



ROOTS
on eucalyptus



NOW LEASING

The Premier
El Segundo
Office Space for
Work + Play

WELCOME TO
212 EUCALYPTUS

WELCOME TO ROOTS ON EUCALYPTUS



Located at 212 Eucalyptus Drive, El Segundo, California

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**ELEVATE YOUR
BUSINESS
TO
NEW
LEVELS**



PROPERTY FEATURES

- New architectural gem by Balian Architects in the heart of booming El Segundo, California
- 14,100 square feet, divisible, now available for lease
- Build to suit
- Onsite parking
- 3,583 sq. ft. rooftop oasis (also available for events, by reservation)
- Operable windows for cross ventilation
- Walk or easy bike ride to the beach
- Walk to shops, bars, restaurants, breweries
- Close proximity to Metrolink, public transit

Now leasing for \$4.25/sq. ft. modified gross

DEFINE YOUR SPACE

NOW LEASING

Welcome to Roots on Eucalyptus, the new architectural beacon in the heart of bustling El Segundo, California. Located at 212 Eucalyptus, where Downtown El Segundo meets the highly demanded Smoky Hollow Arts District, Roots on Eucalyptus features 14,000 leasable square feet, ready for you to make your own.





ELEVATE YOUR BUSINESS

Build to suit, we are now ready for you to come and create your perfect work vibe in this newly constructed center for arts and culture in El Segundo.

Your new office headquarters, Roots on Eucalyptus boasts a rooftop oasis that is perfect for events or photo shoots and a revolving art installation showcased on the stair tower.



EL SEGUNDO: THE PREMIER COMMERCIAL LOCATION



Why do so many Fortune 500 businesses choose El Segundo as their headquarters? Because businesses thrive in El Segundo.

The City of El Segundo has twice been named the "Most Business Friendly City" in Los Angeles County. It boasts a significantly lower business taxation rate and a low crime rate. Combine that with a warm and welcoming atmosphere, a highly skilled workforce and ocean breezes and you'll find El Segundo.

