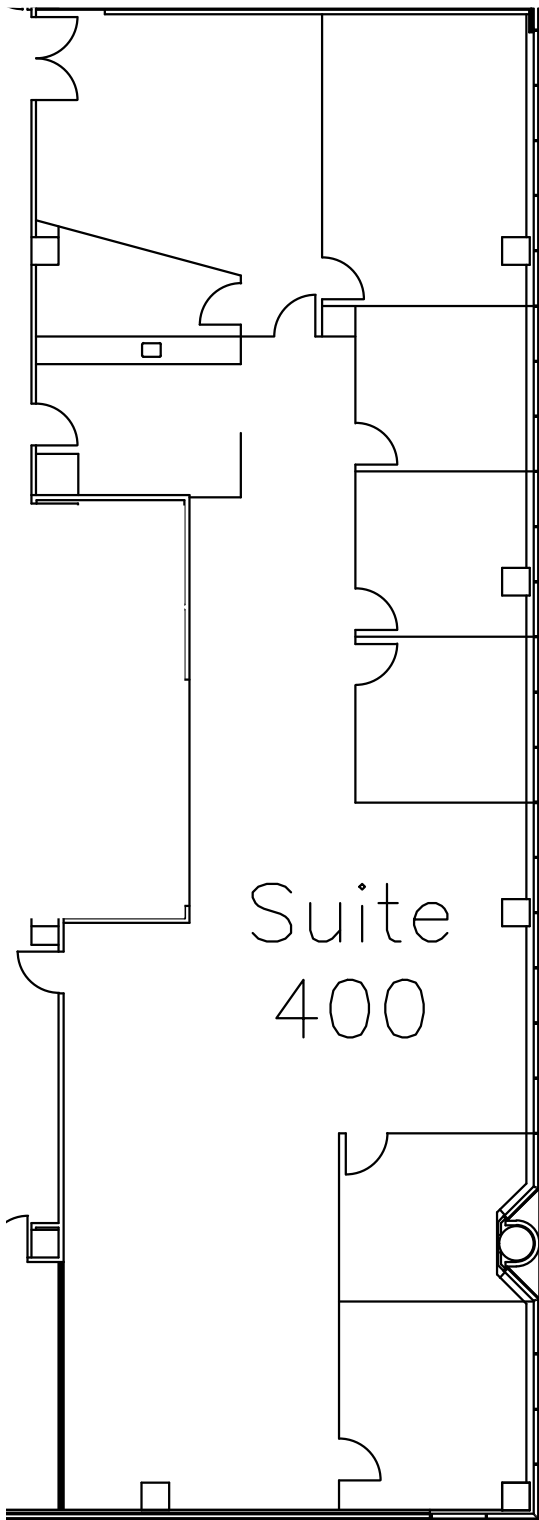
Suite 200 | 19,927 RSF





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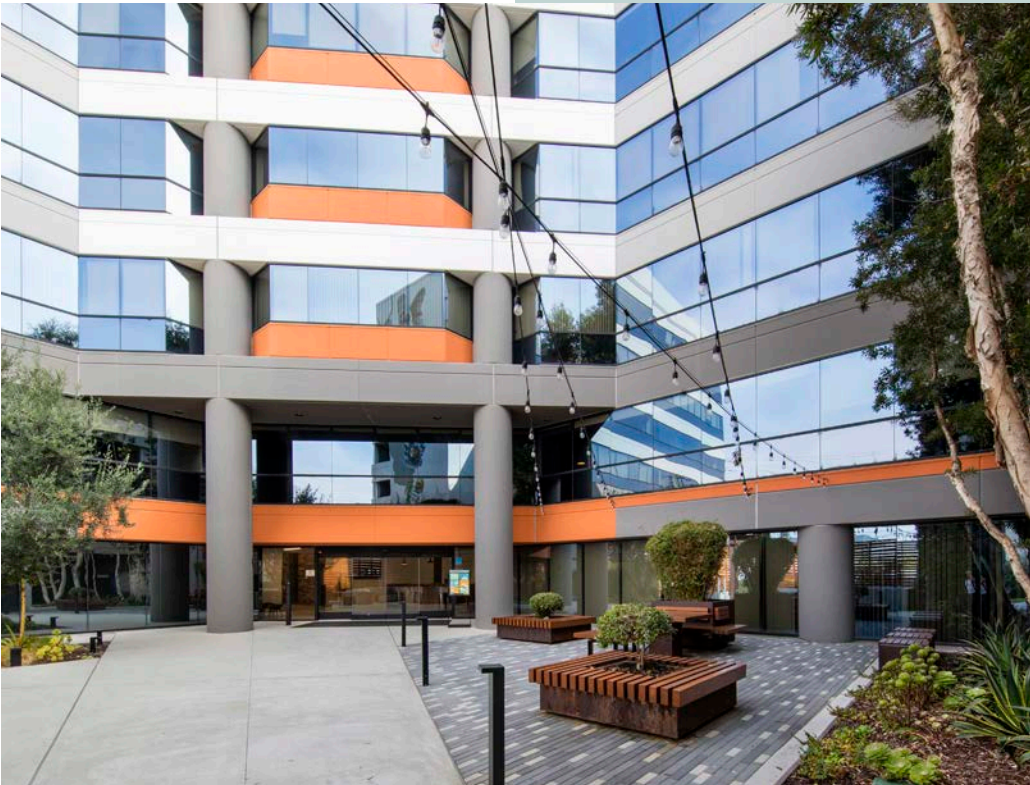
