

THE NINES

909 & 999 N. PACIFIC COAST HIGHWAY

EL SEGUNDO, CALIFORNIA



KILROY



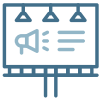
WELCOME TO THE NINES

A THOUGHTFULLY DESIGNED OFFICE CAMPUS IN THE HEART OF EL SEGUNDO.

Just minutes from LAX and convenient dining and retail, this distinctive two-building property features bright, modern workspaces with expansive glasslines, activated outdoor areas, and sweeping views from the Pacific Ocean to Downtown Los Angeles. Blending comfort, connectivity, and coastal energy, 909 & 999 North PCH offers an elevated workplace experience.



HIGHLIGHTS



Signage

Building top eyebrow and monument



Parking

3/1,000



Security

Dedicated on-site security and 24-hour monitoring



Connected Campus

Wifi throughout entire campus



Unobstructed Views

Outstanding views of LAX and Los Angeles



Sustainability

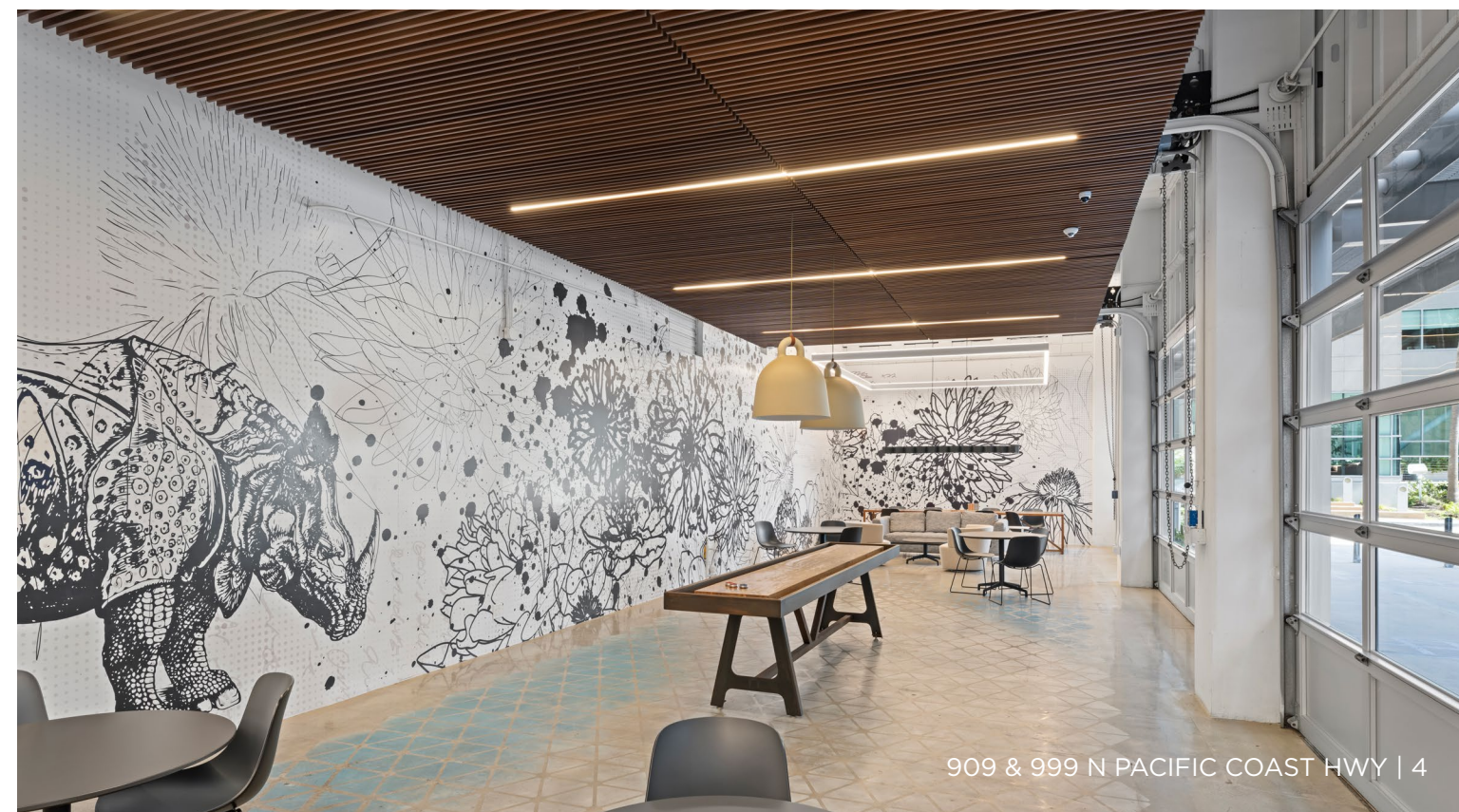
Energy Star, LEED Gold, Fitwel Certified, WELL Health-Safety Rated



