

FOR SUBLEASE

888 NORTH
DOUGLAS

EL SEGUNDO'S MOST CREATIVE FLEX FACILITY

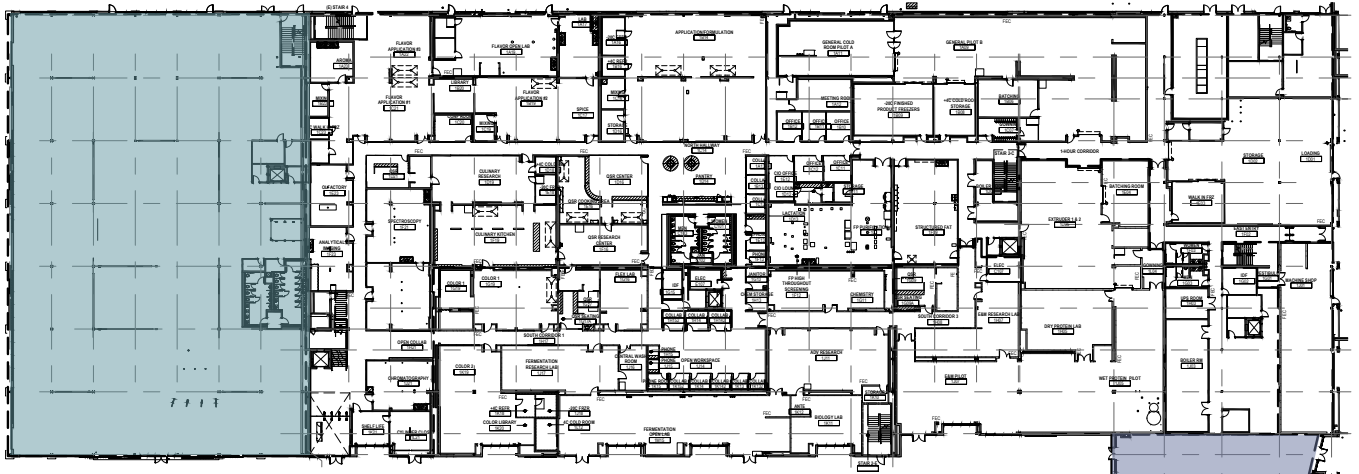
40,536-102,102 SF





KEY HIGHLIGHTS

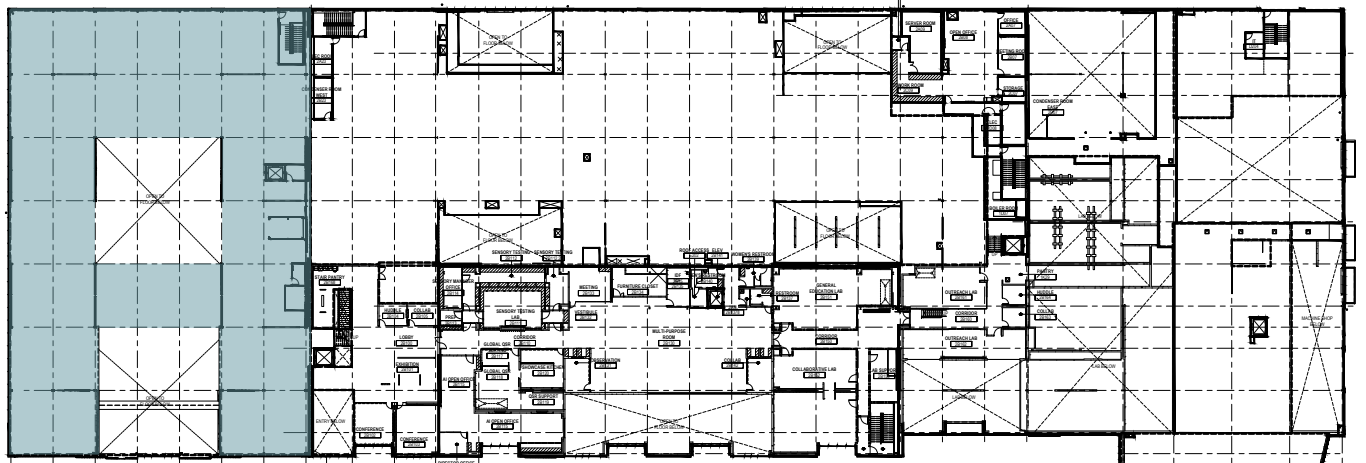
- Striking architecture including sawtooth ceiling and skylights
- Previously an aerospace manufacturing facility
- Sawtooth skylights, bridges, catwalks and railway corridors
- Irreplaceable architecture
- Incredible showcase space
- Visible from the 105 freeway
- Historic aerospace plant to creative campus
- Less than a mile south of LAX Airport and is at the intersection of the 105 & 405 freeways
- Adjacent to Metro Green Line and new Crenshaw/LAX stations



