

Colliers



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.

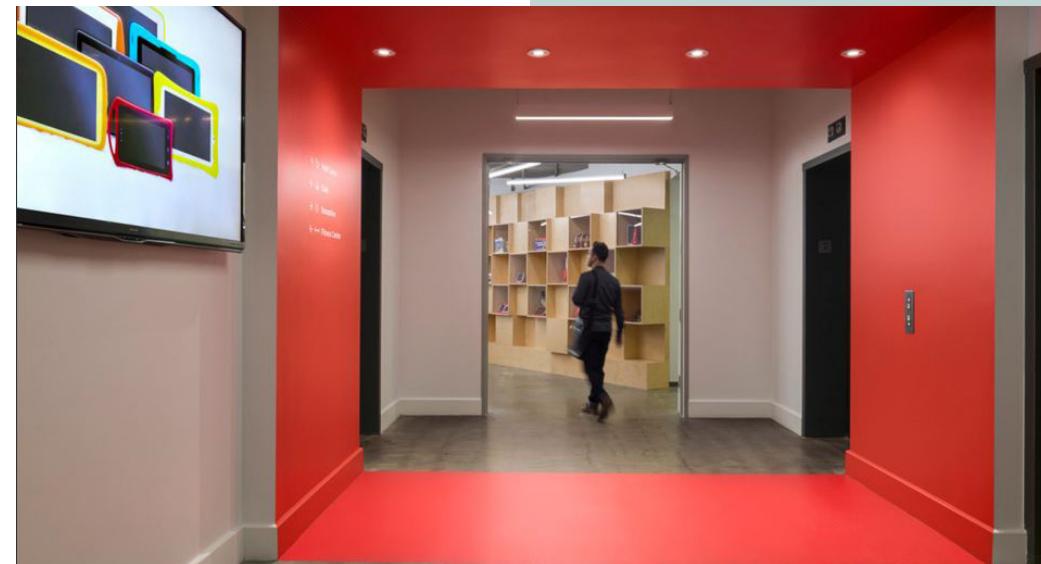
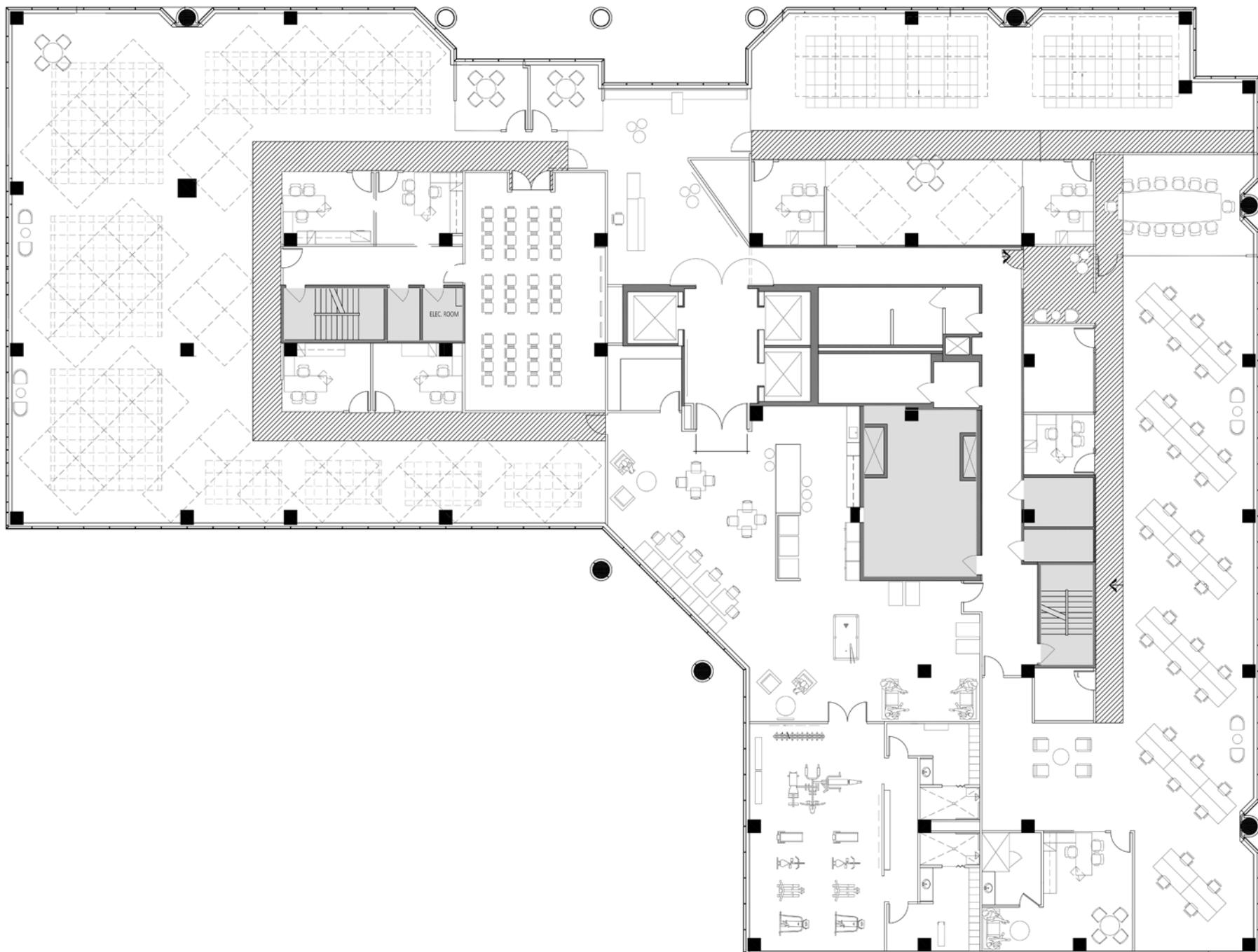
Leasing Incentives