Amenitized

Tenant lounge and on-site retail (Twist Eatery, Coffee Bean and more coming soon)









AVAILABLE SPACE

DOWNLOAD FULL BROCHURE
WITH FLOOR PLANS

909 N. PACIFIC COAST HWY

360°
VIRTUAL TOUR

360°
VIRTUAL TOUR

360°
VIRTUAL TOUR

FLOOR	SUITE	RSF	AVAIL.	DESCRIPTION
1 ST	<u>130</u>	1,623	Now	Currently built out with 2 offices and 1 workstation area. Polished concrete and floor to ceiling windows.
1 ST	<u>180</u>	3,205	Now	Fully built out with private offices and conference room.
2 ND	<u>210</u>	2,692	Now	Currently built out with 4 offices, 1 conference room, an open area for workstations, and 1 kitchenette.
2 ND	<u>250</u>	2,072	Now	Currently built out with 3 offices, 1 conference room, and 1 break room.
2 ND	<u>260</u>	2,300	Now	Currently built out with 1 conference room and open area.
3 RD	<u>310</u>	5,333	Now	Spec suite with 1 conference room, 3 offices, 1 break room, 1 phone room, 1 storage room.
3 RD	<u>350</u>	2,288	Now	Spec suite with open break area at entry, 1 large conference room, 2 interior offices, 1 copy room, and an open area for 16 workstations
4 TH	<u>400</u>	22,943	Now	Full floor currently built out with 31 offices, 3 conference rooms, 2 copy rooms, 2 open areas for workstations, 1 board room, 1 training room, 1 gym, and 1 break room with kitchen.
5 TH	<u>500</u>	22,943	Now	Full floor with 17 offices, 4 conference rooms, 2 kitchens, server room and ample open work area.
8 TH	<u>840</u>	3,254	Now	Currently built out with 4 large offices, 1 break room, and a large open area.
8 TH	<u>850</u>	2,385	1/1/26	Currently built out with 4 private offices and 1 conference room.
8 TH	<u>860</u>	6,398	Now	Currently built out with privates offices, an open area for workstations and 1 kitchenette.

Suites 100 and 180 are contiguous for 7,867 RSF.
Suites 250 and 260 are contiguous for 4,372 RSF.
Entire 4TH and 5TH floors are available totaling 45,498 RSF.



AVAILABLE SPACE

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WITH FLOOR PLANS

999 N. PACIFIC COAST HWY

FLOOR	SUITE	RSF	AVAIL.	DESCRIPTION
1 ST	<u>100</u>	7,603	Now	Suite is in warm shell condition.
1 ST	<u>125</u>	5,254	Now	Newly renovated suite with 1 conference room, 1 break area, and a large open space for additional improvements or work stations.
1 ST	<u>150</u>	3,269	1/1/26	Currently built out with 4 offices, conference room, storage, kitchen and open area.
2 ND	<u>200</u>	19,877	1/1/26	Full floor fully built out. 3 private patios.
3 RD	<u>300</u>	19,877	1/1/26	Full floor built out with 21 offices, kitchen, and open area. 3 private patios.
4 TH	<u>400</u>	14,458	Now	Full floor currently built out with 2 offices, 9 conference rooms, 4 phone rooms, 2 open areas for workstations, 1 meeting room, and 1 game room.
5 TH	<u>525</u>	4,400	Now	7 offices, conference room, break area, storage, open work area.
5 TH	<u>580</u>	1,876	Now	Currently built out with 3 offices, conference room, kitchen and open area.
6 TH	<u>680</u>	1,853	Now	Currently built out with 2 offices, 1 conference room, an open area for workstations, and 1 break room with a kitchenette.
7 TH	<u>700</u>	14,249	Now	Full floor built out as creative office space consisting of 7 offices, 1 conference room, 1 break room, huge bullpen for workstations, a few utility/storage rooms, and spectacular airport views.
8 TH	<u>800</u>	14,249	Now	Top floor built out with 3 conference rooms, 19 offices, 1 work room, 1 server room, and spectacular airport views.
Suites 125 and 150 are contiguous for 8,523 RSF				
Entire 2 ND , 3 RD and 4 TH floors available totaling 54,212 RSF				
Entire 7 th and 8 th floors are contiguous for 28,498 RSF				


