

PLUG AND PLAY IN EL SEGUNDO | 707 N DOUGLAS ST, EL SEGUNDO, CA 90245

# 707

N DOUGLAS



CBRE



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A modern interior space featuring a wide, dark metal staircase with a glass railing on the left. In the center, there is a lounge area with a dark grey sofa, a round wooden coffee table, and a matching armchair. To the right, a bright red wall with a wooden door is visible. The floor is polished concrete, reflecting the lights and furniture.

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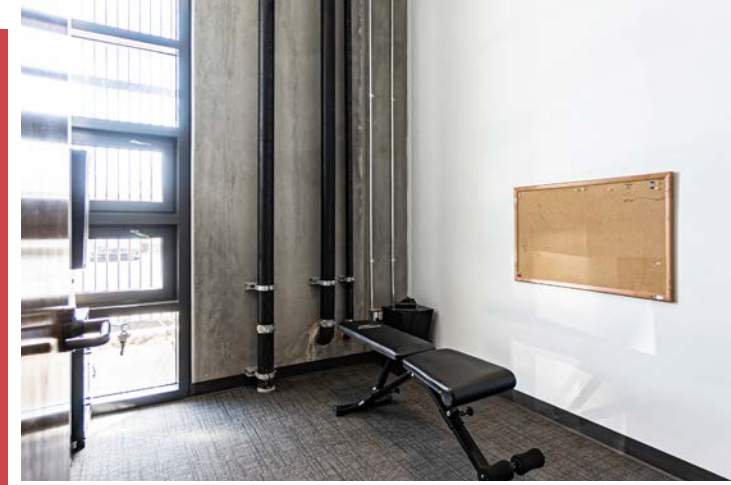
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## EXECUTIVE SUMMARY

The visionary companies of El Segundo have revolutionized the way we work and live. From the Apollo space program to Hot Wheels, the area has inspired and shaped ideas for icons in aerospace, technology and pop culture.

Now, there is a space that pays homage to El Segundo's unique culture of innovation. It channels the creative energy of the past while providing the environment, attitude and tools of the future. Welcome to Elevon, home to El Segundo's next generation of innovators.







