



3100 WEST LOMITA

**461K RSF ONE-OF-A-KIND
OFFICE/WET LAB/R&D CAMPUS
AVAILABLE FOR SUBLEASE**

PACIFIC OCEAN

AERIAL OVERVIEW



AVAILABLE SPACE

Divisible to:
41,987 SF - 461K SF

BUILDING 231

41,897 SF

Total SF - 1st Floor

BUILDING 233

2,561 SF

Total SF



BUILDING 234

7,330 SF

Total SF

BUILDING 232

64,984 SF

1st Floor

54,254 SF

2nd Floor

61,857 SF

4th Floor

181,095 SF

Total SF

BUILDING 230

117,762 SF

1st Floor

106,168 SF

2nd Floor

4,617 SF

Penthouse

228,547 SF

Total SF



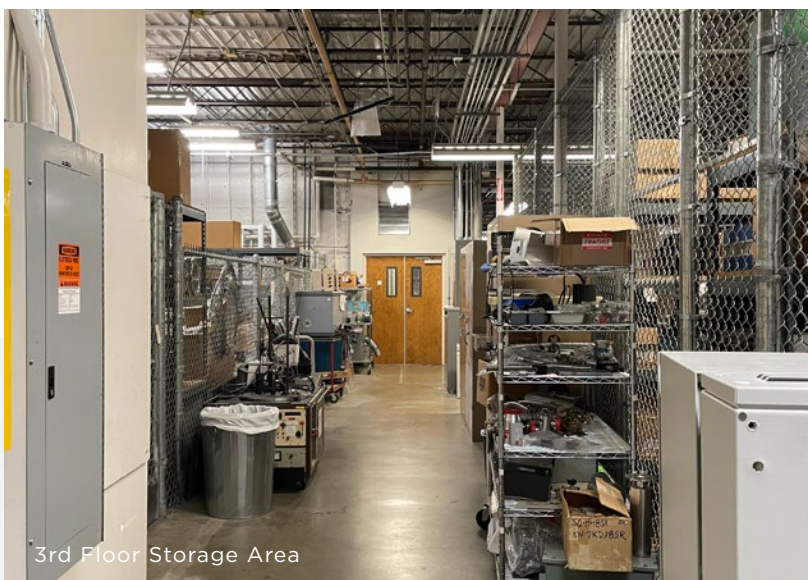
Lab Area



Lab Area



Office Open Area



3rd Floor Storage Area

KEY HIGHLIGHTS

- 2 wet labs
- Machinery for extreme temperature environment
- Capacity of around 1,200 employees on Campus
- 4 SCIF/DOD Areas
- 2nd Floor contains more Lab/R&D space (Assembly, vibration labs)
- Multiple Conference/Private Rooms
- Standard office 14X10
- Freight elevator access
- Entire campus available within 36 months upon tenant securing a new relocation facility