360°
VIRTUAL TOUR

360°
VIRTUAL TOUR

TRAVEL TIMES & CONNECTIVITY

TRAVEL TIMES BY CAR (IN MIN)

	To Locations (8am)	To Locations (5pm)	To 909 & 999 PCH (8am)	To 909 & 999 PCH (5pm)
1. Culver City	22	21	20	21
2. Santa Monica	13	15	18	31
3. Playa del Rey	11	9	9	9
4. Manhattan Beach	18	18	12	11
5. Palos Verdes	22	22	26	25

 Metro Rail

- A

A Line
Azusa to Long Beach
- B

B Line
North Hollywood to Union Station
- C

C Line
LAX to Norwalk
- D

D Line
Wilshire/Western to Union Station
- E

E Line
Santa Monica to East LA
- K

K Line
Expo/Crenshaw to Redondo Beach
- J

J Line
El Monte to San Pedro



AMENITIES

WITHIN 2 MILES OF 909 & 999 N PCH

Café's

- Blue Butterfly Coffee
- Smoky Hollow Roasters
- Offset Coffee Roasters
- Starbucks
- Tera Coffee & Boba
- Two Guns Kitchen
- The Coffee Bean & Tea at 909 PCH

Restaurants

- Jaime! Taqueria
- El Gringo
- Wendy's Place
- Sausal
- Jame Enoteca
- Porterhouse
- Japonica
- Good Stuff
- Richmond Bar & Grill
- Blossom Ramen
- SALOON OSAKA
- Kaya Sushi
- The Second Wind-Asian inspired Eatery
- The Slice & Pint
- Rock & Brews
- Standard Station Sports Bar & Grill