DESCRIPTION

property



# PROPERTY DESCRIPTION



\$4.25/ SF MG



2,500 SF



Kitchen/ Pantry



Surface Parking Stalls



Fully Built Out



Building Signage



Private Patio



Direct Access off lobby





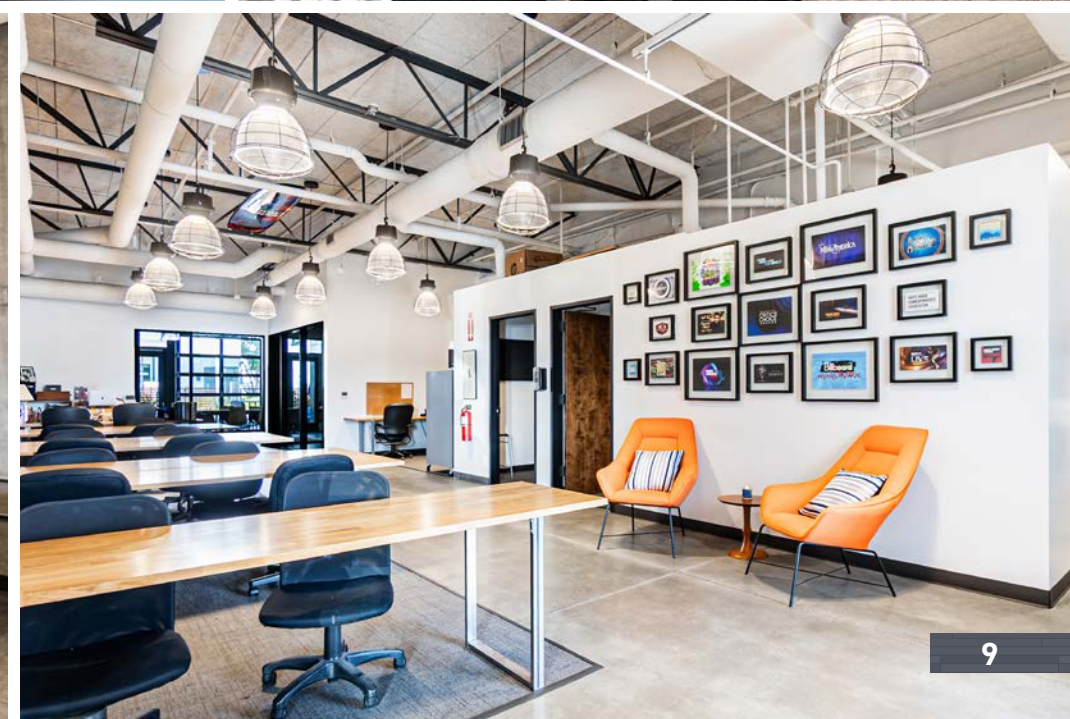
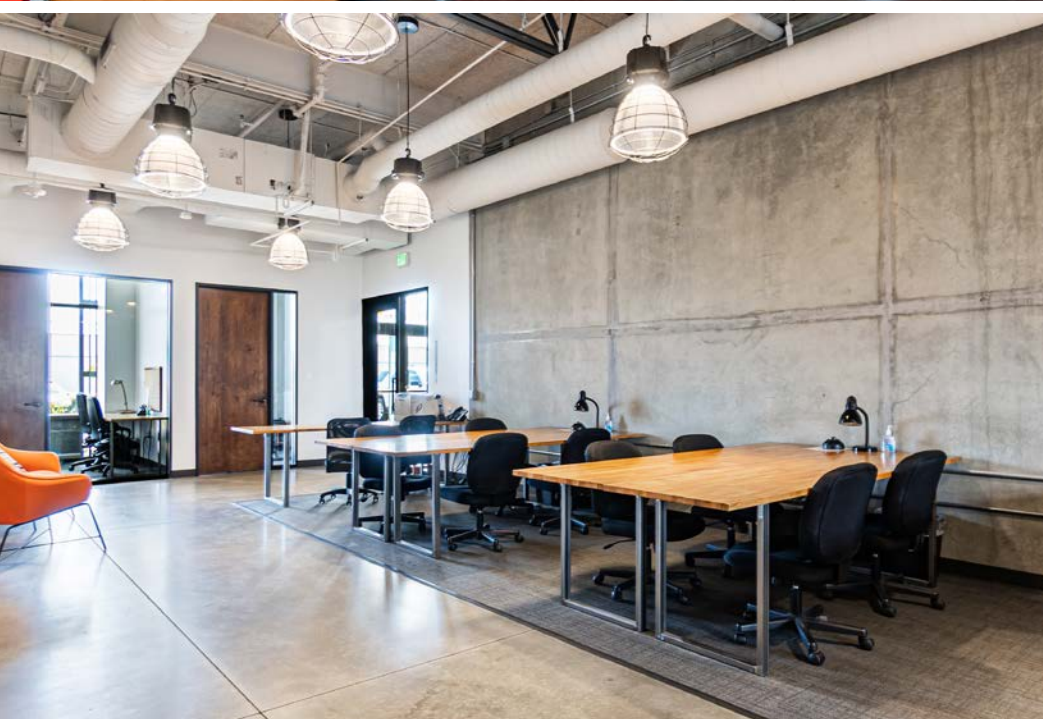
# ELEVON SITE PLAN





