

NOW
LEASING

INDUSTRIAL CREATIVE SPACE

138 SIERRA ST. EL SEGUNDO

3,000 sq. ft.

OFFERED at \$2.25/ per sf /per month, modified gross.

Features include:

1 Private Office, 2 Restrooms, Open Warehouse, Front and Rear Parking

**Close access to:
405/105/LAX /Metrolink**



ALLEY ACCESS
& PARKING LOT



SPACIOUS FRONT OFFICE



OPEN WAREHOUSE

CONTACT

Neil Cadman, CPM®

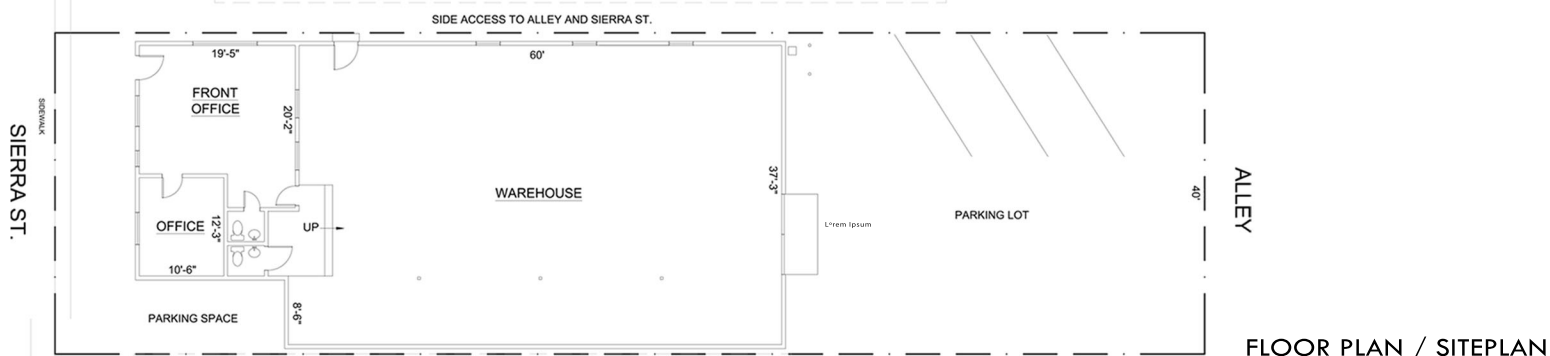
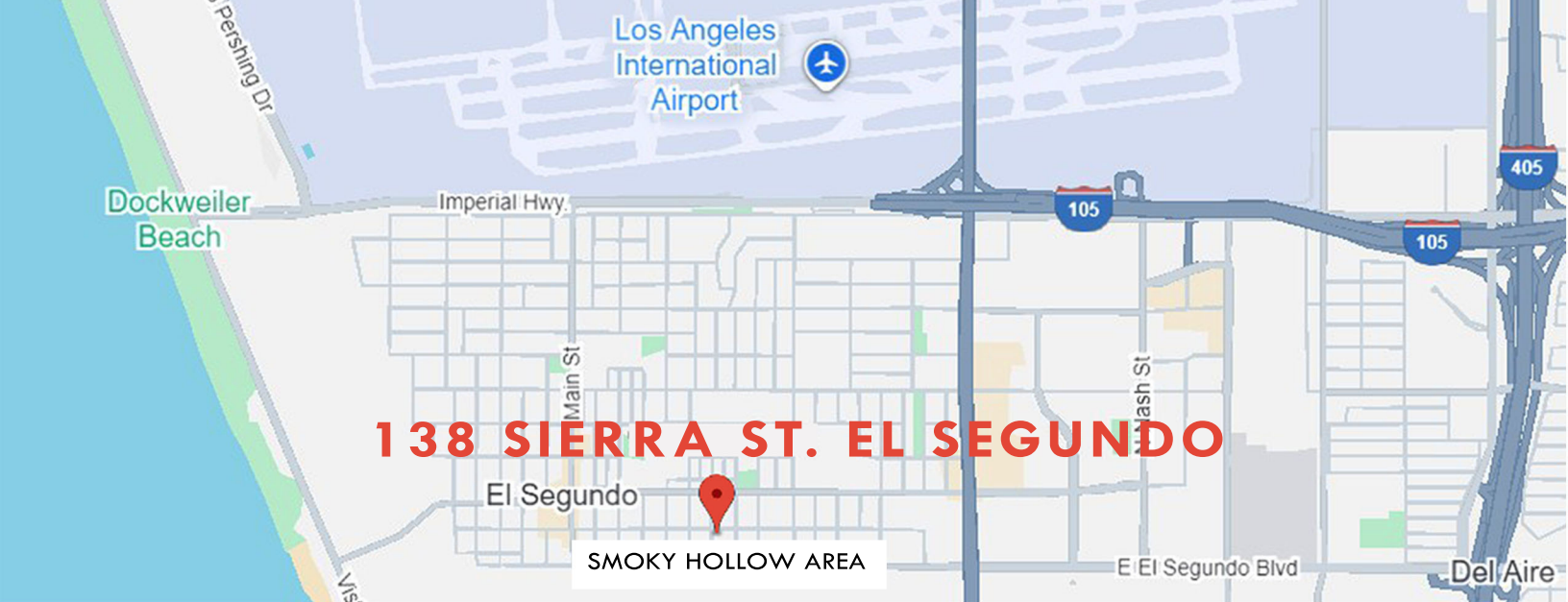
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BUSINESSES THRIVE IN EL SEGUNDO

Smoky Hollow stands out as one of El Segundo's most sought-after commercial neighborhoods, renowned for its dynamic mix of creative office and new generation technology and industrial spaces, making it a premier destination for forward-thinking companies.

El Segundo is a proven hub for business success. Ideally located between the Pacific Ocean and LAX, this highly desirable coastal enclave of Los Angeles continues to attract top global talent across aerospace, media, entertainment, manufacturing, energy, healthcare, and information technology.

The city boasts one of the highest concentrations of Fortune 500 companies in California, including industry leaders such as Chevron, Boeing, Mattel, Raytheon, Xerox, Northrop Grumman, DIRECTV, and LA Times.

El Segundo is also known for its business-friendly environment, offering strong municipal support, low business license taxes, and competitive utility rates.