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



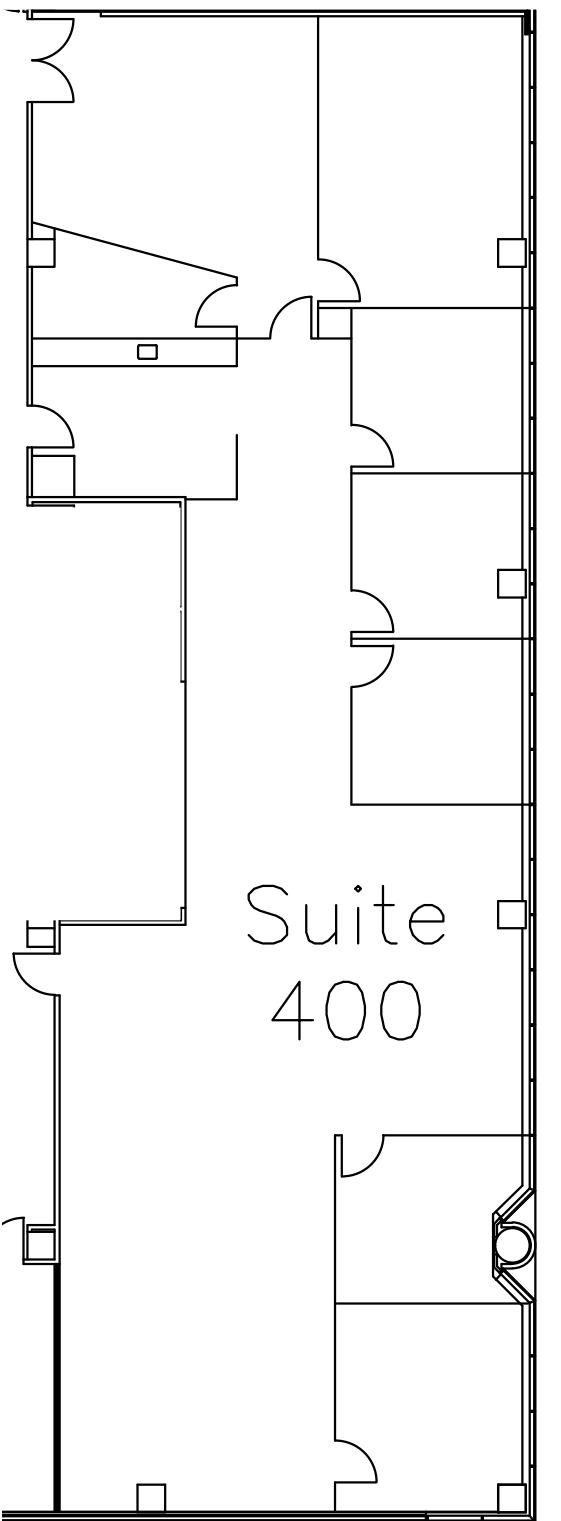