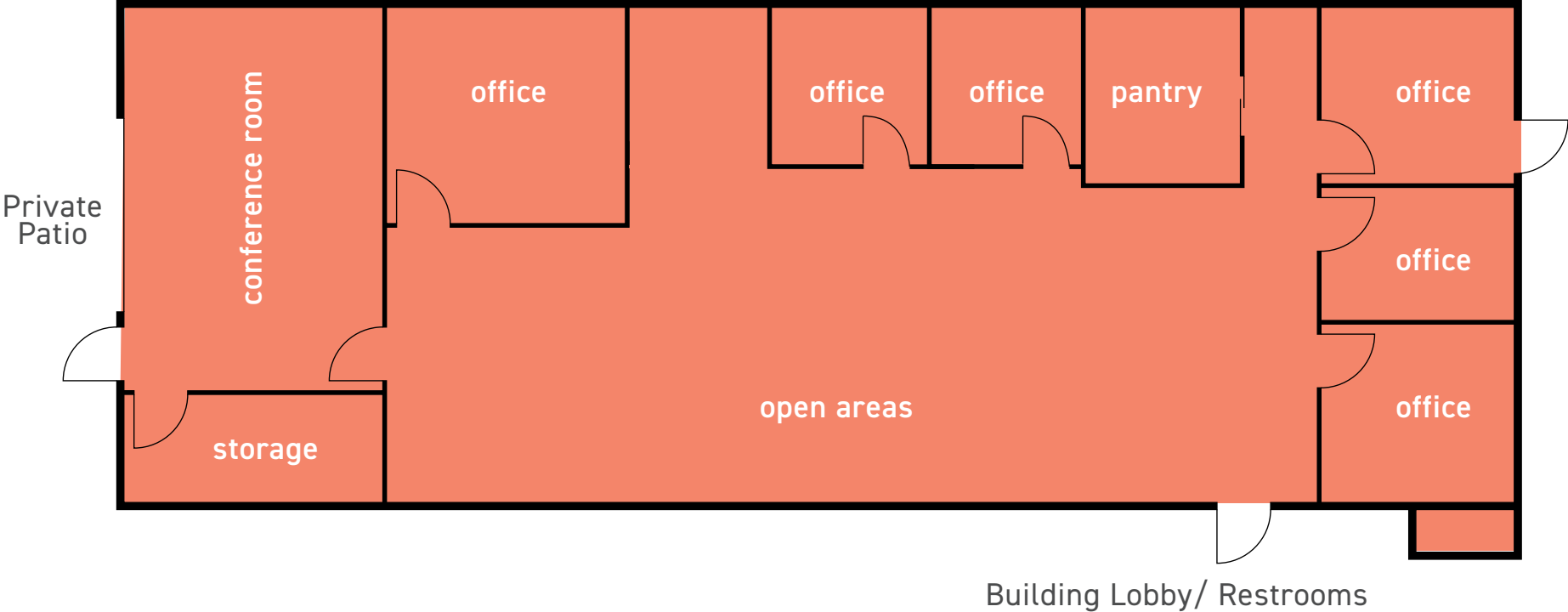








# FLOOR PLAN







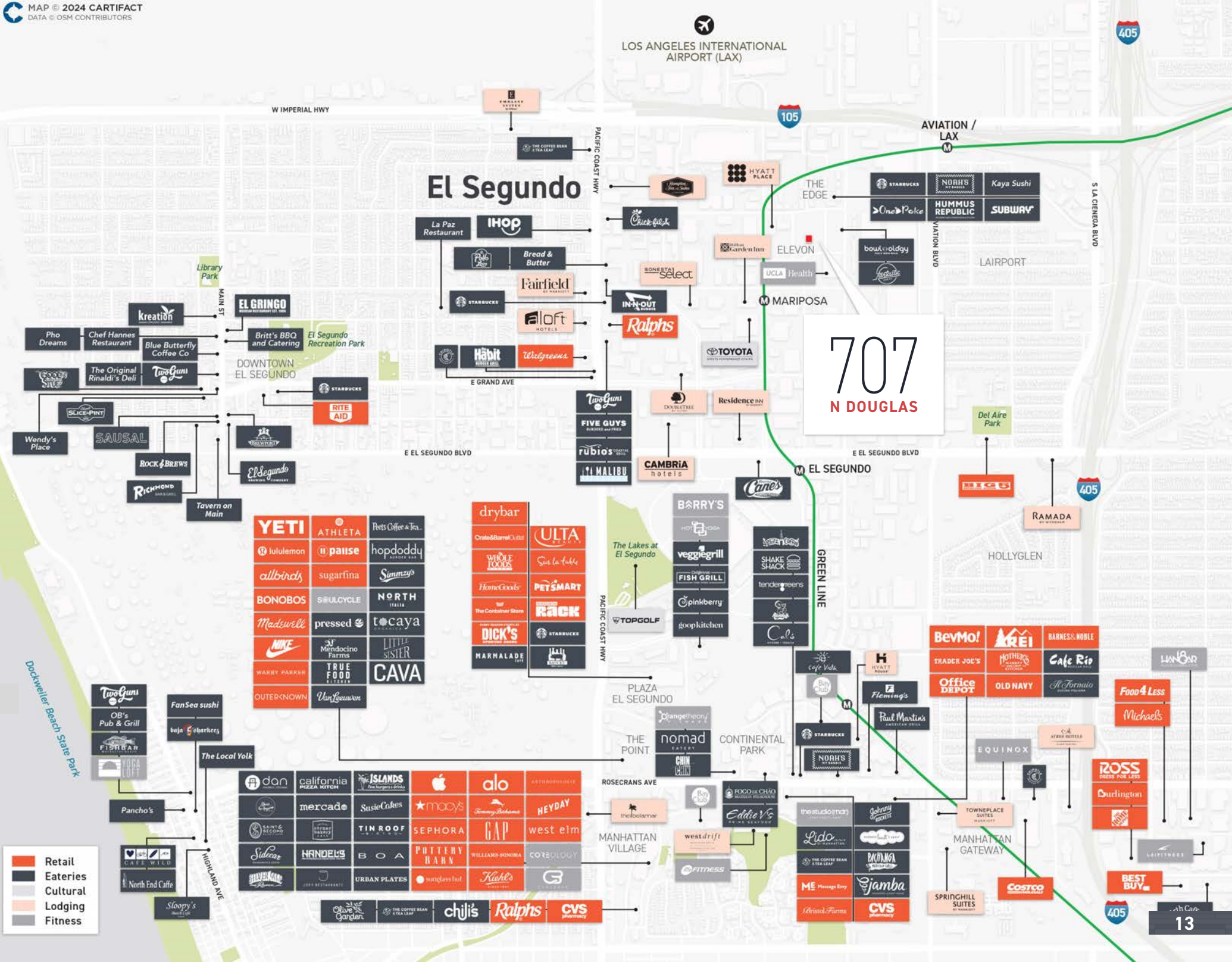




OVERVIEW

area





- Retail
- Eateries
- Cultural
- Lodging
- Fitness



# EL SEGUNDO AREA OVERVIEW

El Segundo is the ideal spot to realize your business dreams. Conveniently located near Los Angeles International Airport and the 105/405 freeways, El Segundo also offers several dining and shopping options in addition to being a major business center. El Segundo has managed to attract the cream of the crop in aerospace, information technology, manufacturing, health care, oil refining, & other key industries. El Segundo has the 2nd highest concentration of Fortune 500 companies in the state of California, including Raytheon, Northrop, Boeing, Mattel, Chevron and Direct TV. El Segundo, the city that invests in you. There are many advantages to operating a business here. El Segundo offers an unsurpassed business incentive program, low license taxes and one of the region's lowest utility user tax rates. El Segundo campus, nestled in the center of El Segundo with more than \$1 billion in recent and planned developments. El Segundo is a well-planned, well-defined business community with a clear vision for the future. The new creative office spaces and campuses coming out of the ground are smart, state-of-the-art, and architectural works of art. There's something for