

the
edge

OFFICE FOR SALE

861-881 Parkview Drive North

at Campus El Segundo



CBRE

PROPERTY HIGHLIGHTS

The Edge at Campus El Segundo is a 220,000 SF Class-A business park with 20,000 SF retail.

Retail amenities include Starbucks, One Poke, Kaya Sushi, Noah's Bagels, Subway. There is immediate access to the 105 and 405 freeways and is adjacent to LAX, with walking distance to the MTA Greenline.



Property Overview



861 Parkview:

Suite 100: 2,905 RSF (Available 12/2026)
Suite 200: 4,691 RSF (Available 6/2026)



881 Parkview:

Suite 150: 3,430 RSF (Available Now)
Suite 250: 1,647 RSF (Available 8/2026)



Total Building:
12,673 SF



Surface Parking:
3/1,000



Low Rise, Creative
Office Space



On-Site Amenities



Asking Price:
Contact Broker



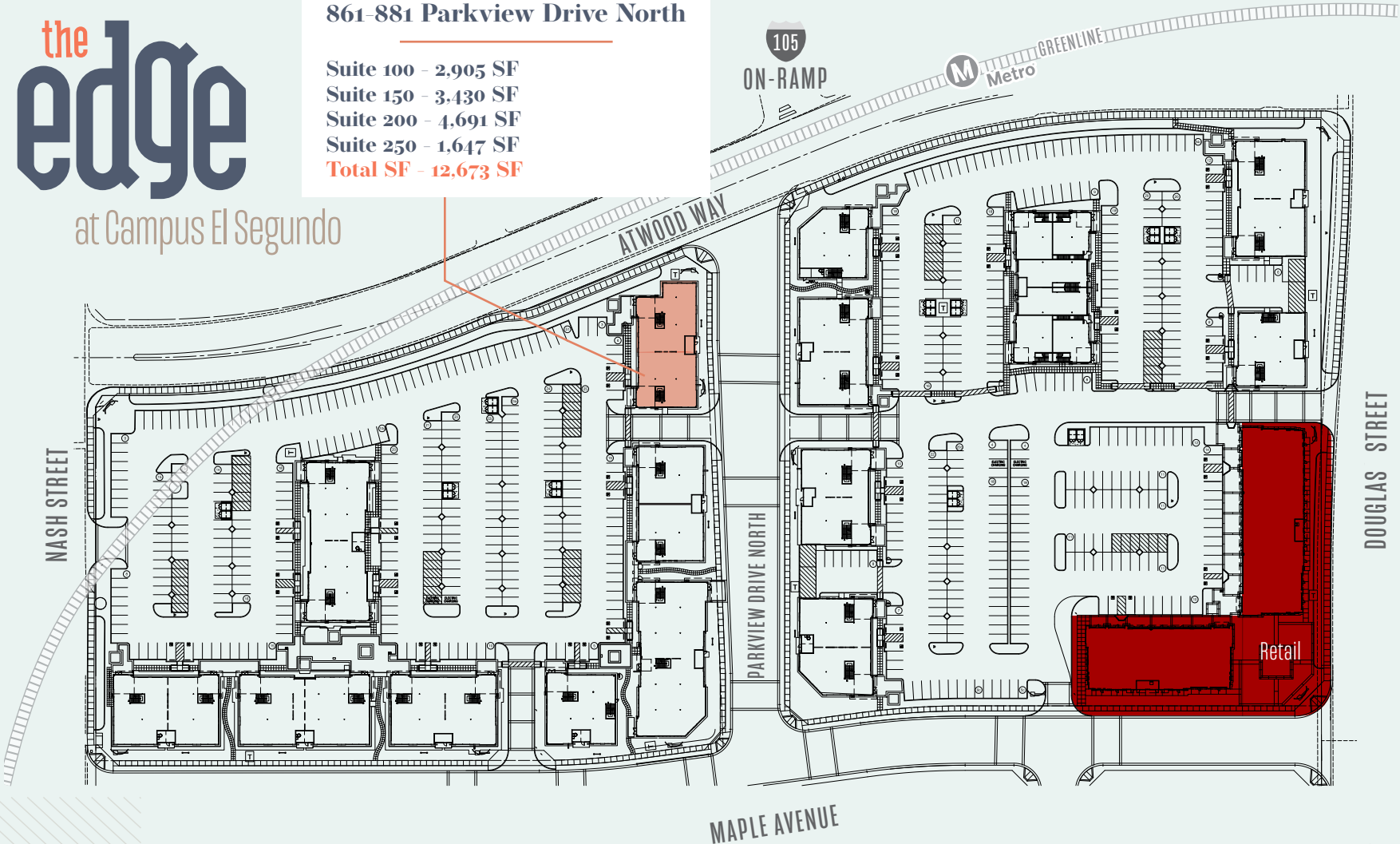
SITE PLAN

the
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at Campus El Segundo

861-881 Parkview Drive North

- Suite 100 - 2,905 SF
- Suite 150 - 3,430 SF
- Suite 200 - 4,691 SF
- Suite 250 - 1,647 SF
- Total SF - 12,673 SF