Available

Suite 200 | 19,927 RSF



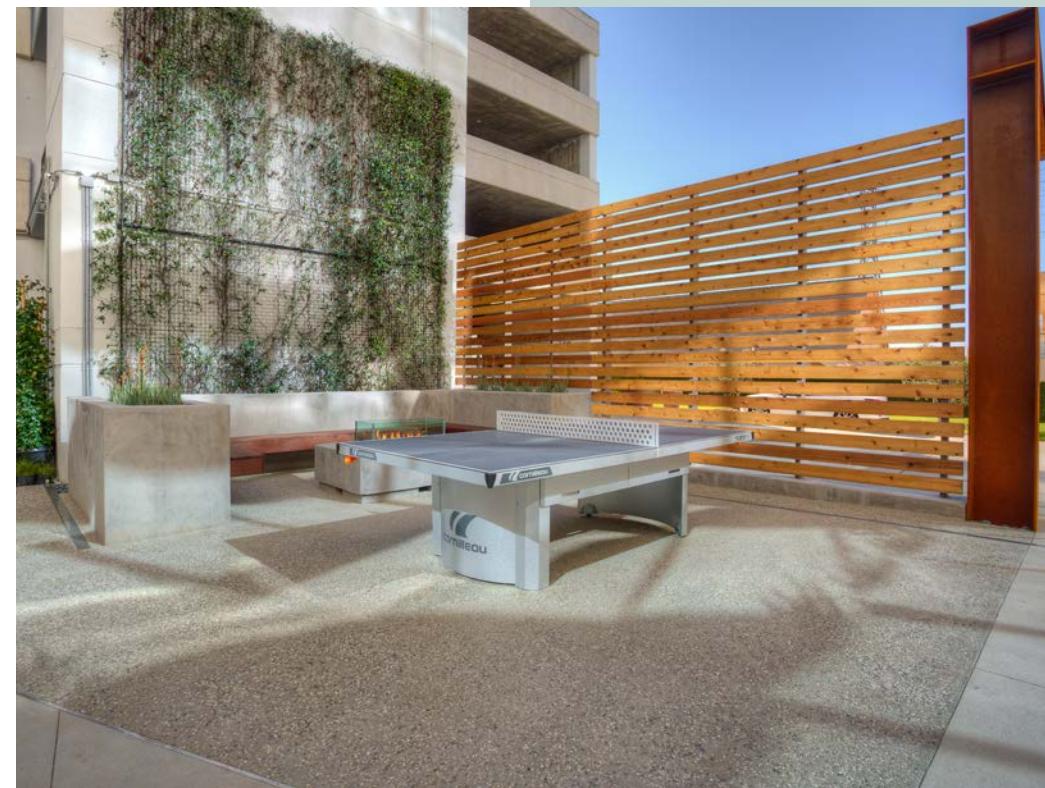