WALKABLE DINING + ENTERTAINMENT

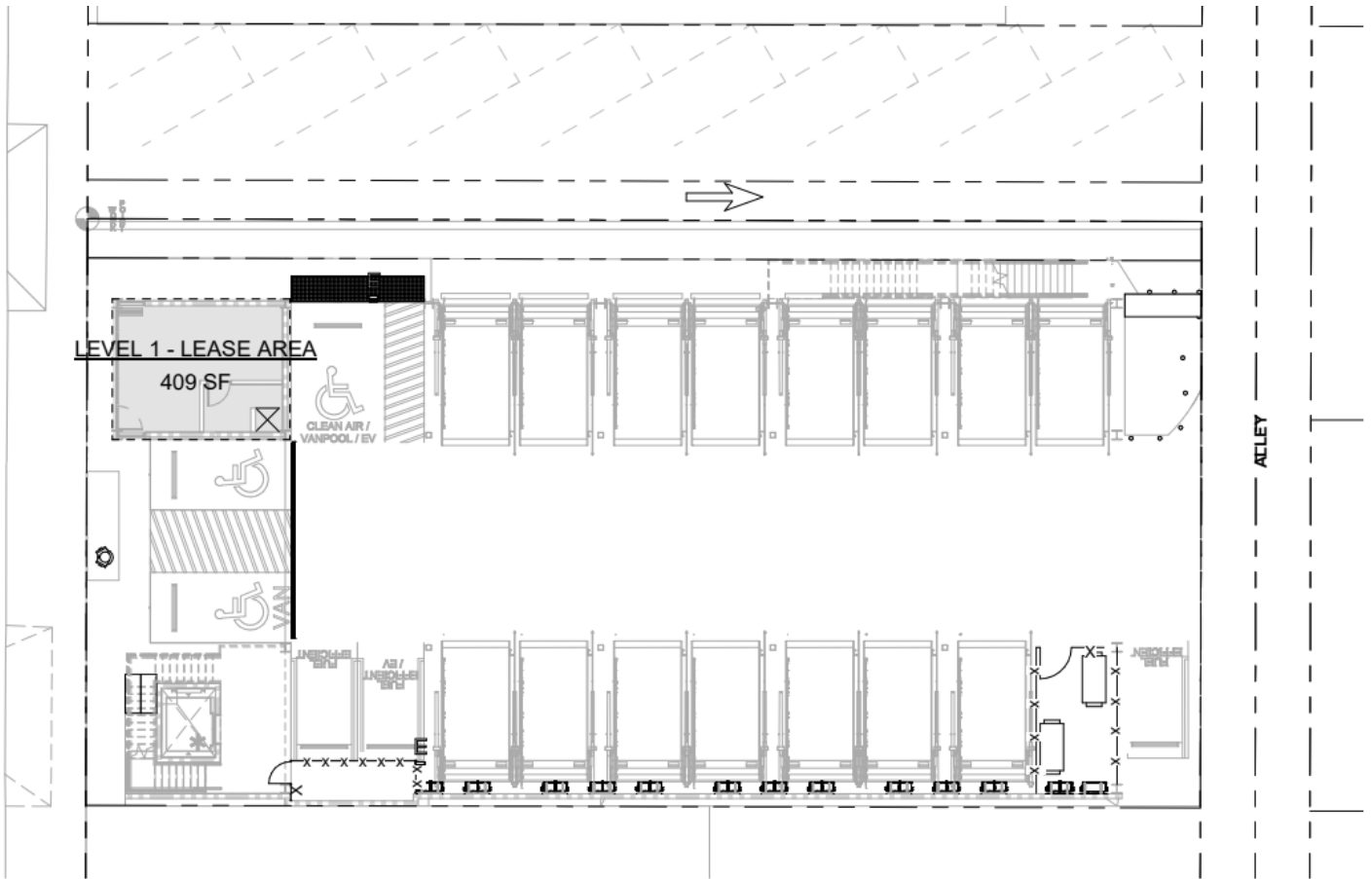


El Segundo is also host to award-winning restaurants, breweries and shopping, all within close proximity to Roots on Eucalyptus.

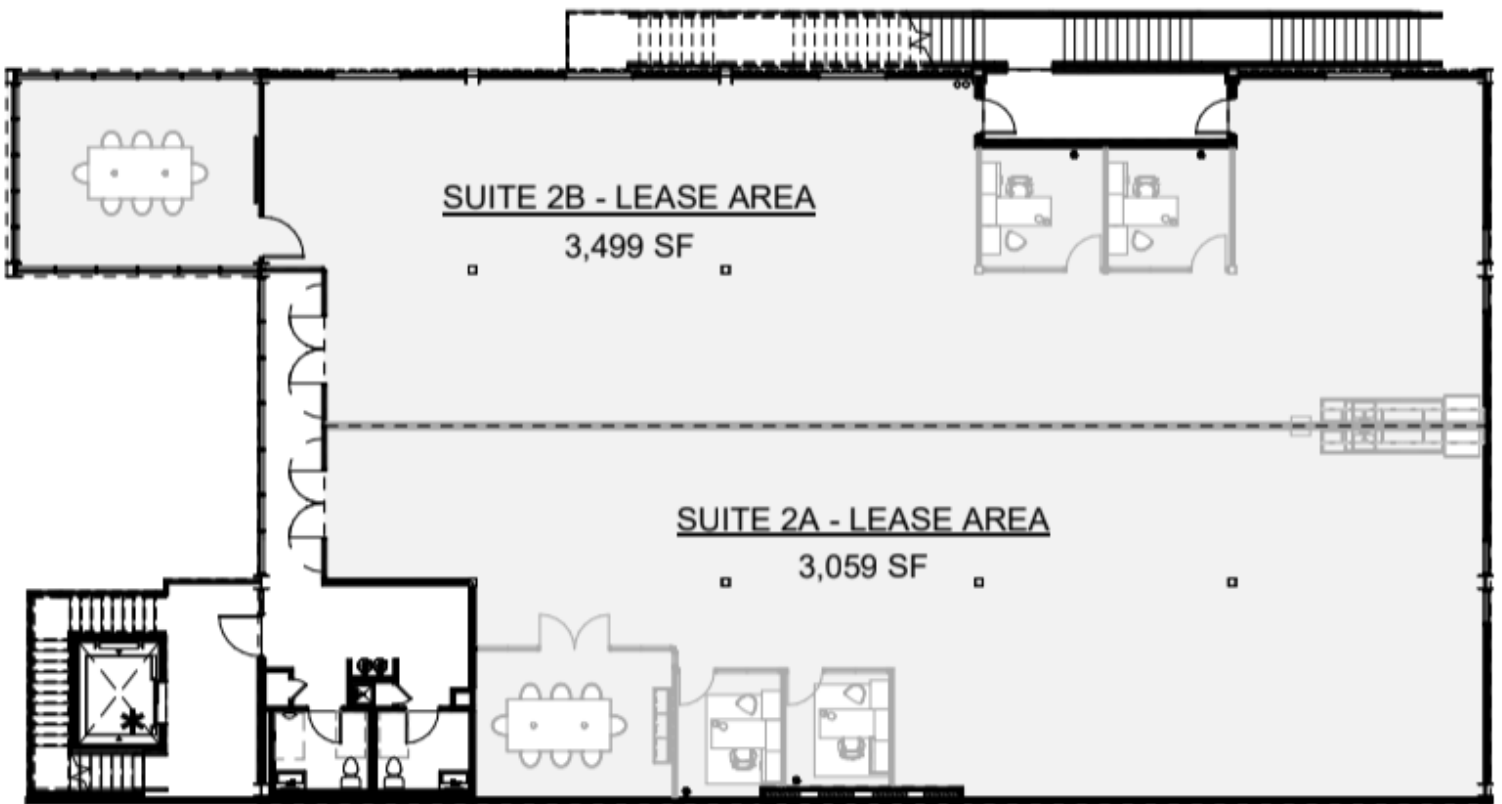
“El Segundo is going through a significant time of transformation. We have accomplished so much this past year and I believe we are the most important five square miles of Southern California’s economy,” said Mayor Drew Boyles. “I look forward to furthering El Segundo’s legacy as the city where big ideas take off.”