PROPERTY FACTS



PROPERTY

861 - 881 Parkview Dr N



BUILDING SIZE

12,673 SF



AIRPORT

2.1 Miles



APN

4138-030-036



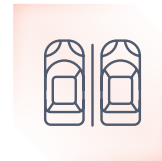
YEAR BUILT

2008



ZONING

M2YY, El Segundo



PARKING

3/1000



OCCUPANCY

27.07% Vacant

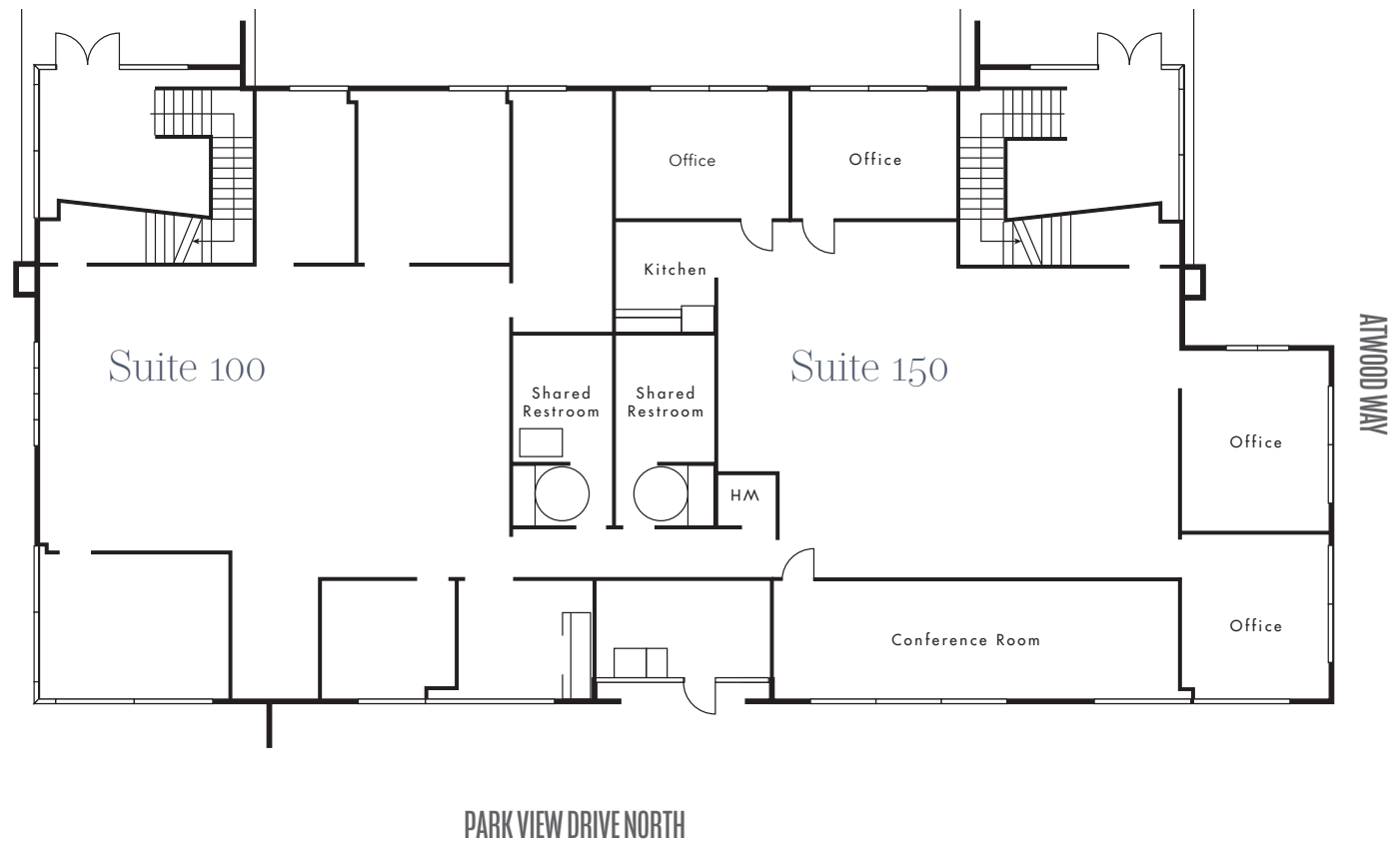


FLOOR PLAN

861 Parkview Drive North

First Floor

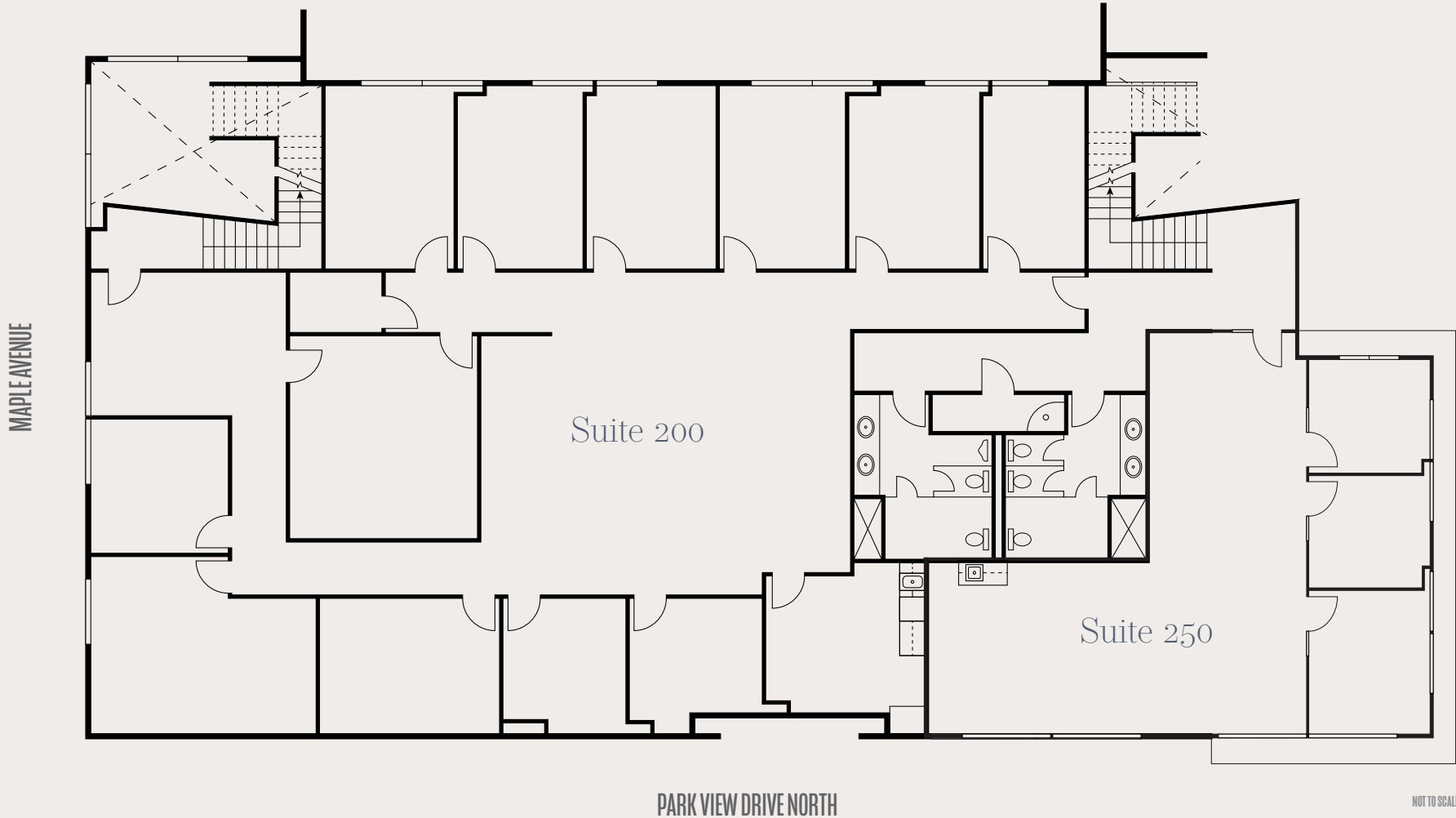
6,335 SF



NOT TO SCALE **N** ➤