BUILDING 230

228,547 SF

Total SF

117,762 SF

1st Floor

106,168 SF

2nd Floor

4,617 SF

Penthouse

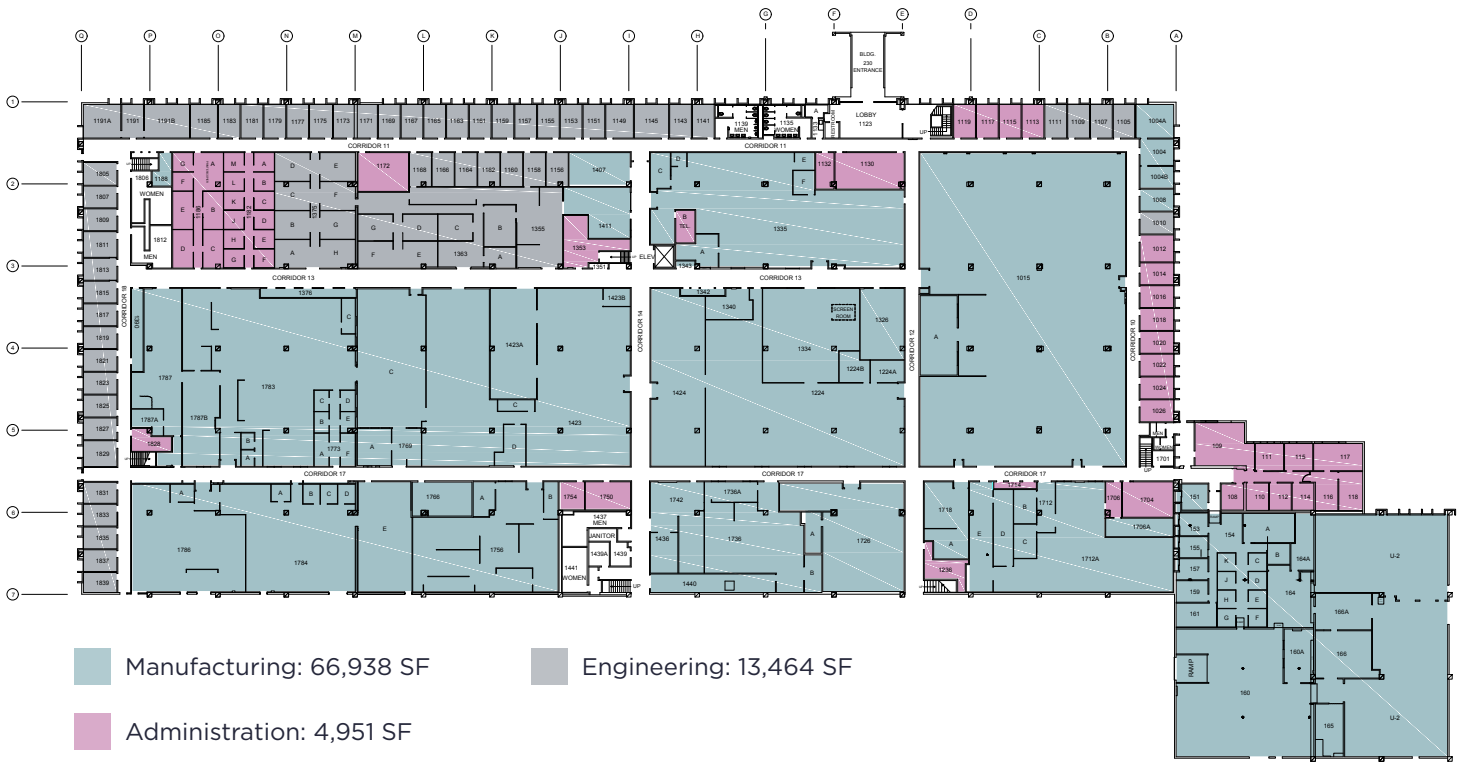
36 months

Availability

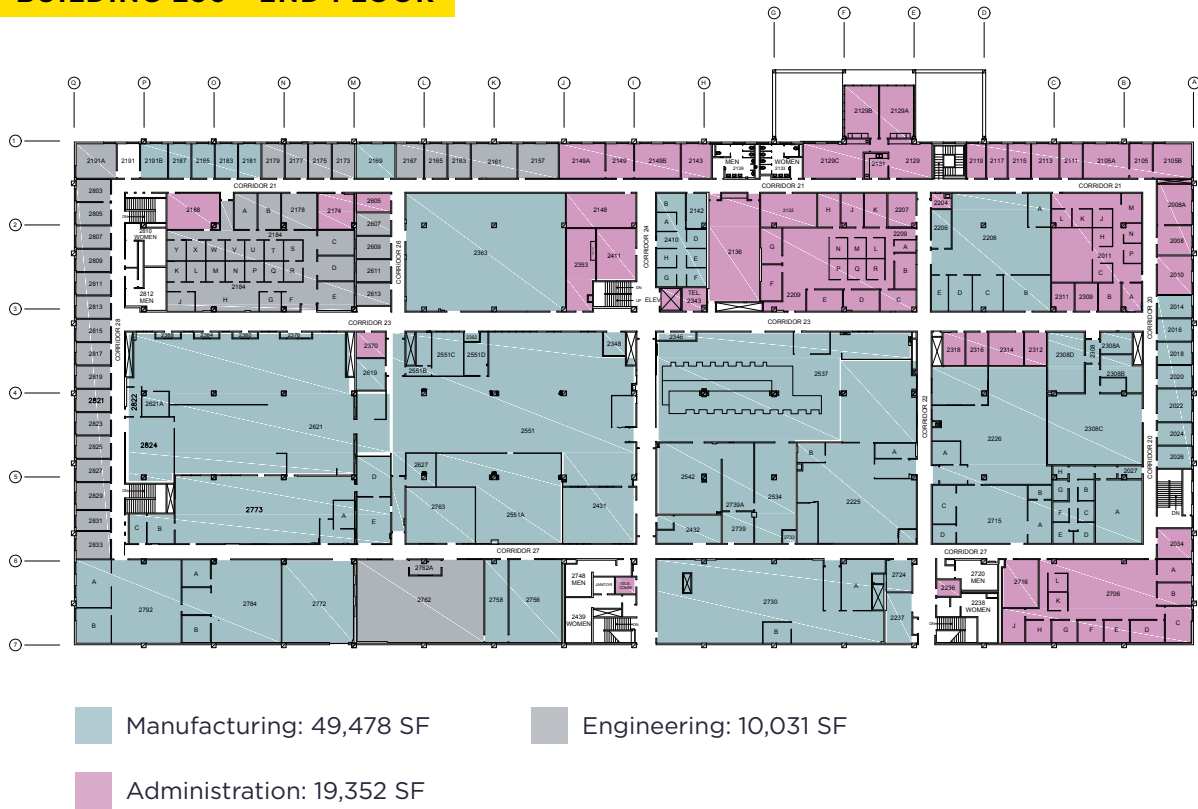
09/30/2031

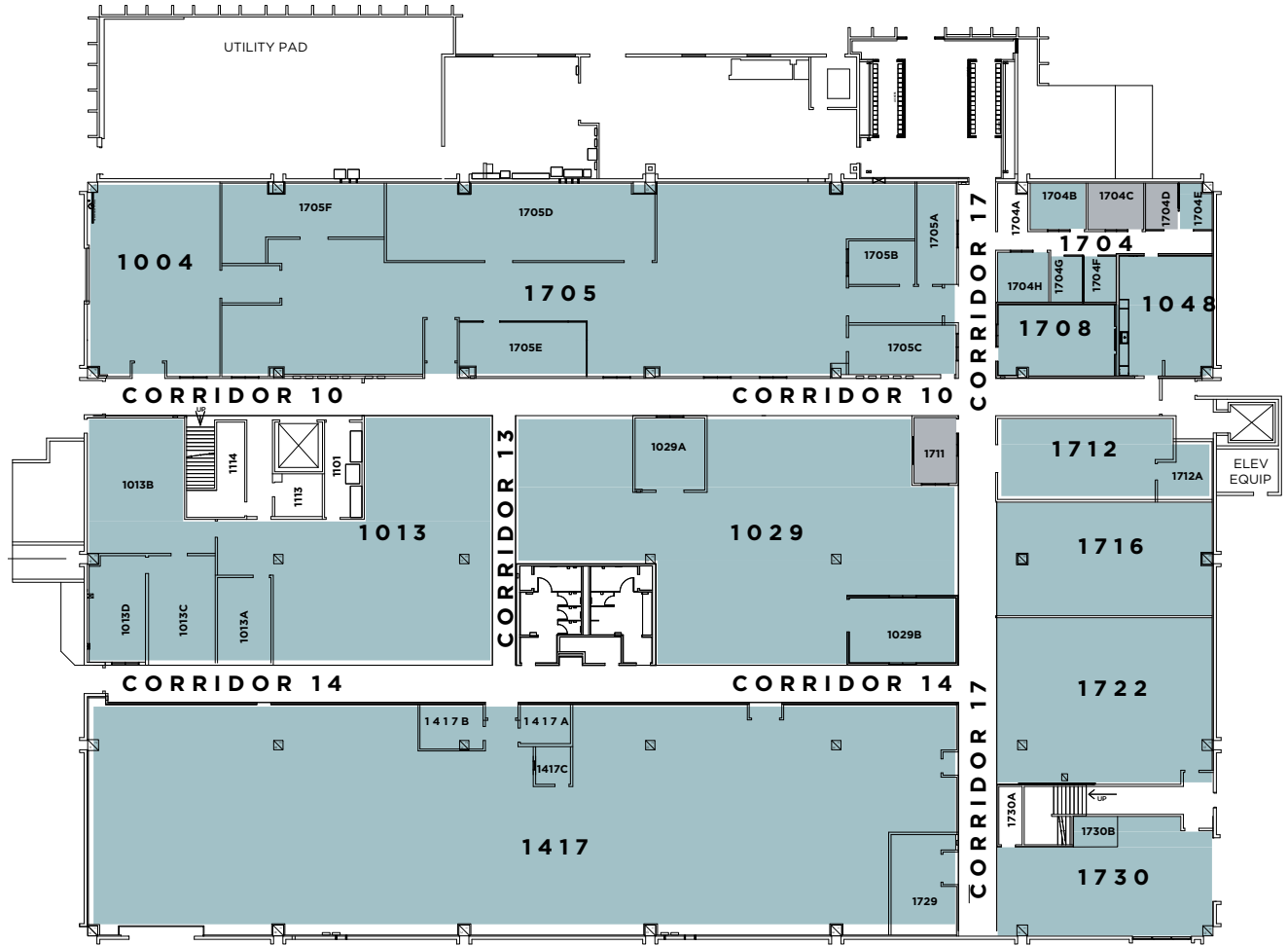
Term

BUILDING 230 - 1ST FLOOR



BUILDING 230 - 2ND FLOOR





KEY HIGHLIGHTS

- Mostly manufacturing (limited office space)
- 1 wet lab
- Employee lockers
- 2nd floor (41,000 sf) available on a direct basis
- Totaling ~83,000 SF in a stand-alone building on campus
- Entire campus available within 36 months upon tenant securing a new relocation facility

BUILDING 231

41,897 SF

Total SF - 1st Floor

9 months

Availability

09/30/2031

Term



4th Floor Open Lab Space



Office Floor



Cafeteria



Lab Area

KEY HIGHLIGHTS

- 1 wet lab
- 2 GL doors, 3 DH doors
- Gym and Cafeteria access
- 4th floor is open lab space (services running are nitrogen, helium, DI water, other gasses) with good mix of office space
- Large auditorium with soundproof walls
- Has own private entrance
- Connects with bldg 232
- 7,676 sf available on the 2nd floor (balance of the floor) on a direct basis
- 3rd floor is leased to another tenant
- Entire campus available within 36 months upon tenant securing a new relocation facility

BUILDING 232

181,095 SF

Total SF

64,984 SF

1st Floor

54,254 SF

2nd Floor

36 months

Availability

61,857 SF

*4th Floor

Primary sublet space if tenant does not choose to relocate.