Fast Casual

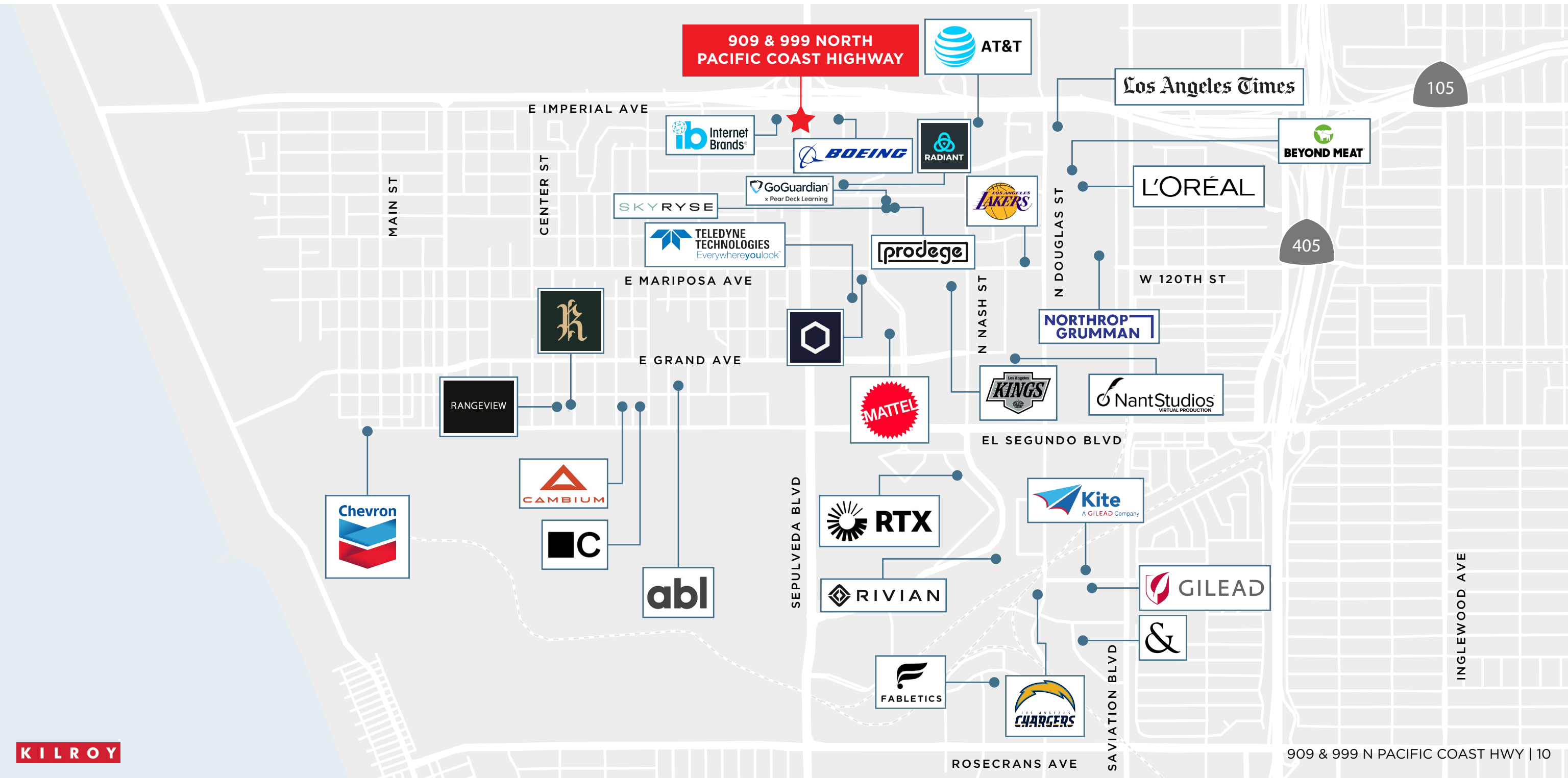
- L&L Hawaiian Barbecue
- Uncle Stevey's Bagels
- Kreation Juicery
- Twist Eatery at 909 PCH
- Habit Burger & Grill
- Jersey Mike's Subs
- Chipotle Mexican Grill
- Five Guys
- Chick-fil-A
- In-N-Out
- Calif Chicken Cafe
- Panda Express
- Panera Bread
- Raising Cane's Chicken Fingers
- Noah's NY Bagels
- One Poke
- Subway
- Eat Fantastic
- Ginger's Divine Ice Creams
- Cold Stone Creamery
- The Original Rinaldis Deli & Café

Bars & Breweries

- GS IL CAPO DEI BAR
- El Segundo Brewing Company
- Brewport Tap House & Kitchen
- Five Point Five Brewing Company
- Sugar Monkey Brewing & Social Club



CORPORATE NEIGHBORS



About Kilroy



BEST-IN-CLASS PORTFOLIO

- Publicly-traded REIT (NYSE: KRC)
- Premier workplace developer and landlord
- 75+ years of operational history
- ~25M sq. ft. of operating portfolio and development pipeline* (workplace and retail)
- Vertically-integrated platform: acquisitions, development, property management, leasing, and finance
- 11-year average portfolio age
- Strong commitment to sustainability

Pacific Northwest | ~3.9M sq. ft.

San Francisco Bay Area | ~10.4M sq. ft.

Greater Los Angeles | ~4.5M sq. ft.

San Diego | ~5.0M sq. ft.

Austin | ~1.2M sq. ft.

Square footages sourced from the Kilroy 2Q24 Supplemental and includes stabilized, tenant improvement, under construction, and development pipeline estimations.