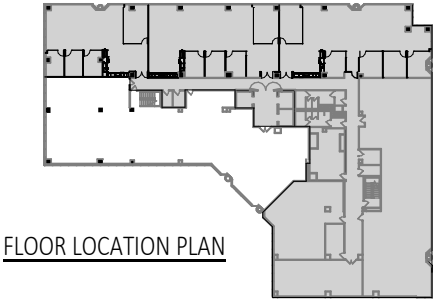
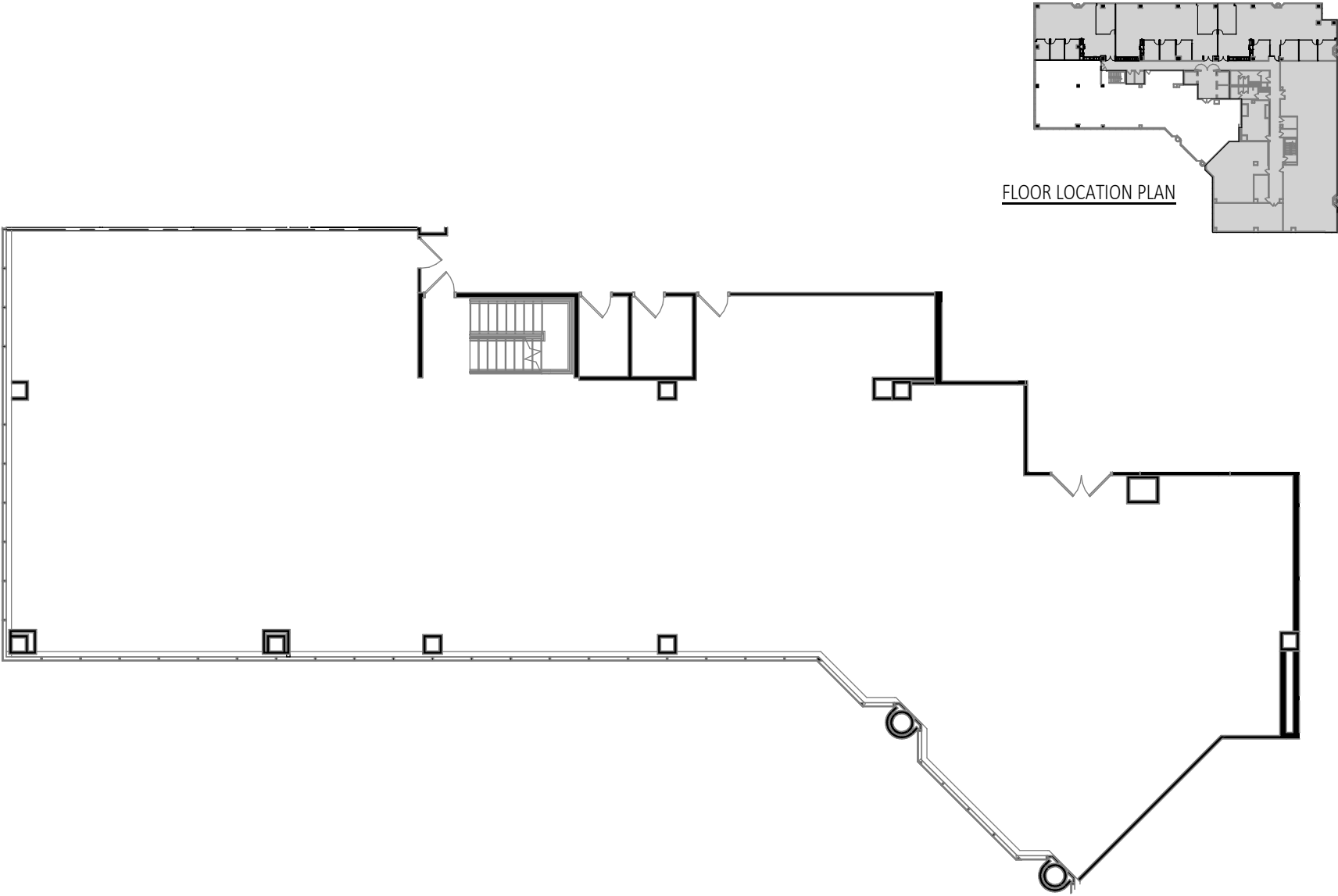
Suite 400 | 4,123 RSF | Available 6/1/25





