

FOR LEASE

# 215 S DOUGLAS ST

EL SEGUNDO, CA 90245





*Freestanding CTU building in prestigious El Segundo Utah Tract available for lease.*

BUILDING SIZE	33,738 SF
LAND SIZE	69,678 SF/1.60 AC
LOADING	2 DH doors/1 GL door
CLEAR HEIGHT	18 feet
OFFICE	6,130 SF
PARKING	50 spaces-more possible
POWER	800 Amps
YARD	Paved
DATE AVAILABLE	Immediately

*33,738 SF*  
AVAILABLE

*TBD*  
NET LEASE RATE

# HIGHLY- DESIRABLE LOCATION

Proximity to Rosecrans Avenue amenities

Neighbors include- Varda, Rivian, Aerospace Corp and Nantworks

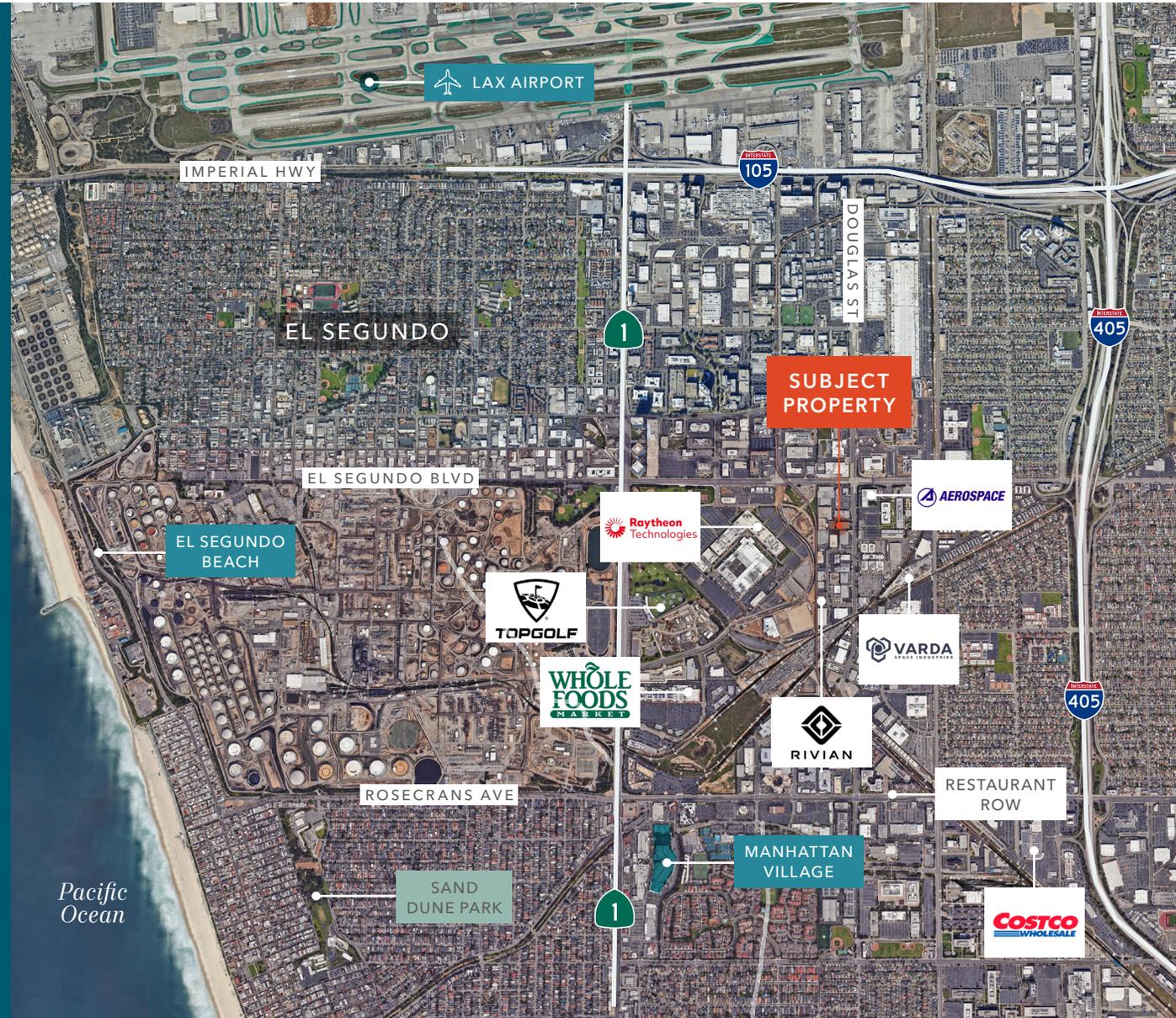
To be fully refurbished

Low Opex