6 months

Availability

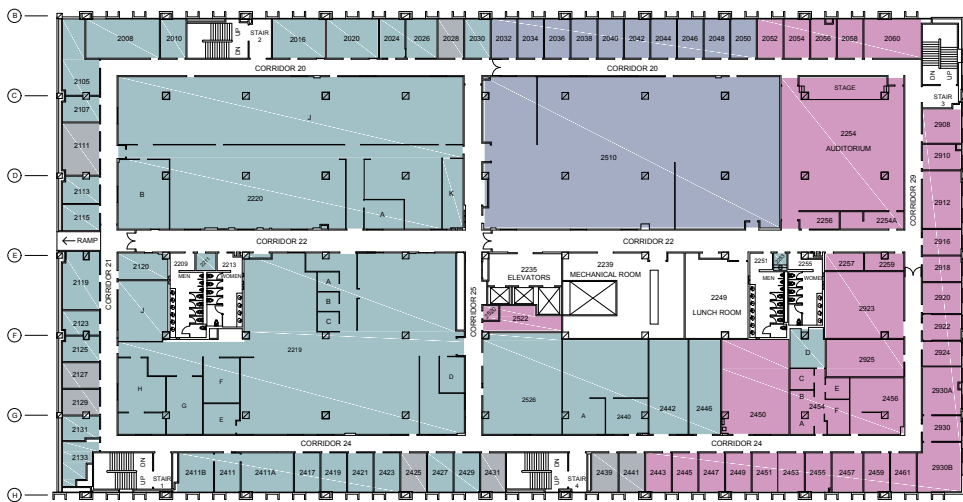
09/30/2031

Term



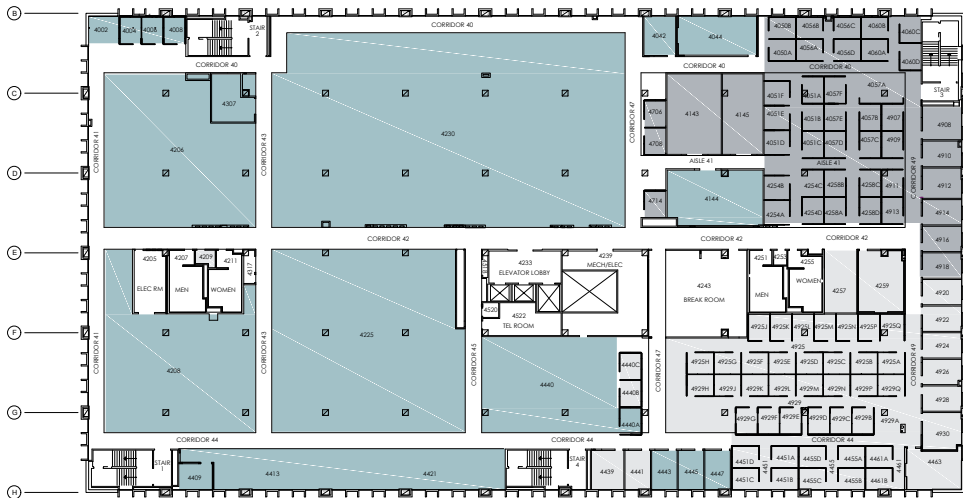
BUILDING 232 - 1ST FLOOR

- Manufacturing: 43,512 SF
- Engineering: 193 SF
- Administration: 2,497 SF



BUILDING 232 - 2ND FLOOR

- Manufacturing: 24,314 SF
- Engineering: 1,300 SF
- Administration: 8,567 SF
- Vacant/Available: 7,883 SF