FLOOR PLAN: LEVEL 1



FLOOR PLAN: LEVEL 2



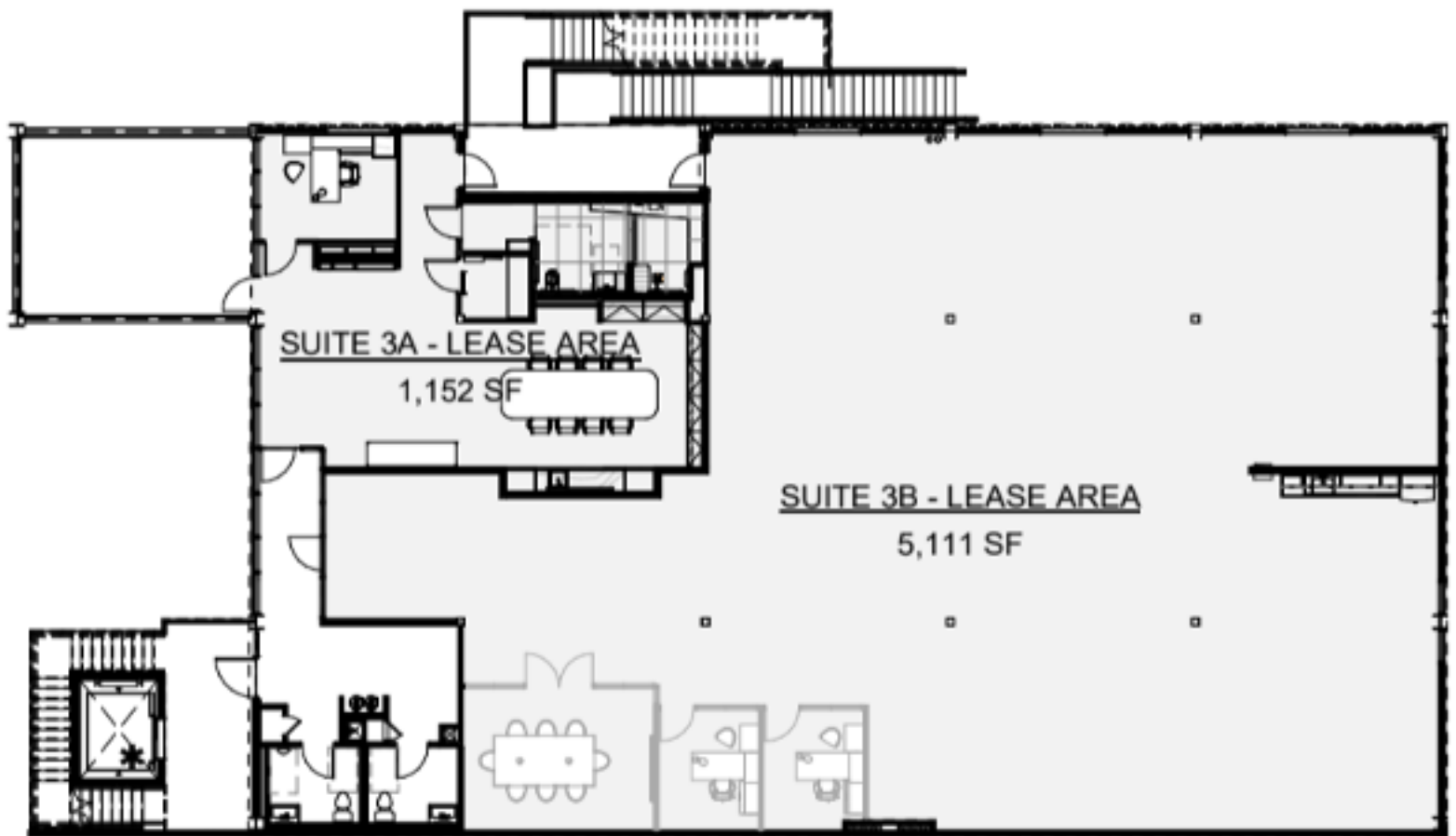
LEVEL 2

LEASE AREA DIAGRAM		
LEVEL	Name	AREA
LEVEL 01	LEVEL 1 - LEASE AREA	409 SF 409 SF
LEVEL 02	SUITE 2B - LEASE AREA	3,499 SF
LEVEL 02	SUITE 2A - LEASE AREA	3,059 SF
LEVEL 02	LEVEL 2 - COMMON AREA	514 SF
		7,073 SF
LEVEL 03	SUITE 3B - LEASE AREA	5,111 SF
LEVEL 03	SUITE 3A - LEASE AREA	1,152 SF
LEVEL 03	LEVEL 3 - COMMON AREA	469 SF
LEVEL 03	LEVEL 3 - COMMON AREA	128 SF
		6,860 SF
ROOF	ROOFTOP - COMMON AREA	3,583 SF 3,583 SF 17,925 SF

