



Bldg 13

863-885 N Douglas St, El Segundo, CA 90245



Jeremy Aldridge

The Ridge Realty Group
500 S Kraemer Blvd, Brea, CA 92821
jeremy@jeremyfirst.com
(714) 706-0414



Bldg 13

\$1,500,000

This single-story commercial space offers approximately 1,350 square feet of functional layout, featuring three private offices, one restroom, and a dedicated storage closet. The unit includes two separate entrances for flexible access, a kitchenette area for convenience, and two reserved parking spots with ample additional parking available at both the front and rear of the property. Located within a clean and newer complex, the unit benefits from excellent freeway access, making it ideal for businesses seeking visibility and accessibility....

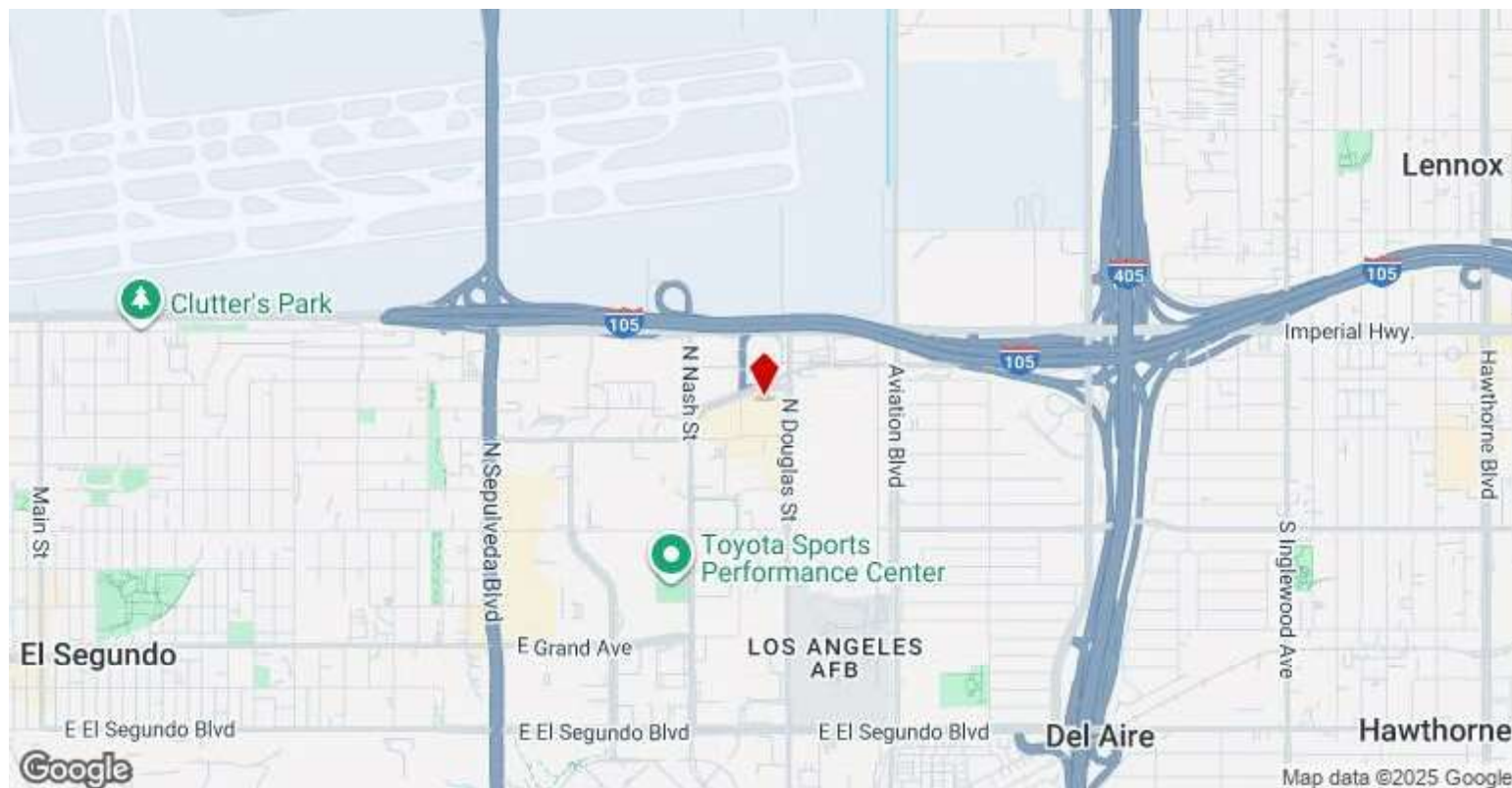
This single-story commercial unit presents a compelling investment opportunity, offering approximately 1,350 square feet of well-organized space. The layout includes three private offices, a restroom, a kitchenette area, and a dedicated storage closet. With two separate entrances and two reserved parking spots—plus ample additional parking in both the front and rear—the property is designed for convenience and accessibility. Strategically located within a clean, newer complex with excellent freeway access, the unit is ideal for tenants...