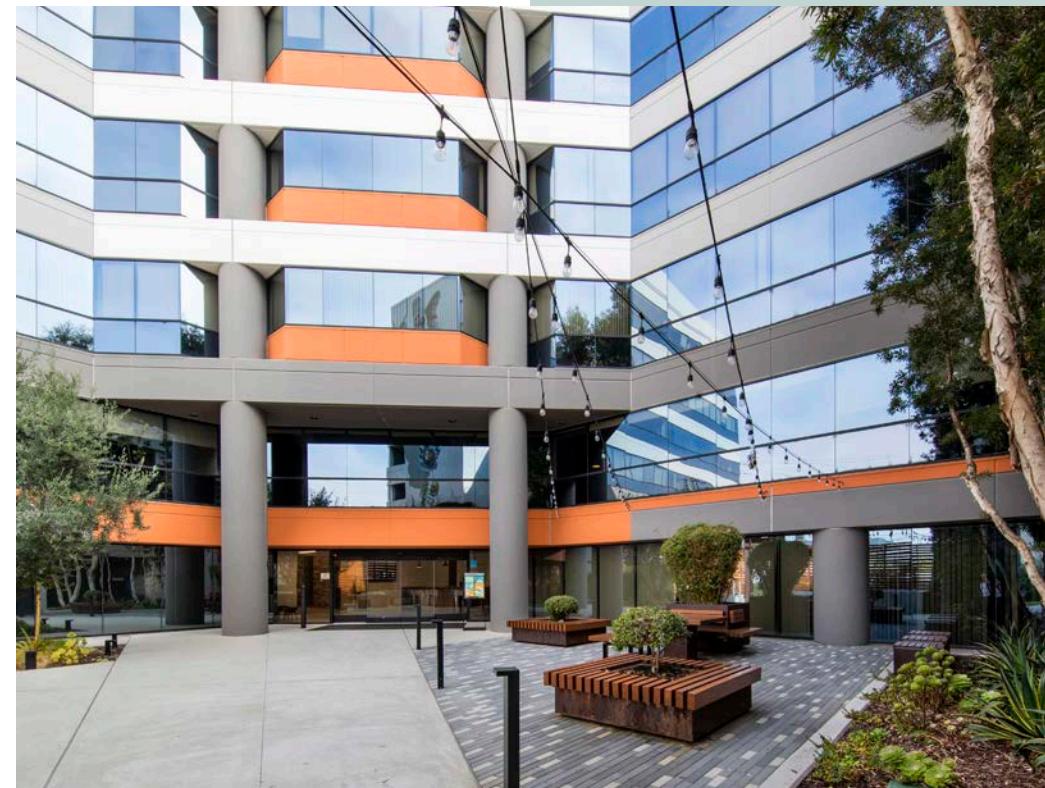
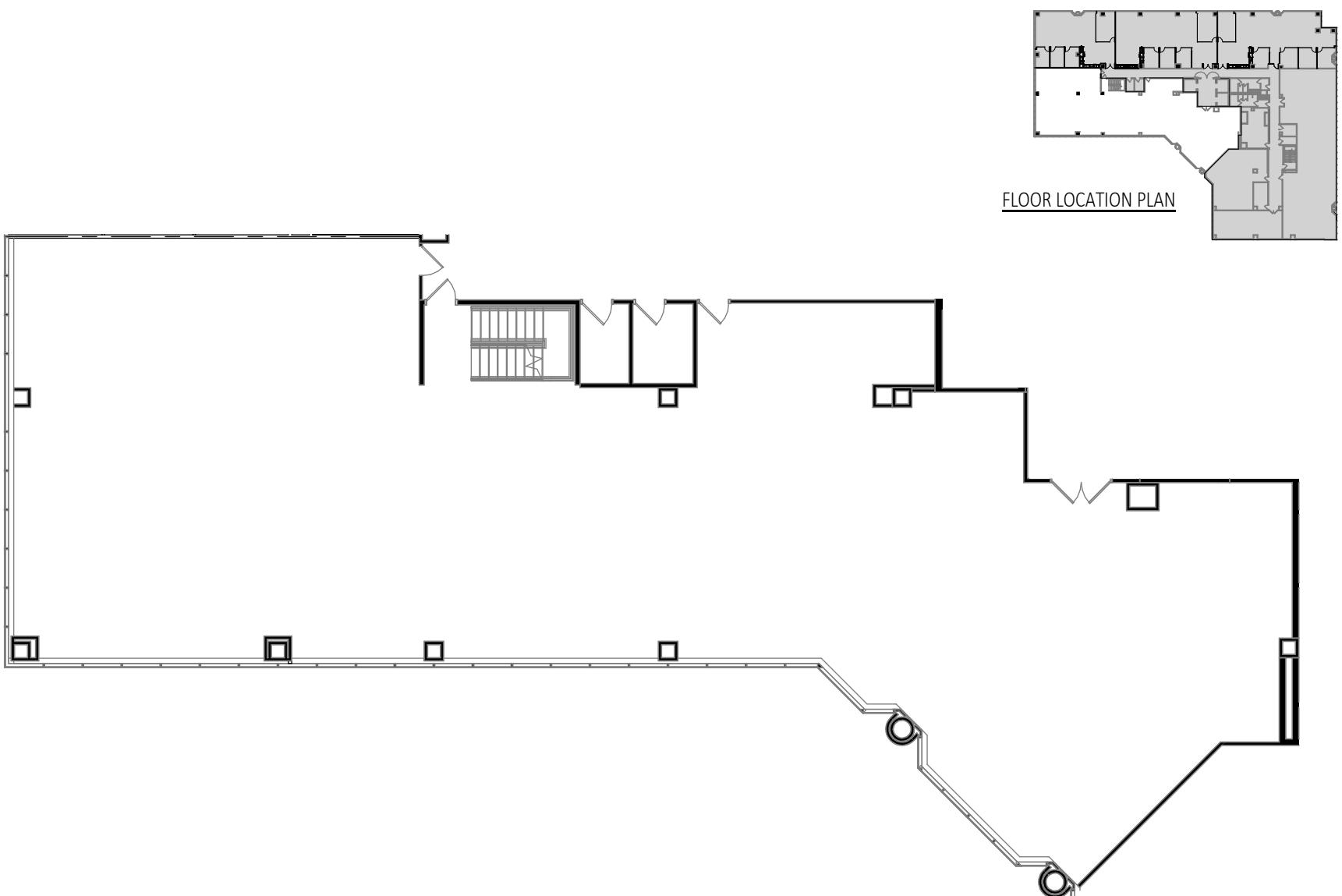
Available

