



## 127 Arena Street

127 Arena St, El Segundo, CA 90245



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# 127 Arena St

\$48.00 /SF/YR

This flex property is conveniently located in one of the most prime locations of El Segundo's Smoky Hollow only 3 blocks from all retail, restaurants and breweries on and around Main Street. The office portion features 2020 custom and artistic renovations to include abundant natural light from oversized skylight(s), kitchenette, mezzanine with private offices, a private meeting room, and SOUNDPROOF separation from the warehouse. The warehouse offers a loading dock at the front of the building which allows for easy off street access with 3 phase to the panel. Private onsite parking both in the front and rear; parks 8 + stacked OPTION TO ADD ADDITIONAL PARKING - INQUIRE WITH BROKER

- Single Tenant Building 3 Blocks from Downtown
- Dock High and Heavy Power to Panel
- Soundproofed Warehouse + Dock High



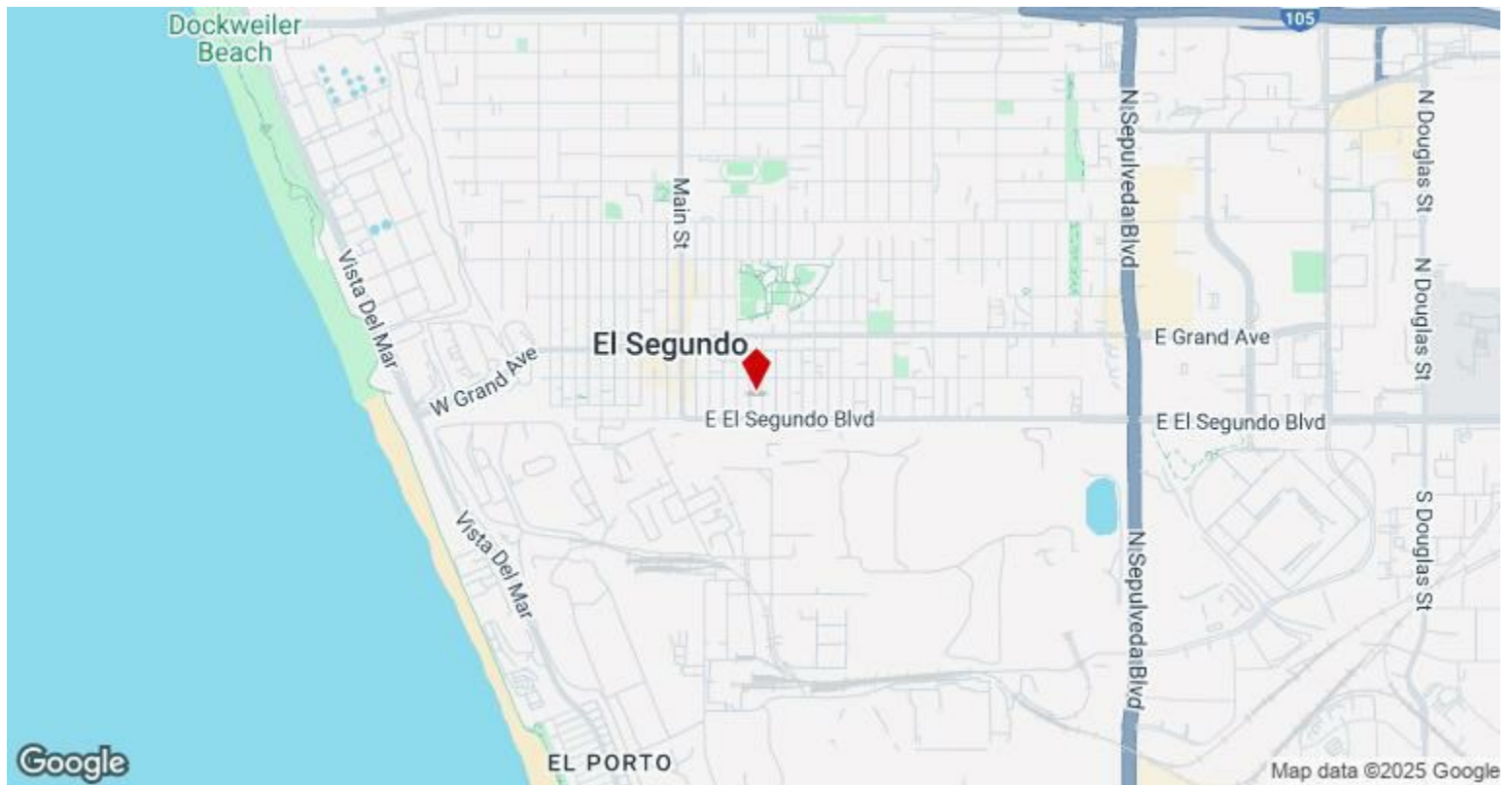
Rental Rate:	\$48.00 /SF/YR
Property Type:	Flex
Property Subtype:	Light Industrial
Rentable Building Area:	4,200 SF
Year Built:	1978 - Renovated in 2020
Rental Rate Mo:	\$4.00 /SF/MO



1st Floor

Space Available	4,200 SF	1 dock high
Rental Rate	\$48.00 /SF/YR	
Date Available	90 Days	
Service Type	TBD	
Space Type	Relet	
Space Use	Flex	
Lease Term	Negotiable	





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DO NOT DISTURB TENANT

## Property Photos



Open Office