FLOOR PLAN

861 Parkview Drive North
Second Floor
6,338 SF

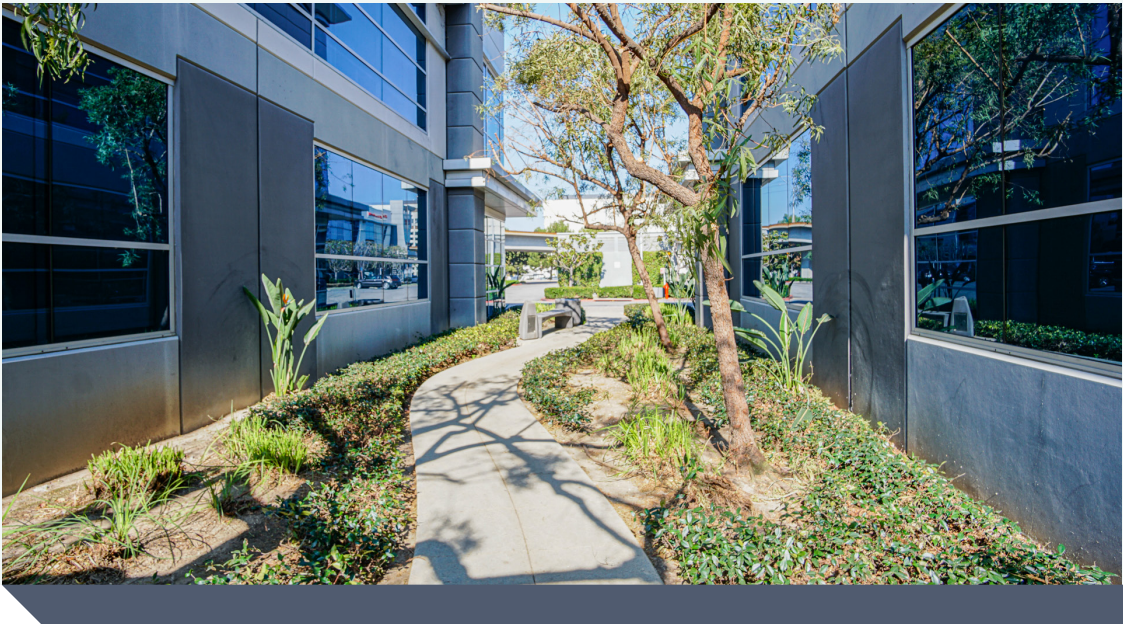


RENT ROLL

| Unit | Class Tenant | Status | RENTABLE SF | Pct of PROPERTY | Monthly Rent | Annual Rent | Monthly Rent Per SF | Expiration Date |
|------|------------------------------------|----------|-------------|-----------------|--------------|--------------|---------------------|-----------------|
| 100 | EXPO Expolanka USA LLC | OCCUPIED | 2,905 | 22.92 % | \$13,235.03 | \$158,820.36 | \$4.55 | 12/1/2026 |
| 150 | Vacant | VACANT | 3,430 | 27.07 % | - | - | - | - |
| 200 | BFLC Beach, Freeman, Lim & Cleland | OCCUPIED | 4,691 | 37.02 % | \$18,662.56 | \$223,950.72 | \$3.98 | 5/31/2026 |
| 250 | OPEN OpenRoad Transportation, Inc. | OCCUPIED | 1,647 | 13.00 % | \$6,115.56 | \$73,386.72 | \$3.71 | 8/15/2026 |