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



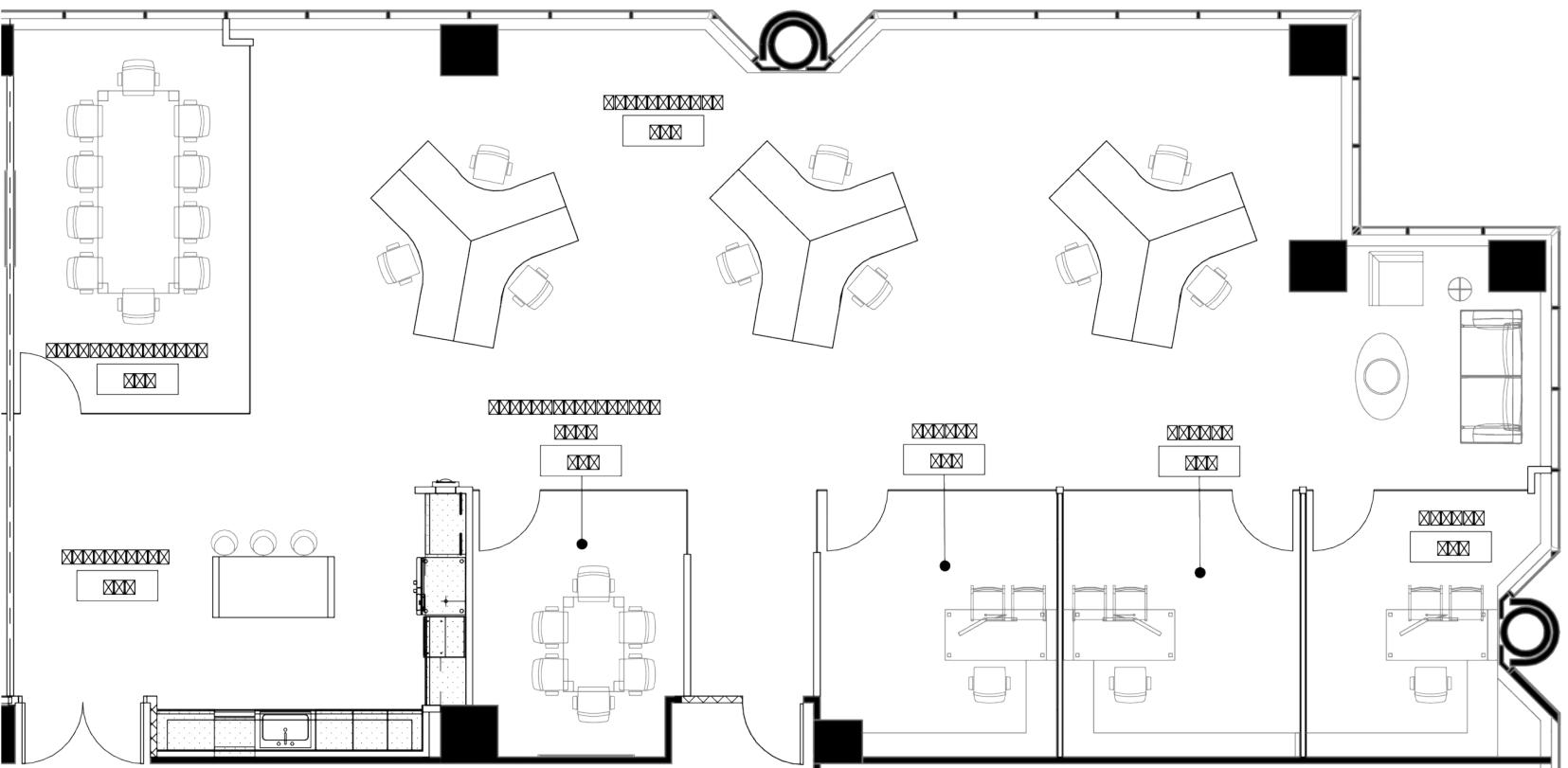
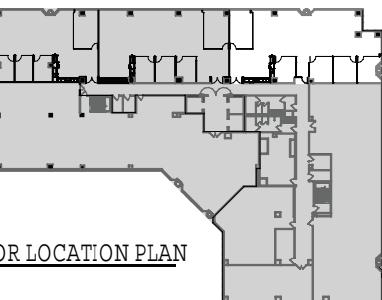
Available