LEVEL 1

Building Plans

- Phase 2A - 40,536 SF
- Phase 2B - 61,566 SF



LEVEL 2

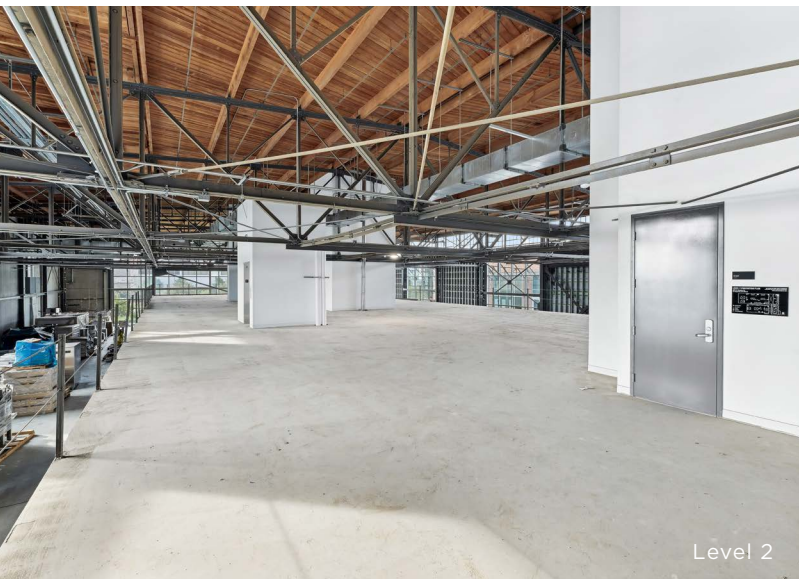




Level 1



Level 1



Level 2



Level 1

KEY HIGHLIGHTS

- Floor to ceiling glass windows
- Expansive ceiling heights 9' to 25'
- Warm shell condition
- 30' column spacing
- Power: 18W/SF
- HVAC capacity
 - Ground floor: 60 Tons
 - Mezzanine: 25 Tons