everyone--big companies, small businesses, red brick, steel and glass, corporate towers, one-of-a-kind buildings, new offices, and re-purposed industrial. You can start small and expand, or start big and keep growing.





# 707

## N DOUGLAS

### ON-SITE AMENITIES



#### **GARDEN ROOMS AND OUTDOOR OFFICES**

Garden rooms, designed for smaller group gatherings, can expand to accommodate larger groups.



#### **FIRE PAVILION**

The lawn's west end is anchored with a 16' tall, double sided fireplace. Outdoor conferences or meetings can occur in the pavillion's 26'x14' trellis covered area.



#### **HEALTHY LIFESTYLE**

Adjacent to the central green are various activities to promote a healthy lifestyle and team building, such as bocce ball.



#### **K9 COMFORT**

Expansive garden spaces, designed with four-legged friends in mind, have open areas to explore, grass to roll on and comfort stations conveniently located onsite.



#### **RETAIL**

13,500 s.f. of high-end retail amenities with unique dining and service oriented options cater to a lifestyle environment where work intermingles with play.



#### **CHARGING STATIONS**

Car charging stations are a sustainable amenity that help power the electric vehicle revolution.



#### **STAY CONNECTED**

WiFi enabled campus and fiber speed up to 100 Gbps.





707  
N DOUGLAS

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