Suite 430 | 5,771 RSF

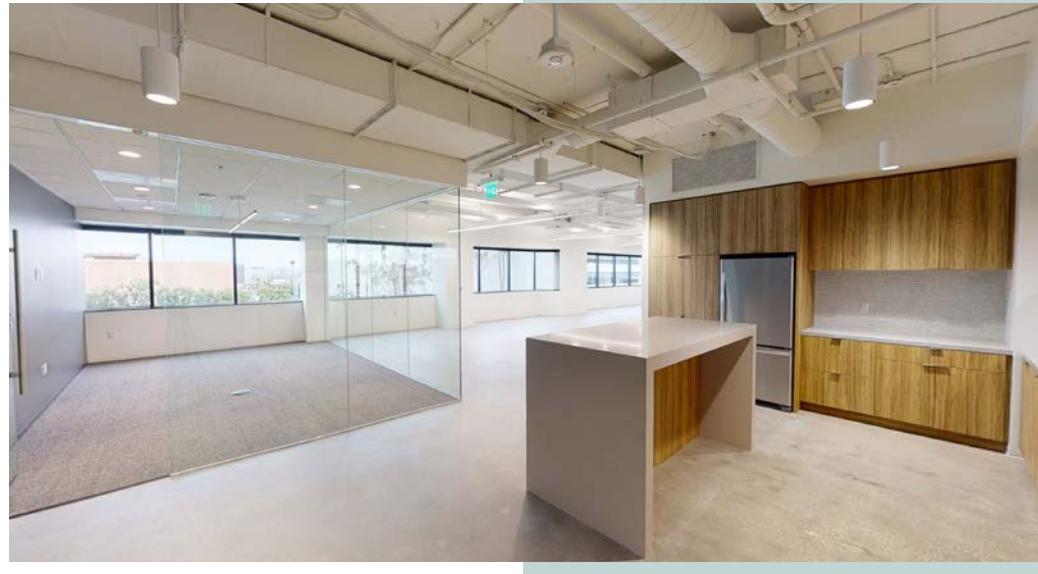


Available

Suite 465 | 3,132 RSF

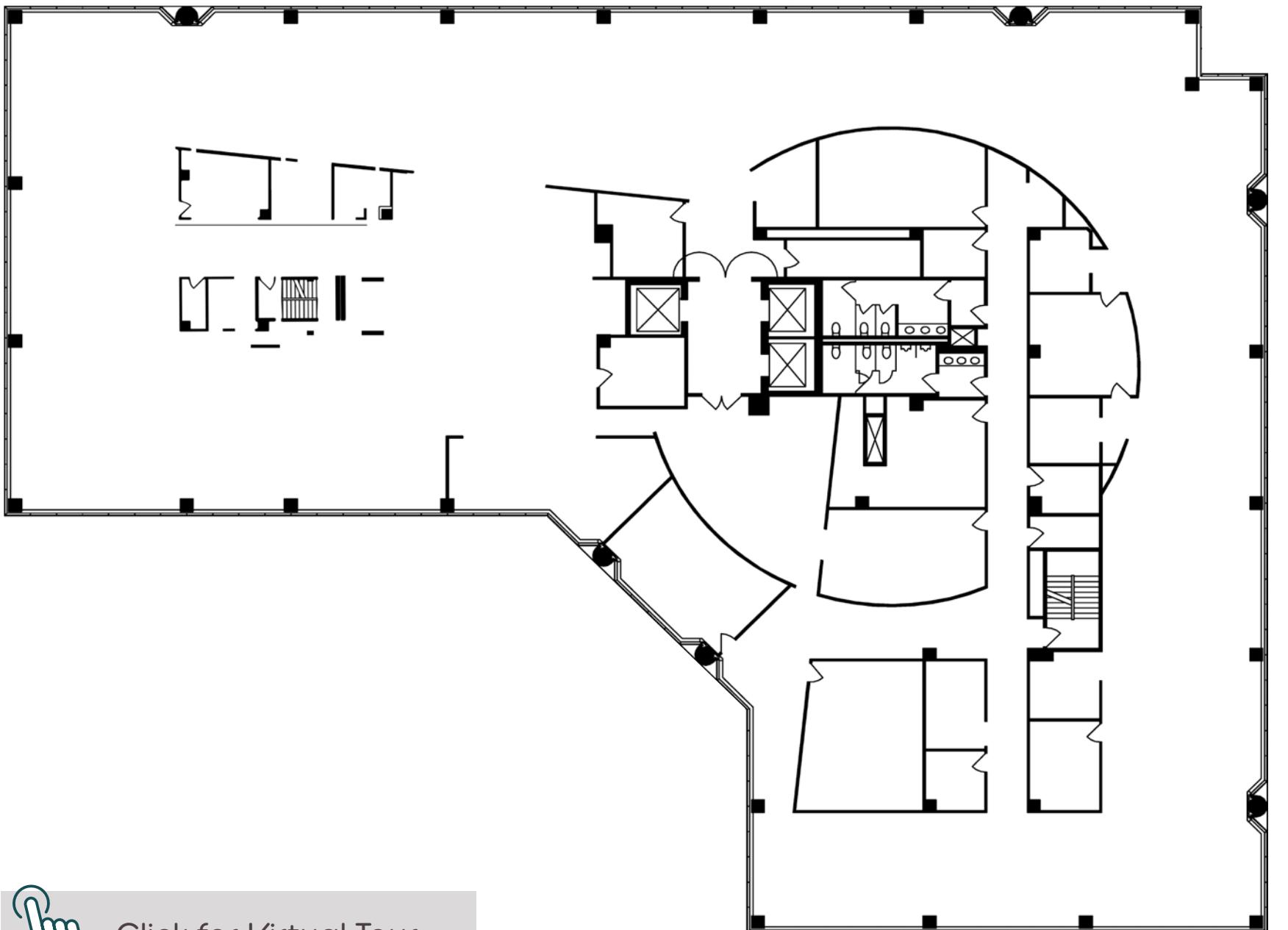


Click for Virtual Tour

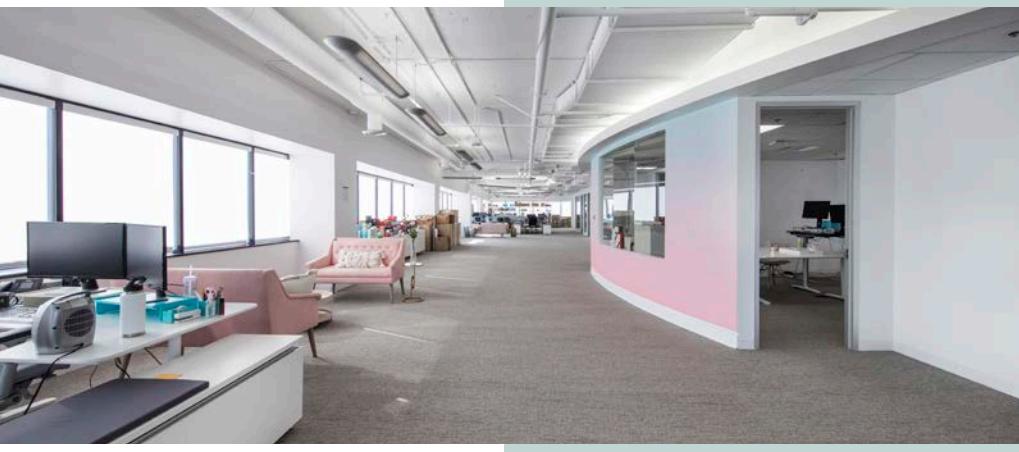


Available

Suite 500 | 21,335 RSF



[Click for Virtual Tour](#)