PHASE 2A

40,536 SF

Total SF

11/30/2033

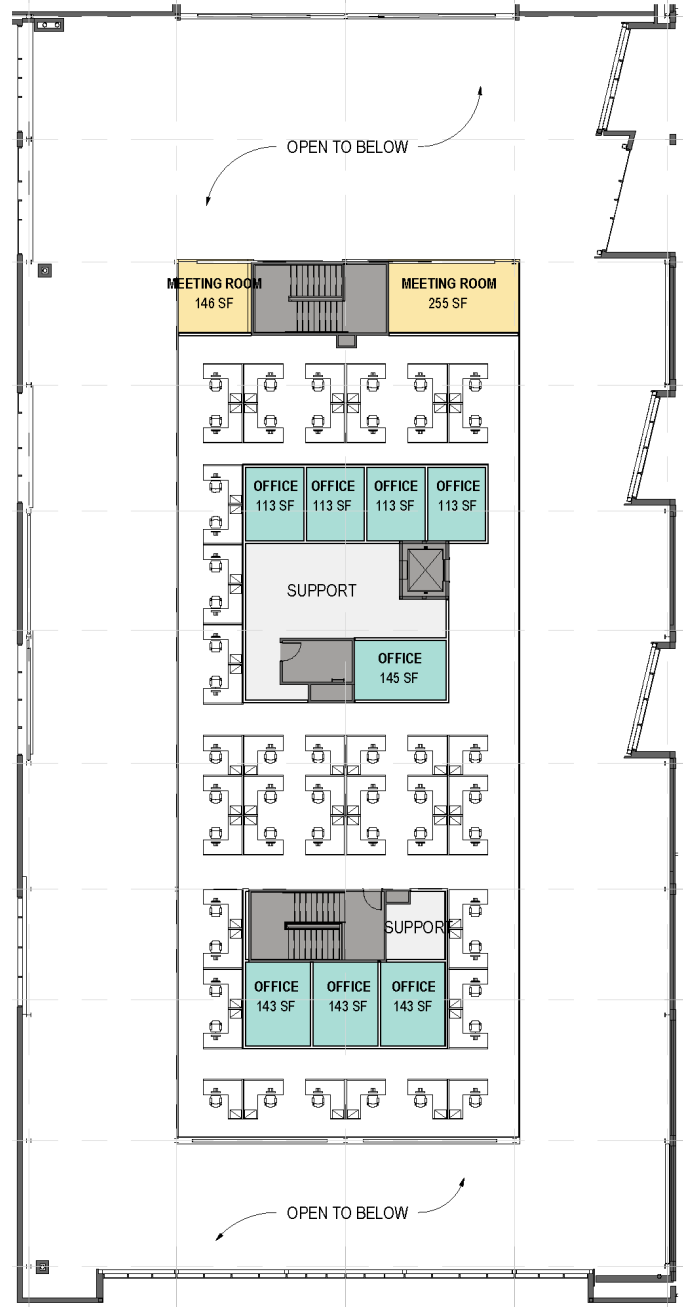
Term

Creative & Flexible Layout*

*Proposed



PHASE 2A LEVEL 1



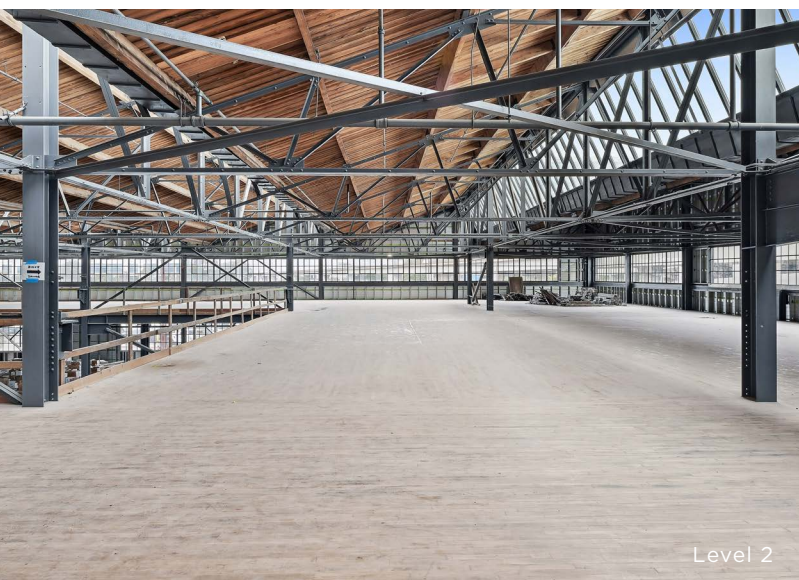
PHASE 2A LEVEL 2



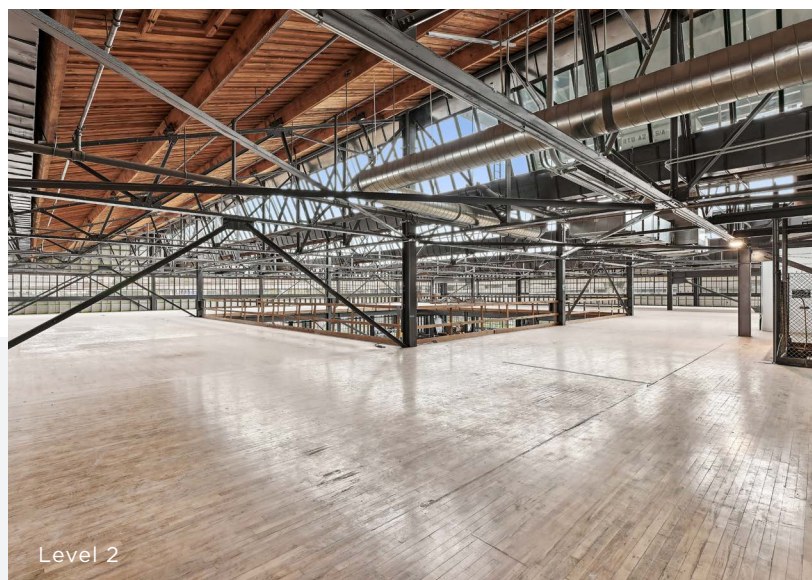
Level 1



Level 1



Level 2



Level 2

KEY HIGHLIGHTS

- Floor to ceiling glass window lines
- Expansive ceiling heights to 25' below roof and 13.5' below mezzanine
- Sawtooth skylights, bridges, catwalks and railway corridors
- Irreplaceable architecture
- Incredible showcase space
- Visible from the 105 freeway
- Historic aerospace plant to creative campus