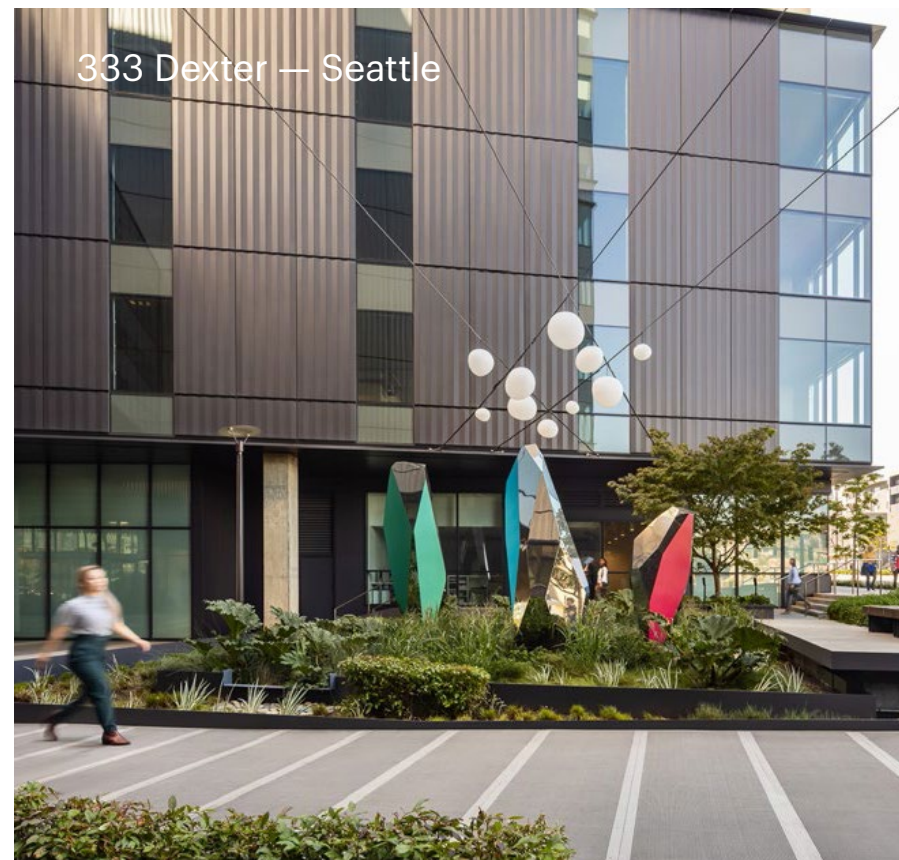
Indeed Tower — Austin



One Paseo — San Diego



On Vine — Hollywood



333 Dexter — Seattle

THE KILROY EXPERIENCE— REDEFINING PLACES FOR NEW WORK

Kilroy Realty is a leading West Coast real estate company focused on creating sustainable, high-quality workplaces that support tenant well-being and contribute positively to the environment and community.

Sustainable, Innovative Design

- Kilroy properties emphasize sustainable design and practices, aligning with tenants' environmental goals.
- Buildings feature top-tier amenities, along with retail, public art, and community spaces, creating dynamic environments for work and leisure.

Tenant-focused Management

- Kilroy's property management approach includes sustainability-focused programs and proactive support to enhance tenants' experience.
- Workspaces are designed to promote employee wellbeing and foster a sense of community, making them attractive to companies in tech, media, life sciences, and other innovative industries.

KILROY IS DRIVING ENVIRONMENTAL PROGRESS THROUGH DESIGN AND OPERATIONS.

Kilroy differentiates itself through an unmatched focus on sustainability and wellness. Kilroy properties are designed to the highest standards, with numerous LEED and WELL certifications, carbon-neutral operations since 2020, and extensive energy efficiency initiatives.

Our sustainability efforts are broad, and include a focus on energy, carbon, water, waste, health & wellness, and stakeholder engagement. We identify climate change as both a risk and an opportunity to our business and we build these factors into our strategy and risk management efforts. Our sustainability programs contribute to long-term value creation and help shape our corporate strategy.

This commitment to green practices positions Kilroy as a leader in environmentally responsible real estate.

Learn more: kilroyrealty.com/sustainability

SUSTAINABILITY ACHIEVEMENTS & ACCOLADES



Carbon Neutral Operations

Kilroy has achieved carbon neutral operations across our portfolio since 2020



Best in Building Health

Fitwel Excellence Award, Most Certifications of All Time, 2019-2022



Energy Star

Partner of the Year, 2014-2023
Sustained Excellence, 2016-2023



Newsweek

Listed on America's Most Responsible Companies, 2020-2023



GRESB

#1 in Development (Diversified),
Regional Sector Leader for Americas,
2022-2023
5-Star Rating, 2015-2023



Green Lease Leaders

Leader, 2014-2023
Gold Level, 2018-2023



US EPA Green Power Partnership

Member of National Top 100
Green Power Users,
2021-2024



Bloomberg Gender-Equality Index

Member, 2020-2023



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K I L R O Y

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