

# 601-607 E El Segundo Blvd

601-607 E El Segundo Blvd, El Segundo, CA 90245



Presented by  
Local Agent, Inc.



**Price: \$47.40 /SF/YR**

Two Neighboring Buildings - 3200 SF Each.  
Each Building has its own parking lot.  
Great visibility and signage opportunity on El Segundo Blvd.

Newly renovated with 3 ground level roll up doors access and HVAC throughout.

Each Building has 400 amp/3 Phase plus an additional 100 amp/single phase panel in the garage of the 607 building.

Incredibly LOW property taxes (@ \$0.04-0.08 per foot)

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607 Main Entrance JPG

## Listing space

### 1st Floor

Space Available	3,200 - 6,400 SF
Rental Rate	\$47.40 /SF/YR
Date Available	30 Days
Service Type	TBD
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

Smoky Hollow Prime Flex/Office. 2 buildings : 1 lot. Each building is +/- 3200 SF with its own private parking area, open space, offices rear patio and 3 Ground Floor drive ins. Easy access : building 1 is on the corner and building 2 is located off an alley. Recently upgraded, HVAC throughout, Heavy Power (400 amp/3 phase in EACH property). Great visibility and signage opportunity on El Segundo Blvd. Newley renovated and Move In Ready - Available June 1st. Incredibly LOW property taxes (@ \$0.04-0.08 per foot)

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## Location