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FLOOR PLAN: LEVEL 3

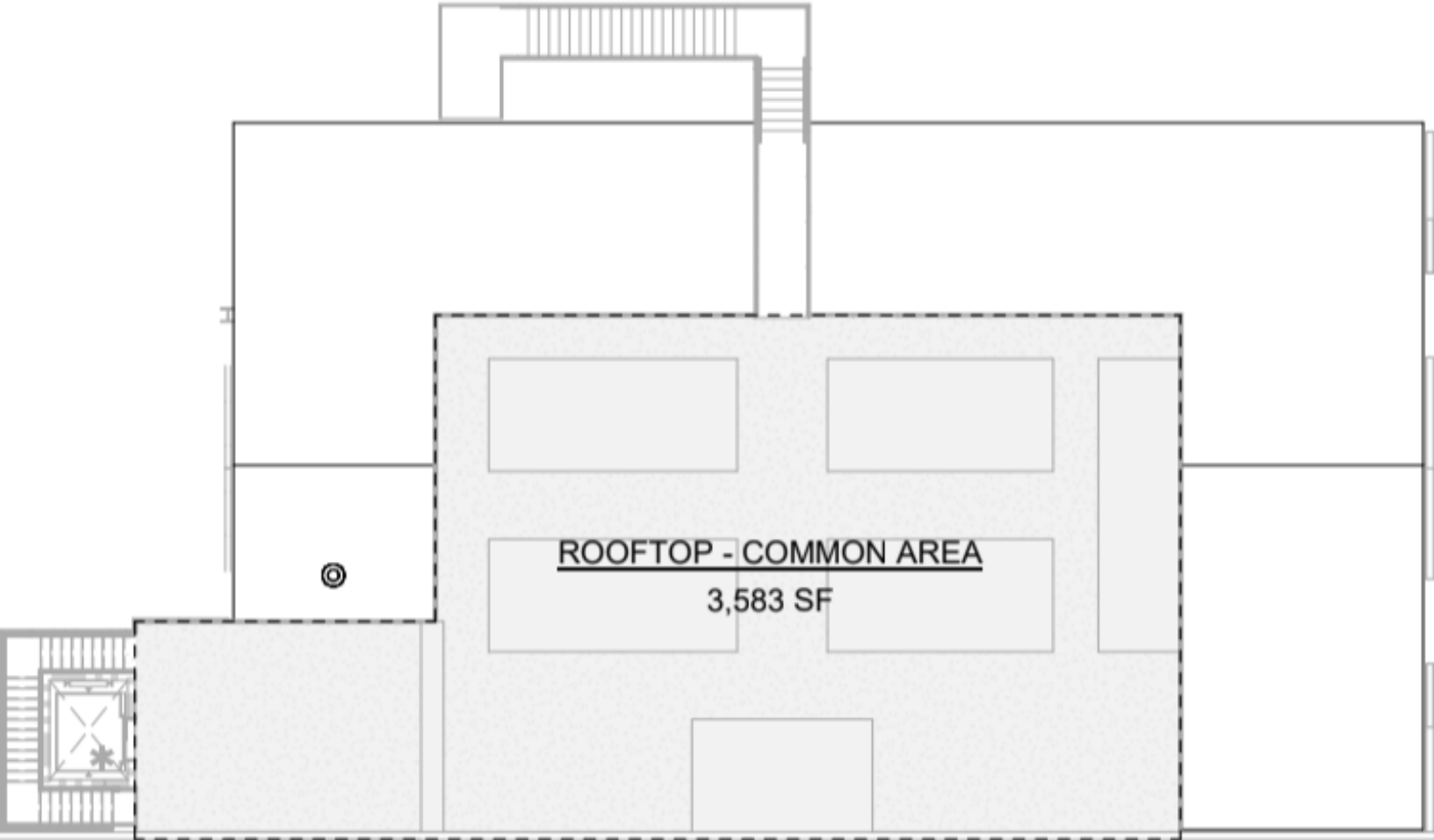




LEVEL 3

LEASE AREA DIAGRAM		
LEVEL	Name	AREA
LEVEL 01	LEVEL 1 - LEASE AREA	409 SF
		409 SF
LEVEL 02	SUITE 2B - LEASE AREA	3,499 SF
LEVEL 02	SUITE 2A - LEASE AREA	3,059 SF
LEVEL 02	LEVEL 2 - COMMON AREA	514 SF
LEVEL 02	LEVEL 2 - COMMON AREA	128 SF
		7,201 SF
LEVEL 03	SUITE 3B - LEASE AREA	5,111 SF
LEVEL 03	SUITE 3A - LEASE AREA	1,152 SF
LEVEL 03	LEVEL 3 - COMMON AREA	469 SF
LEVEL 03	LEVEL 3 - COMMON AREA	128 SF
		6,860 SF
ROOF	ROOFTOP - COMMON AREA	3,583 SF
		3,583 SF
		10,053 SF

FLOOR PLAN: ROOFTOP



CTS

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MAY 7, 2021

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LEVEL 01	LEVEL 1 - LEASE AREA	409 SF 409 SF
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ROOF	ROOFTOP - COMMON AREA	3,583 SF
		3,583 SF
		17,925 SF

212 EUCLAPYTUS

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on eucalyptus



CONTACT US

We want to hear from you. Roots on Eucalyptus is managed by Cadman Group. To learn more about our spaces or schedule a tour, give us a call to discuss your specific needs.



leasing@cadmangroup.net



310-606-5894



Follow us on Instagram:
[@roots_on_eucalyptus](https://www.instagram.com/roots_on_eucalyptus)

