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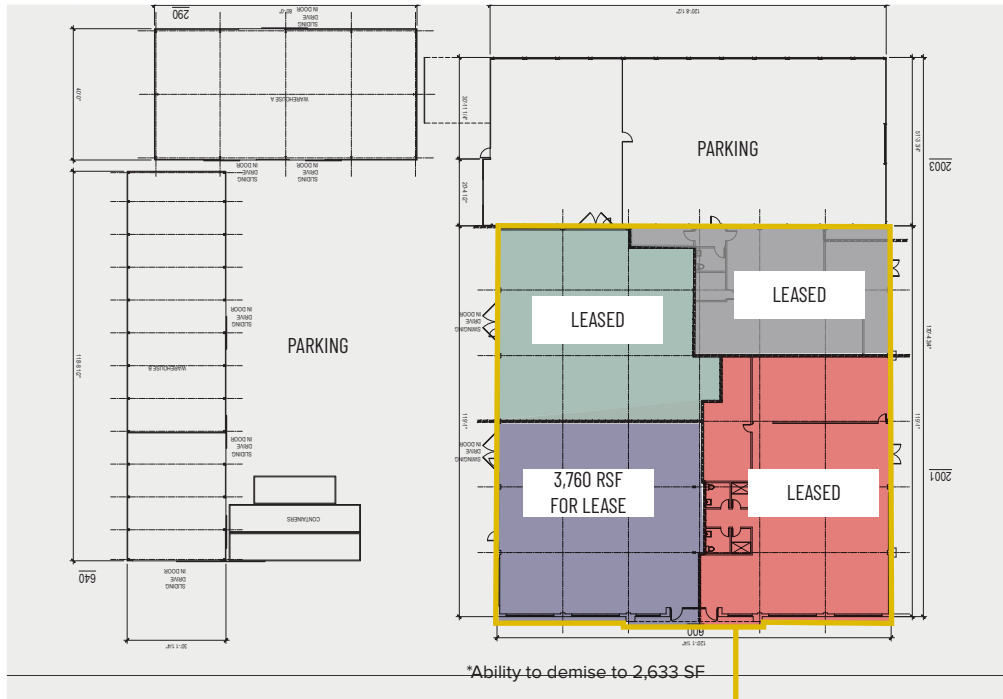
**LAIRPORT STREET
EL SEGUNDO, CA**