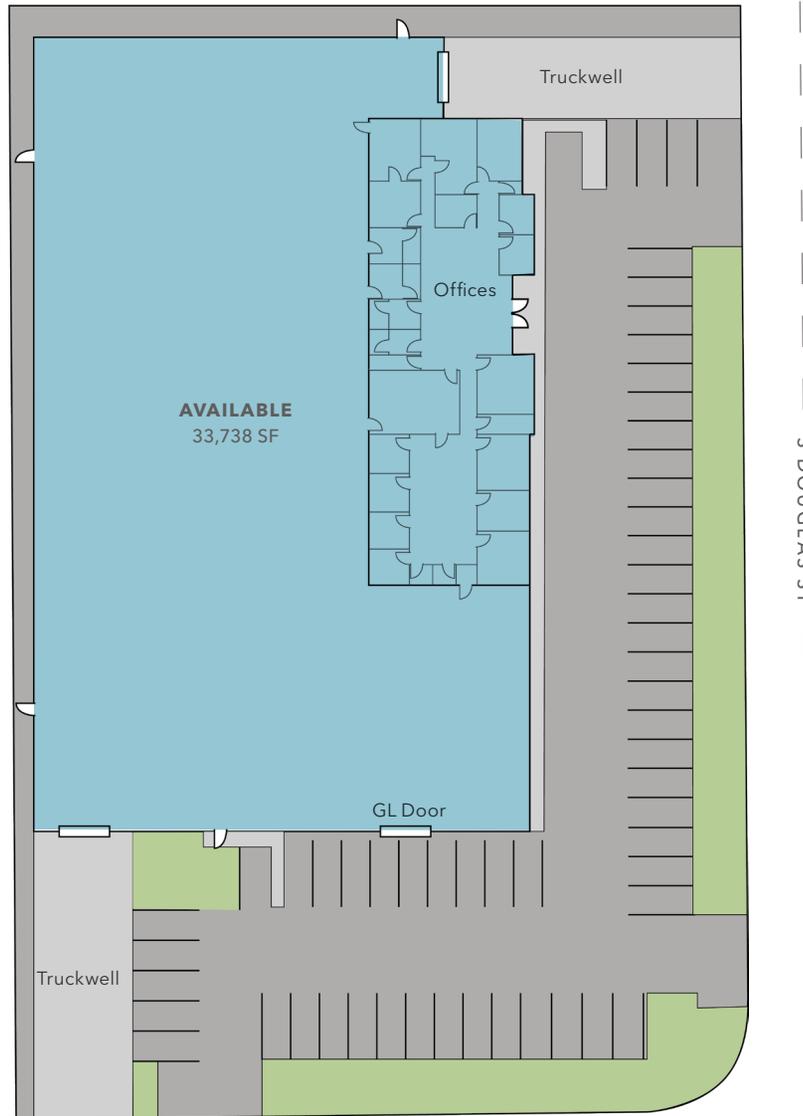
**9 MIN**  
LAX AIRPORT

**4 MIN**  
405 FREEWAY

*Pacific  
Ocean*



# SITE PLAN



*33,738 SF*

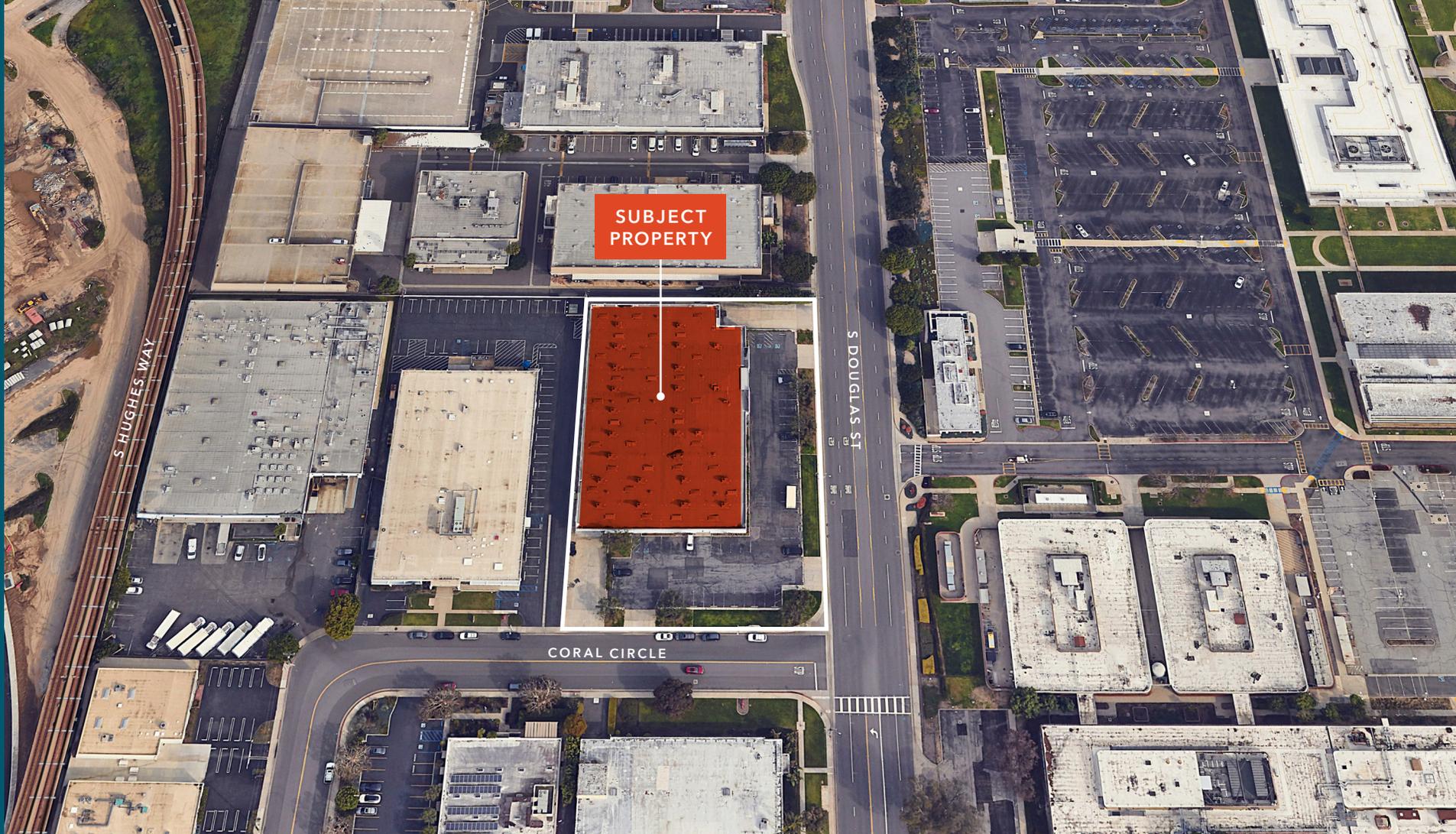
AVAILABLE

*TBD*

NET LEASE RATE

*NOW*

DATE AVAILABLE



*For more information, contact*

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