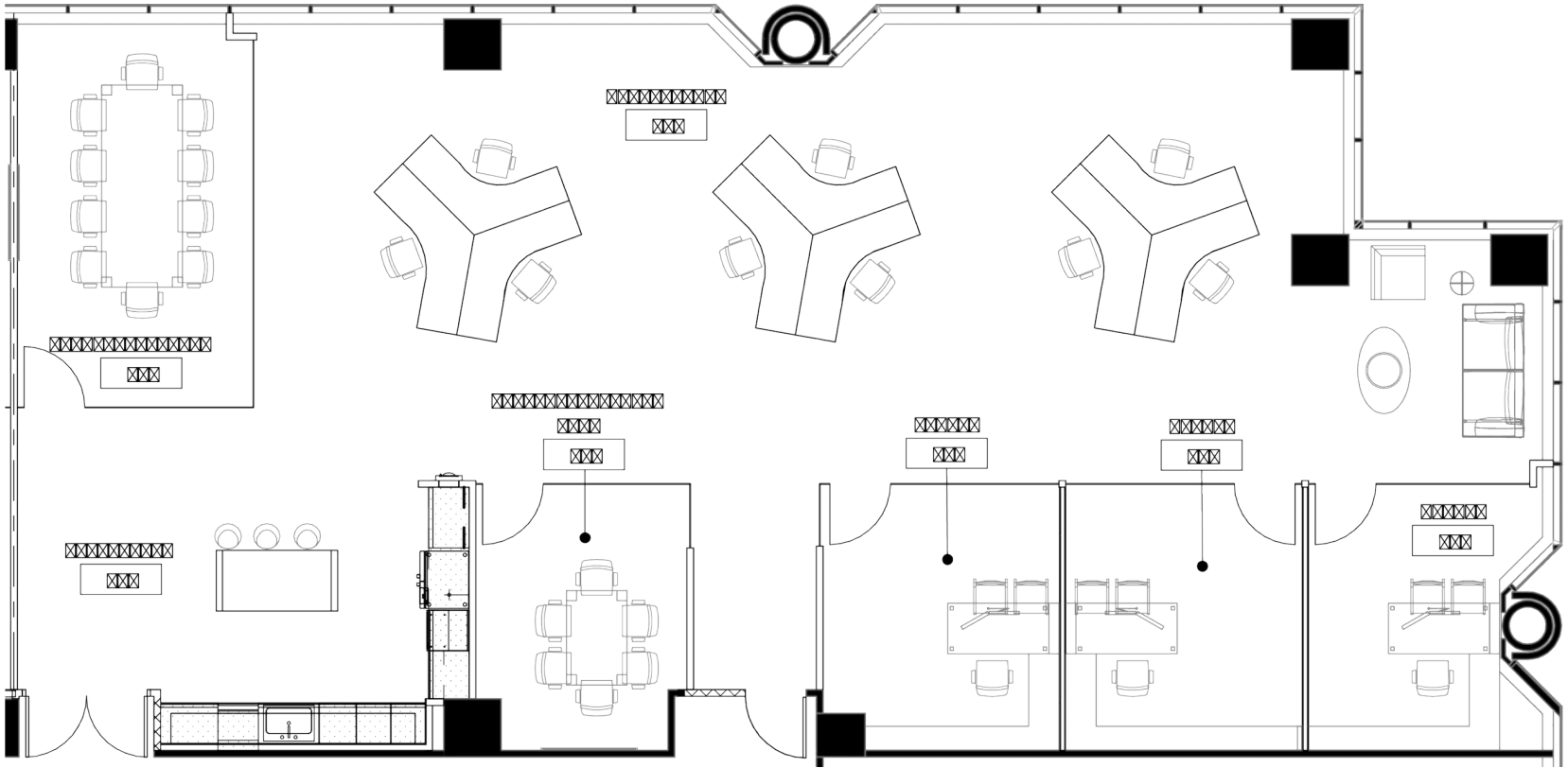
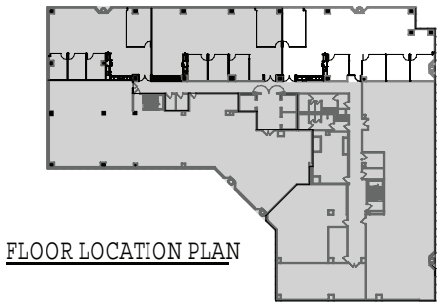
# Available