Price:	\$1,500,000
Unit Size:	1,350 SF
No. Units:	1
Total Building Size:	20,035 SF
Property Type:	Office
Sale Type:	Investment
Building Class:	B
Floors:	1
Typical Floor Size:	20,035 SF
Year Built:	2008
Lot Size:	2.18 AC
Parking Ratio:	14.83/1,000 SF
Walk Score ®:	37 (Car-Dependent)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Financial Finesse, Inc	-	
Gramter International	-	
Pacific Playa Realty	-	
Pacific Psychological Associates	-	
Pendo Investments, LLC	-	
Public Agency Law Group	-	
Thinklogic LLC	-	
Thomas Dale & Associates	-	
Thomasson Financial	-	



863-885 N Douglas St, El Segundo, CA 90245

This single-story commercial space offers approximately 1,350 square feet of functional layout, featuring three private offices, one restroom, and a dedicated storage closet. The unit includes two separate entrances for flexible access, a kitchenette area for convenience, and two reserved parking spots with ample additional parking available at both the front and rear of the property. Located within a clean and newer complex, the unit benefits from excellent freeway access, making it ideal for businesses seeking visibility and accessibility.

Property Photos



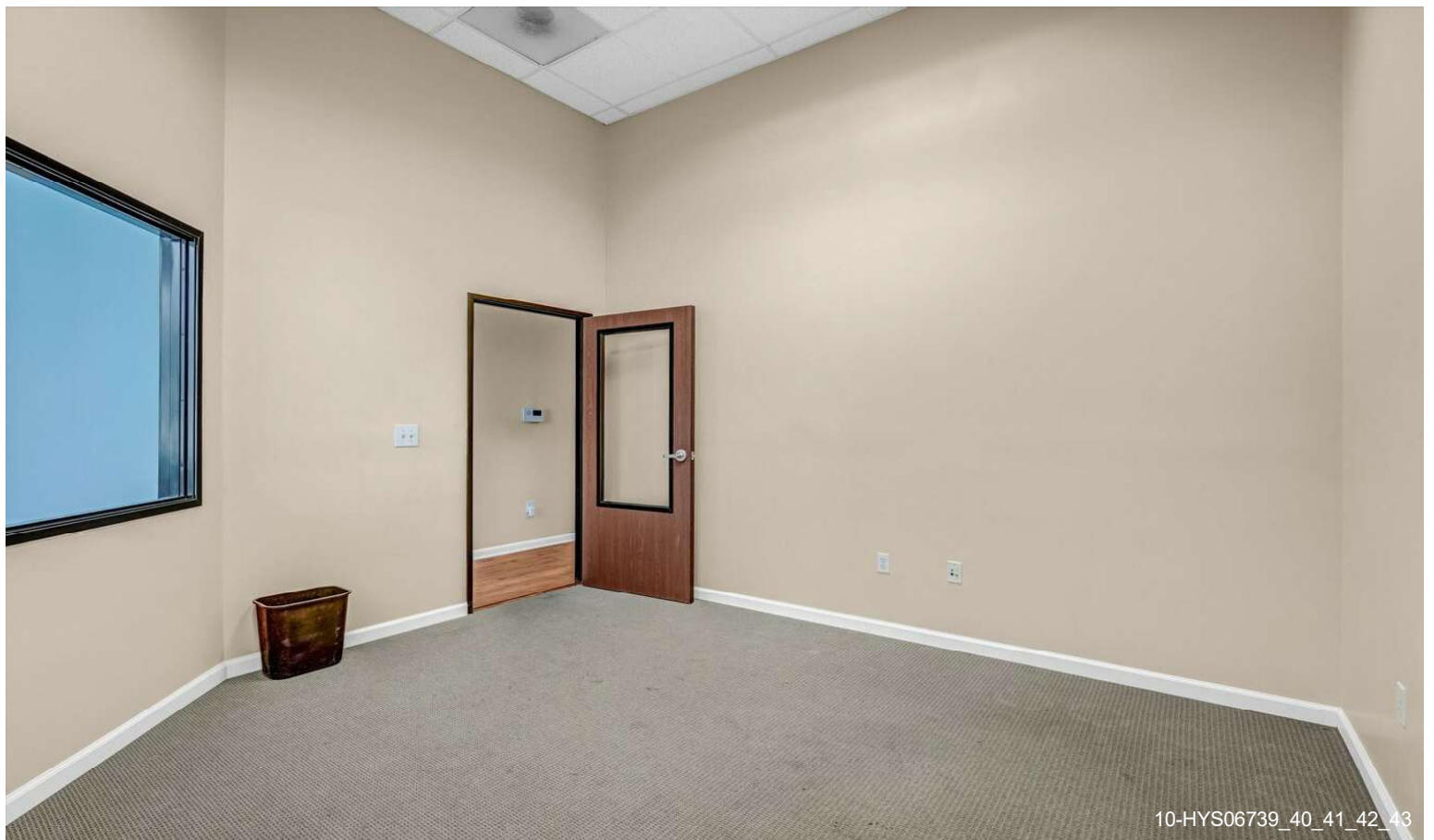
Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos

THE EDGE

AT CAMPUS EL SEGUNDO

Project Summary

Building # Suite	1st Floor Area SF	2nd Floor Area SF	Divisible	Total Bldg Size SF	Clear Height	Parking Stalls
1	6,768	5,633	6,200	12,401	10'	20
2	7,258	6,109	6,683	13,367	10'	44
3	9,712	8,564	1,828	18,276	10'	60
4	4,638	3,870	8,508	8,508	10'	27
5	6,979	5,830	6,404	12,809	10'	42
6	8,526	7,377	7,951	15,903	10'	52
7	6,966	5,817	6,391	12,783	10'	42
8-A	897	784	1,681	16,794	10'	5
8-B	897	784	1,681	16,794	10'	6
8-C	1,791	1,567	3,358	16,794	10'	11
8-D	1,791	1,567	3,358	16,794	10'	11
8-E	1,791	1,567	3,358	16,794	10'	11
8-F	896	783	1,679	16,794	10'	5
8-G	896	783	1,679	16,794	10'	6
9	4,311	3,461	7,772	7,772	14'-10'	25
10	6,954	5,728	6,341	12,682	14'-10'	42
11*	6,228	5,002	5,615	11,230	14'-10'	37
12 *	6,433	5,326	5,879	11,759	14'-10'	39
13-A	1,059	946	2,005	20,035	14'-10'	7
13-B	1,059	946	2,005	20,035	14'-10'	7
13-C	2,116	1,890	4,006	20,035	14'-10'	13
13-D	2,116	1,890	4,006	20,035	14'-10'	13
13-E	2,116	1,890	4,006	20,035	14'-10'	13
13-F	1,058	946	2,004	20,035	14'-10'	7
13-G	1,057	946	2,003	20,035	14'-10'	6
14*	7,511	6,290	6,900	13,801	14'-10'	45
15*	4,789	3,956	8,745	8,745	14'-10'	28

* Roll-Up Doors possible



Property Photos