±3,760 SF AVAILABLE FOR LEASE

**PRIME FLEX INDUSTRIAL/OFFICE/RETAIL OPPORTUNITY
RECENTLY RENOVATED**

CBRE



PROPERTY HIGHLIGHTS



Single-Story Freestanding Flex Industrial/Office/Retail Building



±3,760 SF
Available for Lease



Asking Rate
\$3.05 NNN, Nets Approx. \$0.75



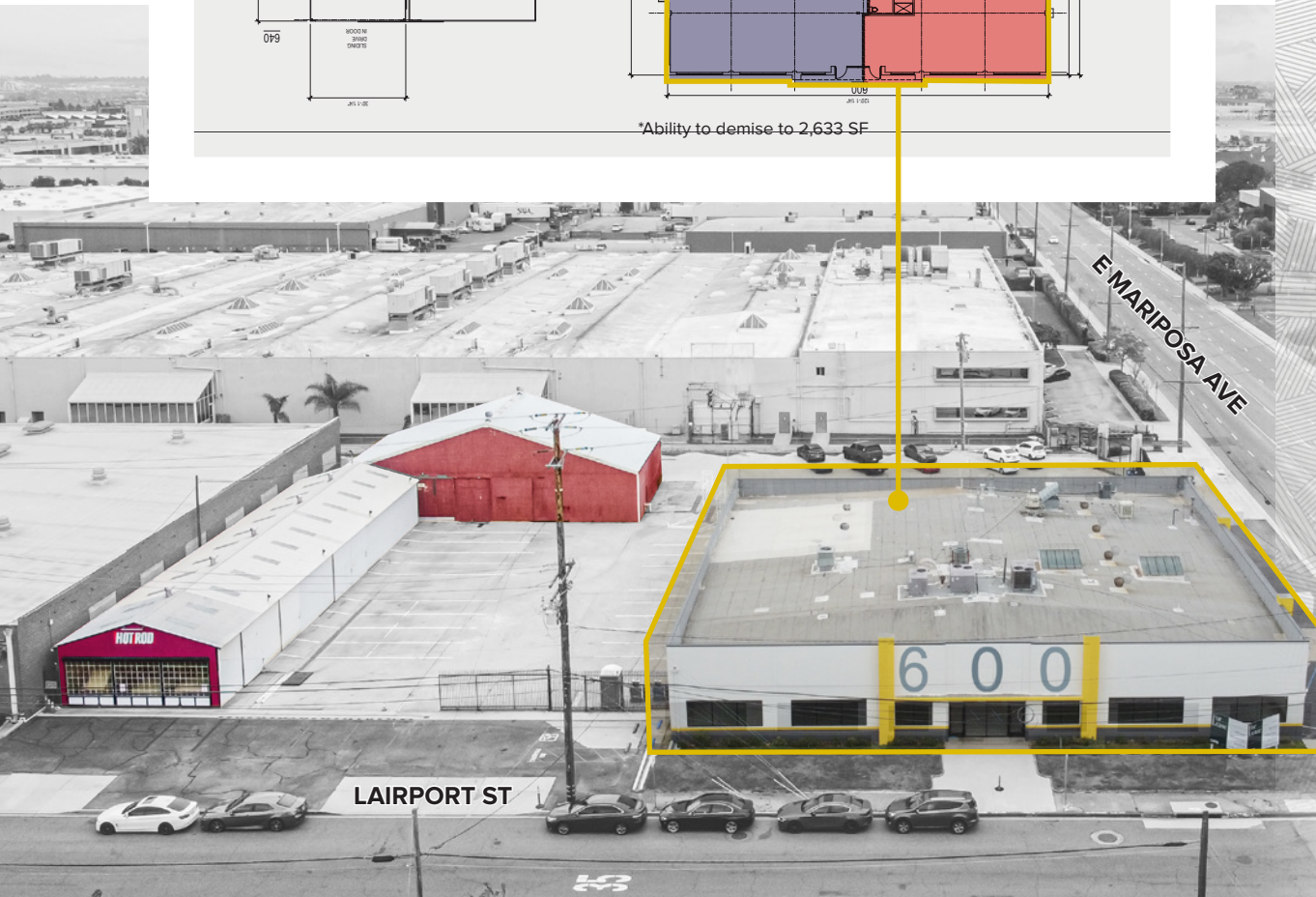
Parking
(3/1,000 SF) Surface Stalls*
* To Be Verified



Signage Opportunities
Available on Lairport Street and Mariposa Avenue



Abundant Nearby Retail Amenities on PCH, the 105 and 405 Freeways, and Los Angeles International Airport (LAX)





Full Interior/Exterior Demo Completed

BASE BUILDING WORK

- | Increased Parking
- | New Storefront & Windows
- | Updated Landscaping
- | New Exterior Design and Fresh Paint Concept
- | Updated Exterior Lighting
- | Open Space to Customize Size, Buildout and Finishes