BUILDING 232 - 4TH FLOOR

- Manufacturing: 25,733 SF
- Engineering: 7,579 SF
- Material: 8,026 SF

LAB SPACE INFRASTRUCTURE



OTHER FEATURES



Loading Docks



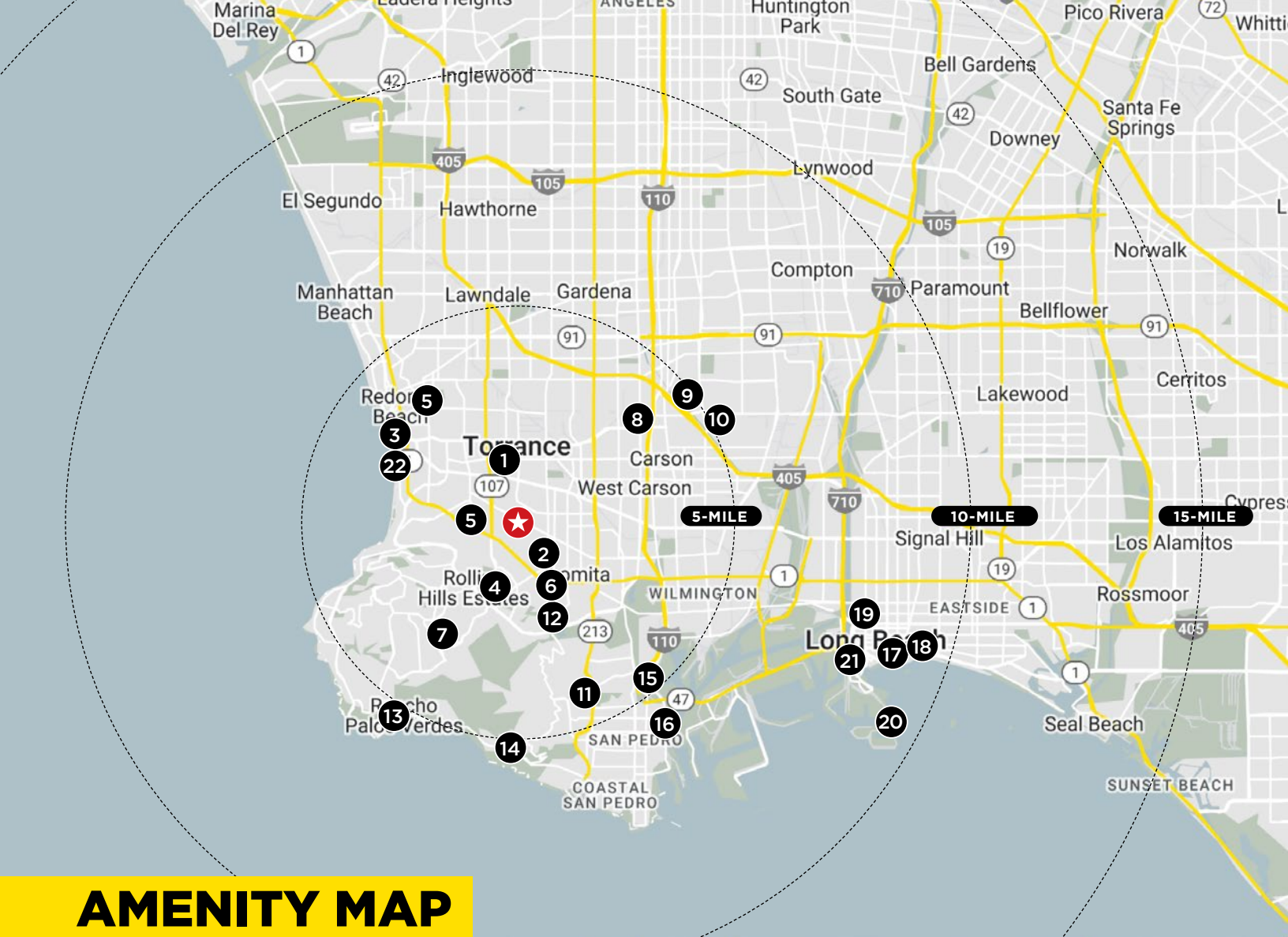
Auditorium



Gym



Loading Docks



AMENITY MAP

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. Del Amo Crossing 2. Crossroads Shopping Center 3. The Pier Shopping Center 4. South Coast Botanic Garden 5. Pacific Plaza Shopping Center 6. Rolling Hills Plaza Shopping Center 7. Promenade on the Peninsula 8. Alpine Village Shopping Center 9. The Links at Victoria 10. South Bay Pavilion 11. Terrace at South Bay | <ol style="list-style-type: none"> 12. Rolling Hills Country Club 13. Terranea Resort 14. Trump National Golf Club 15. San Pedro Gardens 16. Fisherman's Wharf 17. Long Beach Convention Center 18. Long Beach Arena 19. Pine Avenue 20. The Queen Mary 21. Aquarium of the Pacific 22. Redondo State Beach |
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