Suite 430 | 5,771 RSF



# Available

Suite 465 | 3,132 RSF



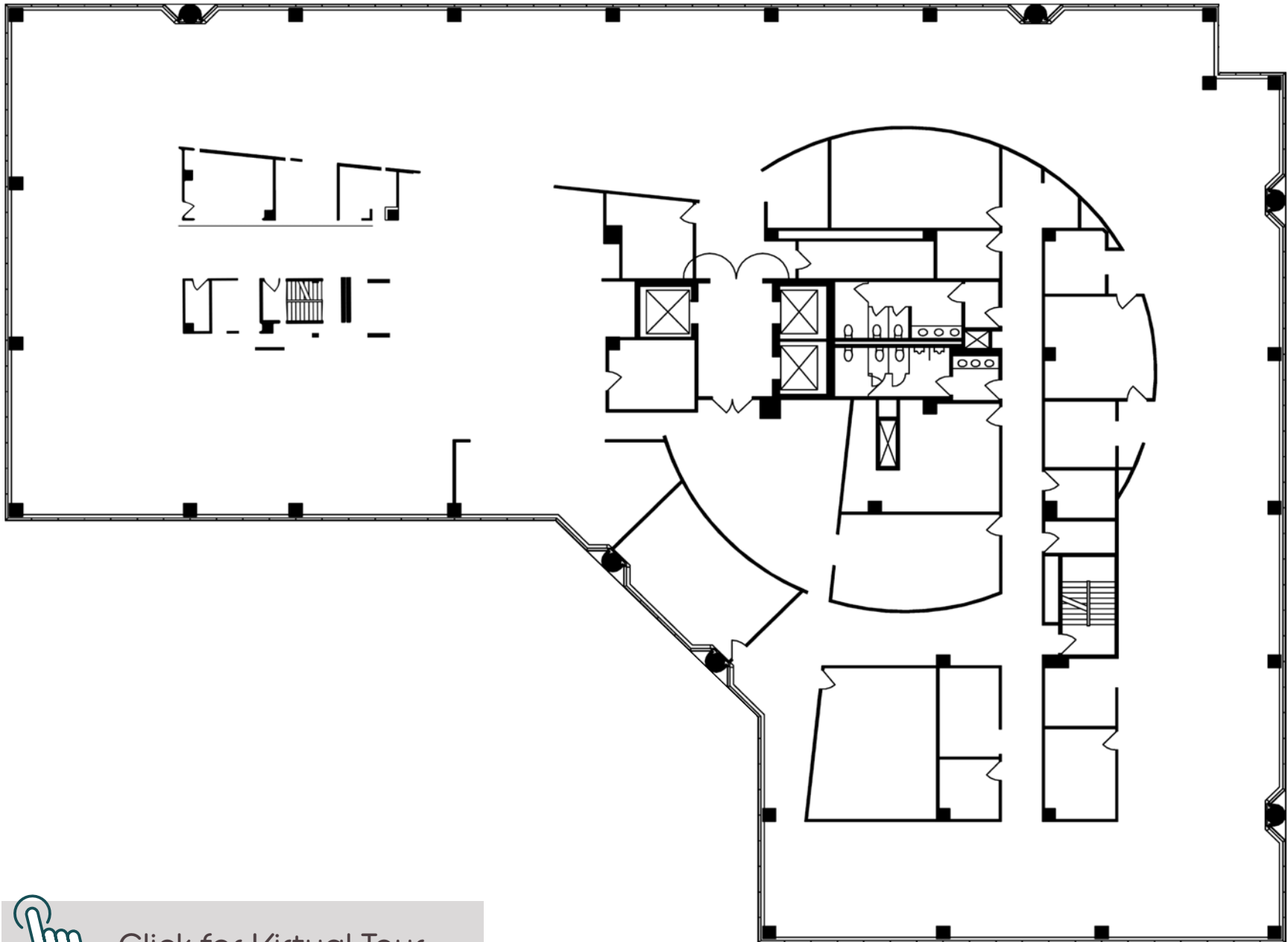
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