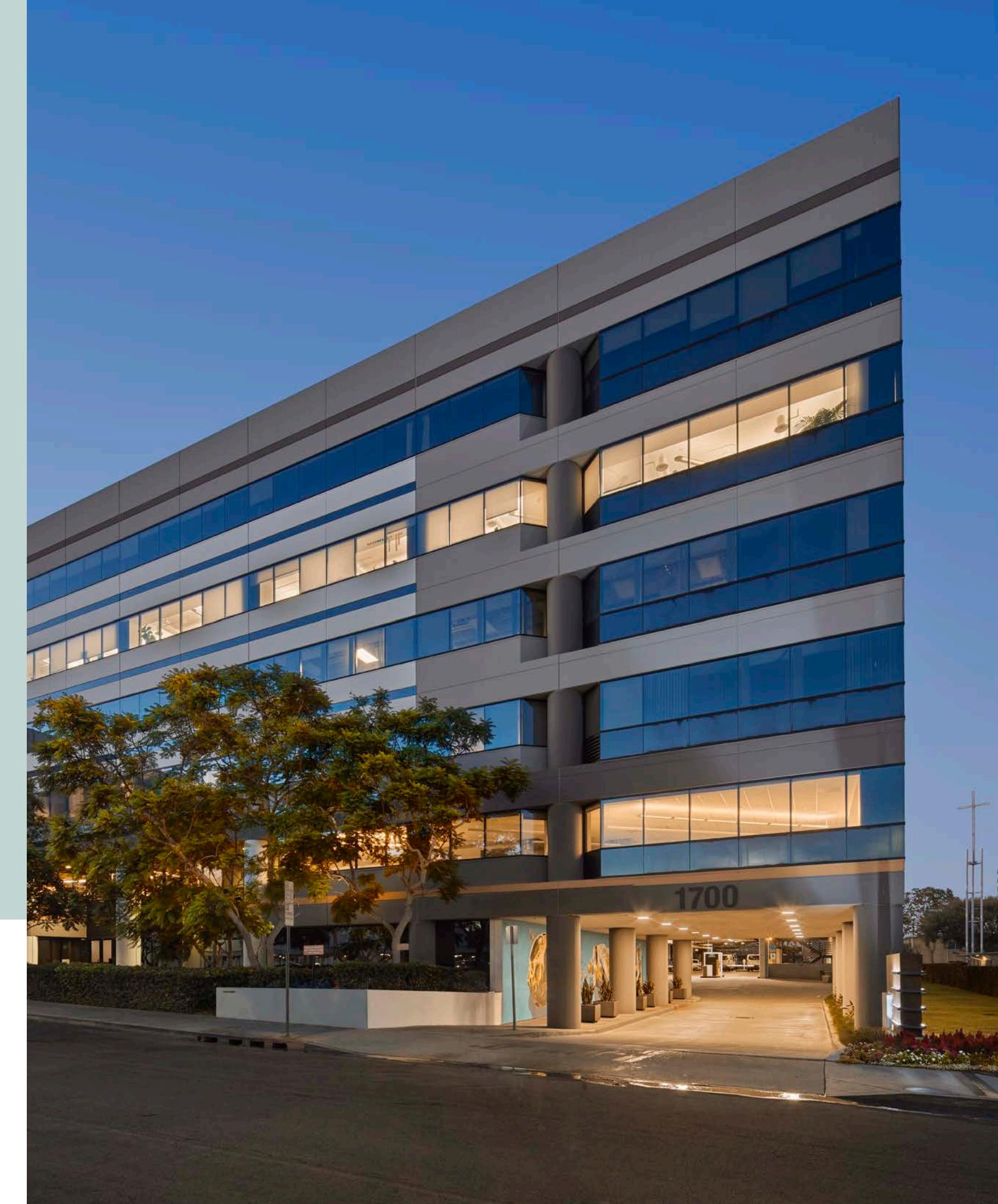
Current Tenant Mix



EC Logistics



thedesignpeople



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 Simzys 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. Tacomas
31. Panera Bread
32. Panda Express
33. Capriotti's Sanwich Shop
34. Prime Pizza