PHASE 2B

61,566 SF

Total SF

11/30/2033

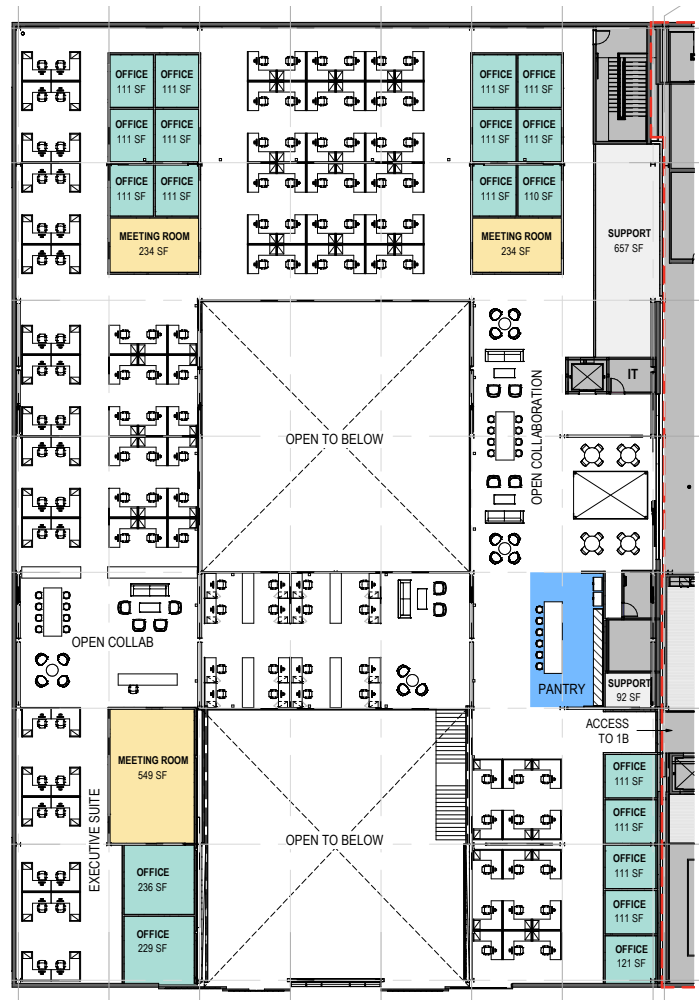
Term

Creative & Flexible Layout*

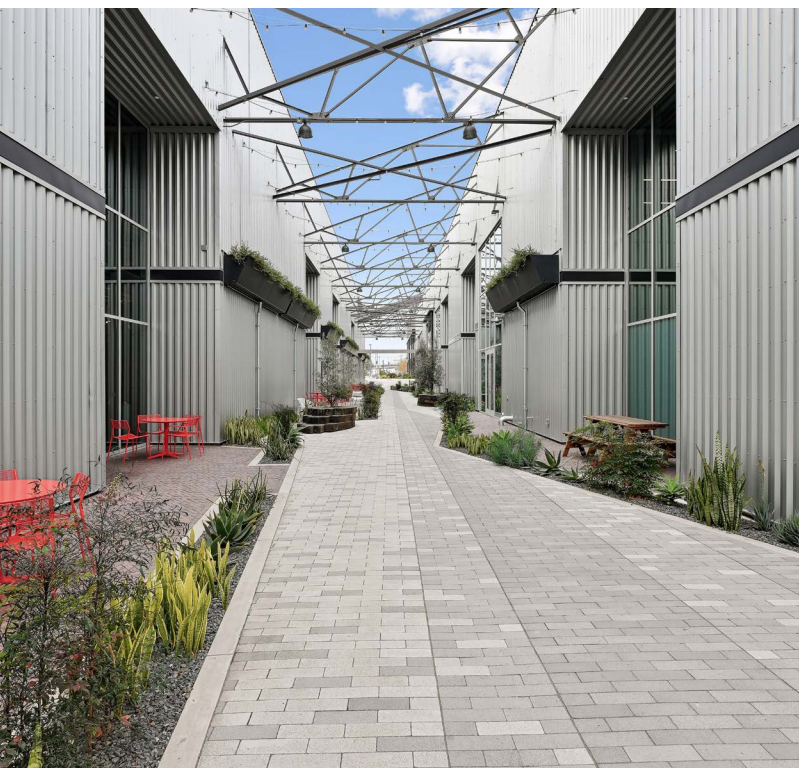


PHASE 2B LEVEL 1

*Proposed



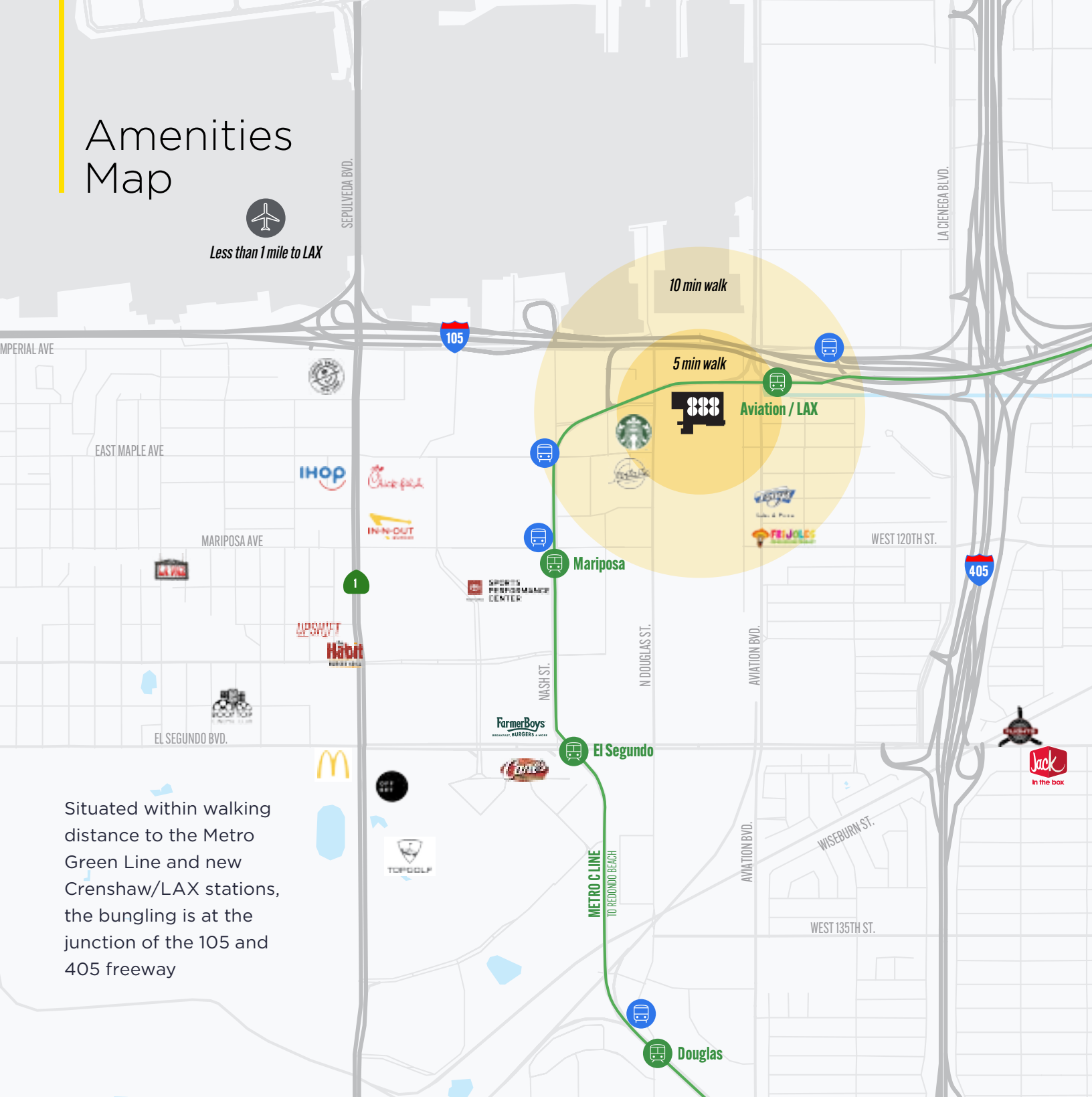
PHASE 2B LEVEL 2



Amenities Map



Less than 1 mile to LAX



Situated within walking distance to the Metro Green Line and new Crenshaw/LAX stations, the bungling is at the junction of the 105 and 405 freeway



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