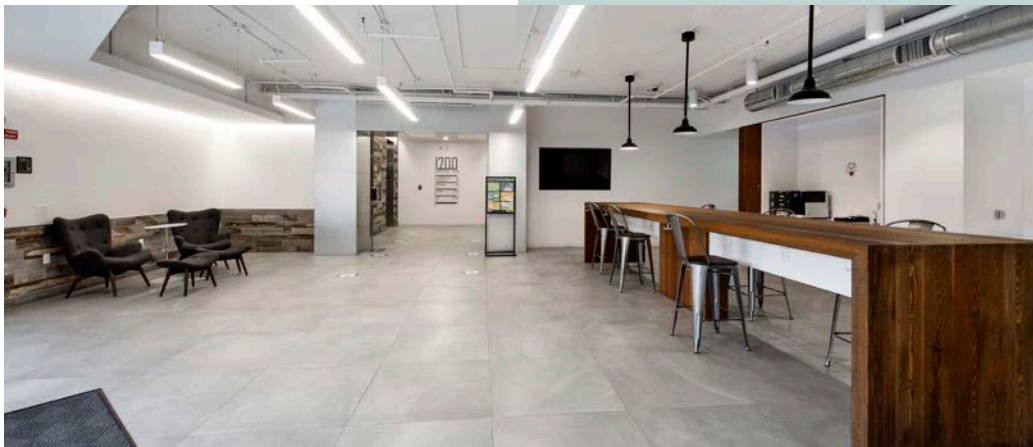
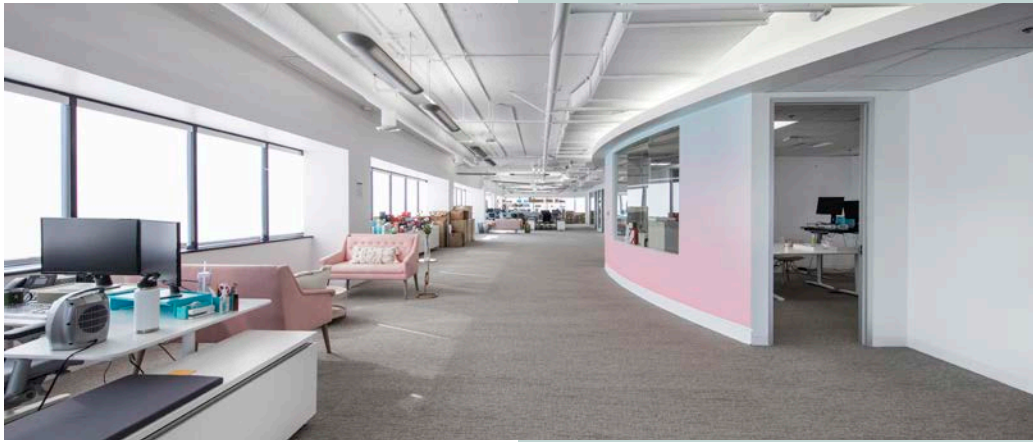
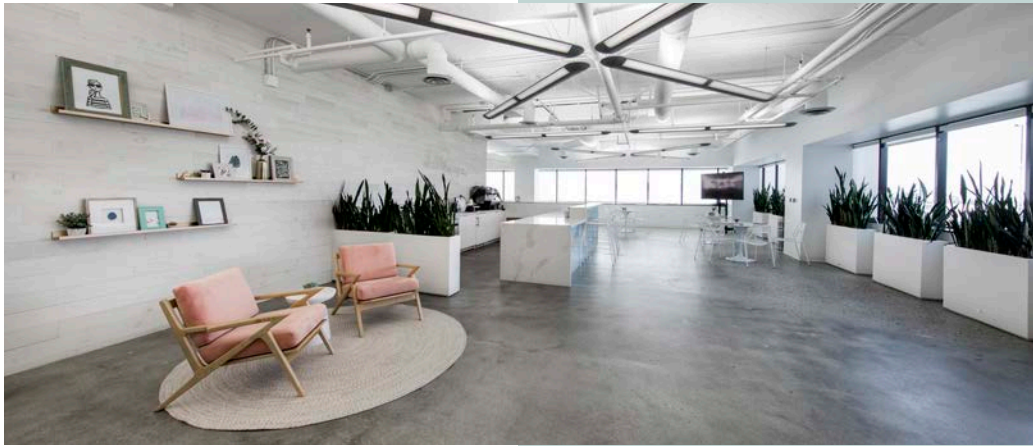