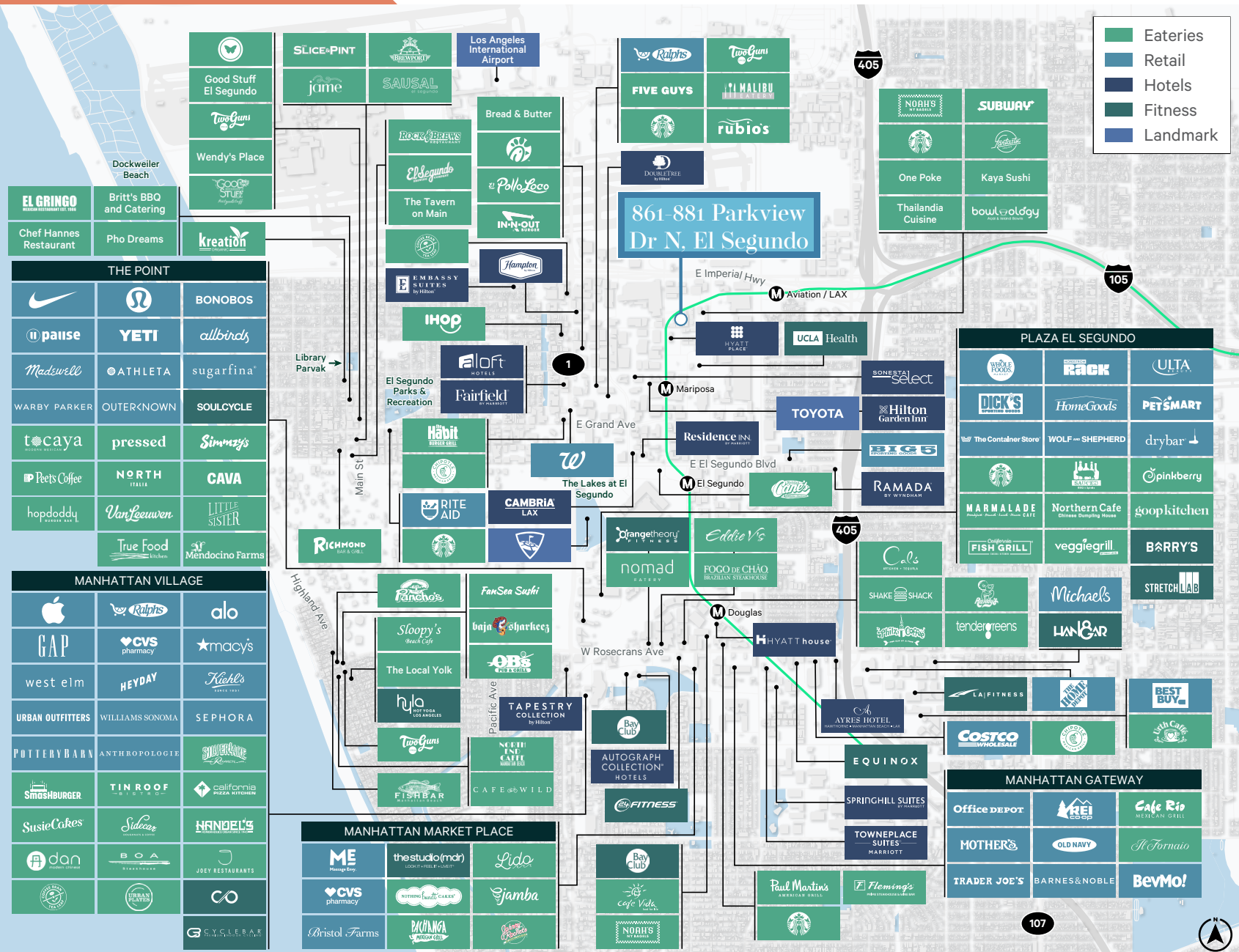


PHOTOS



AMENITY MAP

- Eateries
- Retail
- Hotels
- Fitness
- Landmark



107



423127

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at Campus El Segundo

861-881 Parkview Drive North

OFFICE FOR SALE



JOHN LANE
Senior Vice President
+1 310 363 4947
john.lane@cbre.com
Lic. 01894667

RICHARD MELBYE
Vice President
+1 310 363 4831
richard.melbye@cbre.com
Lic. 02052010

BOB HEALEY
Senior Vice President
+1 310 363 4970
bob.healey@cbre.com
Lic. 01021735

CBRE

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