Newly Redone





Post-Demolition Transformation

Open Flex Industrial/Office/Retail Space Remains



Design Ready Environment

Flexible Leasing Options



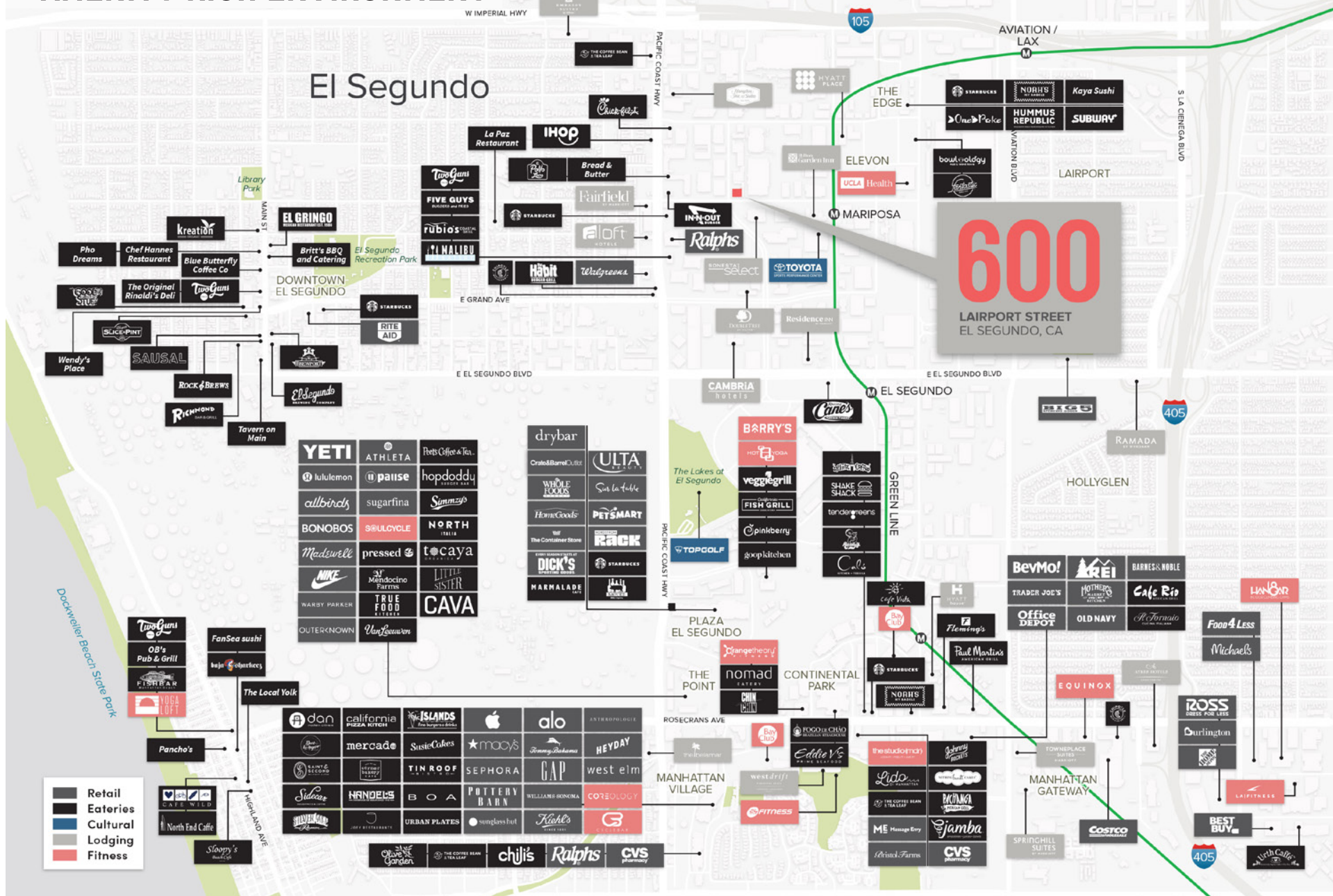


EL SEGUNDO is the ideal spot to realize your business dreams. Conveniently located near Los Angeles International Airport and the 105/405 freeways, El Segundo offers several dining and shopping options in addition to being a major business center. El Segundo has managed to attract the cream of the crop 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 DirecTV. 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 is a well-planned, well defined business community with a clear vision for the future. There's something for everyone—big companies, small businesses, red brick, steel and glass, corporate towers, one-of-a-kind buildings, new offices, and repurposed industrial. You can start small and expand or start big and keep growing.

AMENITY RICH ENVIRONMENT

LOS ANGELES INTERNATIONAL
AIRPORT (LAX)



600

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EL SEGUNDO, CA**

±3,760 SF FOR LEASE

PRIME FLEX/INDUSTRIAL/OFFICE/RETAIL OPPORTUNITY



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