# Available

Suite 500 | 21,335 RSF



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# Current Tenant Mix



EC Logistics





# Amenities Map



## Restaurants

1. In-N-Out
2. Ike's Love & Sandwiches
3. Chipotle
4. AC Bar and Lounge
5. San Sai Japanese Grill
6. The Veggie Grill
7. North Italia
8. Mendocino Farms
9. Tocaya Organica
10. Marmalade Café
11. Salt Creek Grille
12. California Fish Grille
13. True Food Kitchen
14. Eddie V's Prime Seafood
15. Shake Shack
16. Tender Greens
17. Calo Kitchen + Tequila
18. Grimaldi's
19. Lido Di Manhattan
20. Sausal
21. Jetta Thai
22. Jame Enoteca
23. Lil Simzy's on the Deck
24. Little Siste
25. The Habit Burger Grill
26. Noah's NY Bagels
27. Cava
28. California Chicken Cafe
29. Raising Canes
30. Tacomasa
31. Panera Bread
32. Panda Express
33. Capriotti's Sandwich Shop
34. Prime Pizza

## Hospitality

1. Fairfield by Marriott
2. Double Tree by Hilton
3. Hyatt Place
4. Ramada
5. Hilton Garden Inn
6. Embassy Suites by Hilton

## Coffee & Beer

1. Philz Coffee
2. Peet's Coffee
3. Starbucks
4. The Coffee Bean & Tea Leaf
5. Two Guns Espresso
6. Petit Café
7. Nitro Café
8. Blue Butterfly Coffee
9. El Segundo Brewing Company
10. Rock & Brews
11. Surfridge Brewing Company
12. Upshift Brewing Company
13. The 2nd Bar and Restaurant
14. Brewport Tap House
15. Offset Coffee Roasters

## Retail

1. Lululemon
2. Outerknown
3. Madewell
4. Bluemercury
5. Banana Republic
6. Ulta Beauty
7. Lucky Brand
8. The Container Store

## Grocery

1. Ralphs
2. Walgreens
3. Whole Foods Market
4. Bristol Farms

## Fitness

1. Equinox
2. 24 Hour Fitness
3. Bay Club
4. Hot 8 Yoga
5. Crossfit
6. SoulCycle





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