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

Hospitality

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

1700 E WALNUT

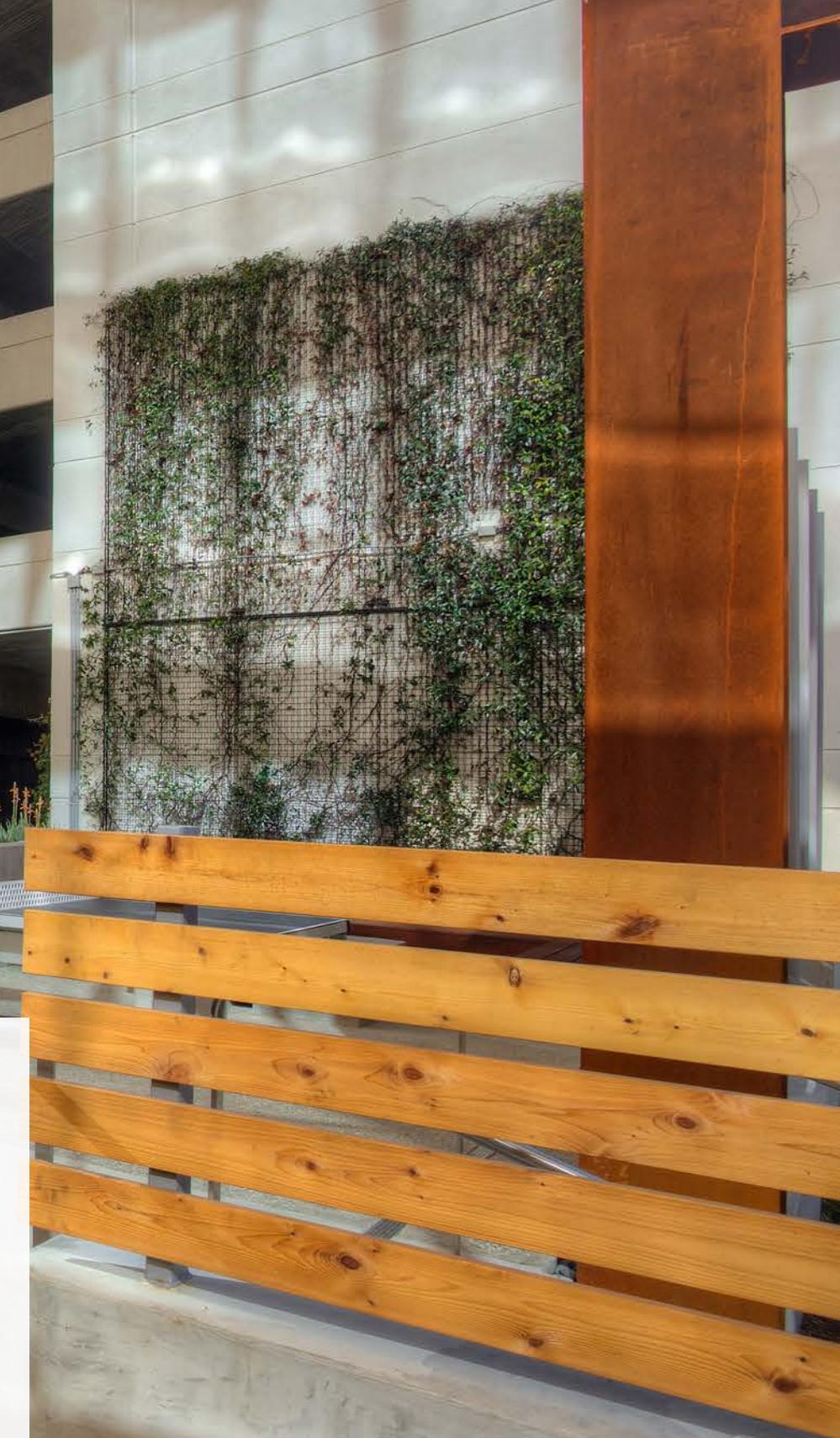
Steve Solomon

Senior Executive Vice President
D: +1 310 321 1880
steve.solomon@colliers.com
Lic. 00956150

Kristen Bowman

First Vice President
D: +1 310 321 1819
kristen.bowman@colliers.com
Lic. 01951586

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Greater Los Angeles, Inc.



MONTANA AVENUE CAPITAL PARTNERS
Real Estate Investment Management

2141 Rosecrans Ave, Suite 1120
El Segundo, CA 90245

