



145

STANDARD STREET

E L S E G U N D O

FOR **LEASE**

CBRE

OVERVIEW

ADDRESS 145 Standard Street,
El Segundo, CA 90245

LEASE RATE \$3.75/SF/Mo NNN

TOTAL BUILDING SF ±3,865 SF

GROUND FLOOR SF ±3,735 SF

MEZZANINE SF ±130 SF

HIGHLIGHTS



MODERN
ARCHITECTURE
WITH HIGH
END FINISHES
AND EXISTING
FURNITURE



FREE STANDING
CREATIVE OFFICE
BUILDING FOR
LEASE IN THE
SMOKY HOLLOW
COMMUNITY



ABUNDANT
NATURAL LIGHT
THROUGHOUT
AND EXPOSED
HIGH CEILINGS



NEW
LANDSCAPING
WITH DROUGHT
RESISTANT
PLANTS



POLISHED
CONCRETE
FLOORS



ONE BLOCK FROM
AN ABUNDANCE
OF SHOPPING AND
DINING OPTIONS
ON MAIN STREET



SITUATED IN
THE BUSINESS-
FRIENDLY CITY OF
EL SEGUNDO THAT
OFFERS NO GROSS
RECEIPTS TAX



EXCLUSIVE
SURFACE PARKING
IN THE FRONT
AND BACK OF THE
BUILDING

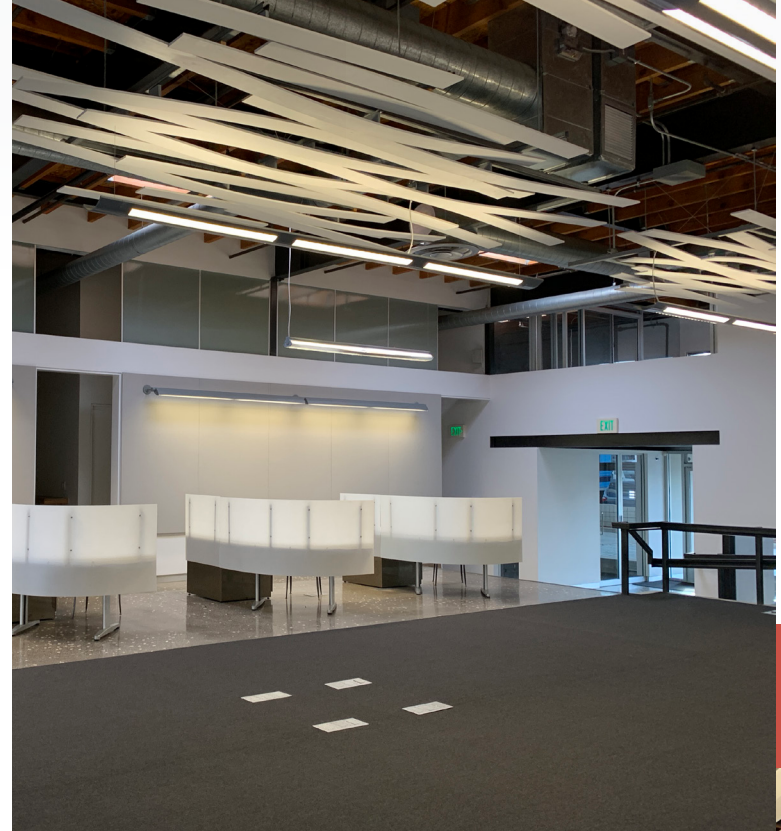


ROLL-UP DOORS
AND OPERABLE
WINDOWS



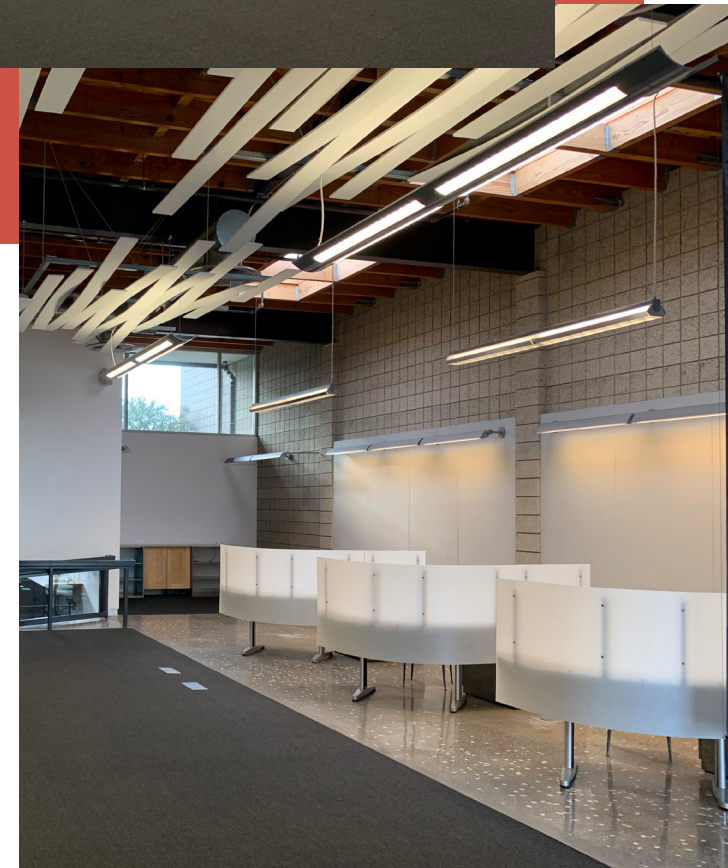
PROPERTY OVERVIEW

This special building has an open floor plan with high open rafter ceilings, an abundance of natural light with multiple sky lights and large windows, polished concrete floors, 2 bathrooms and kitchen. The thoughtfully designed building has high end finishes throughout and features unique design elements making it the best architectural building in the Smoky Hollow community in El Segundo. The building is located just one block from Main street, only steps away from an abundance of dining and retail amenities.

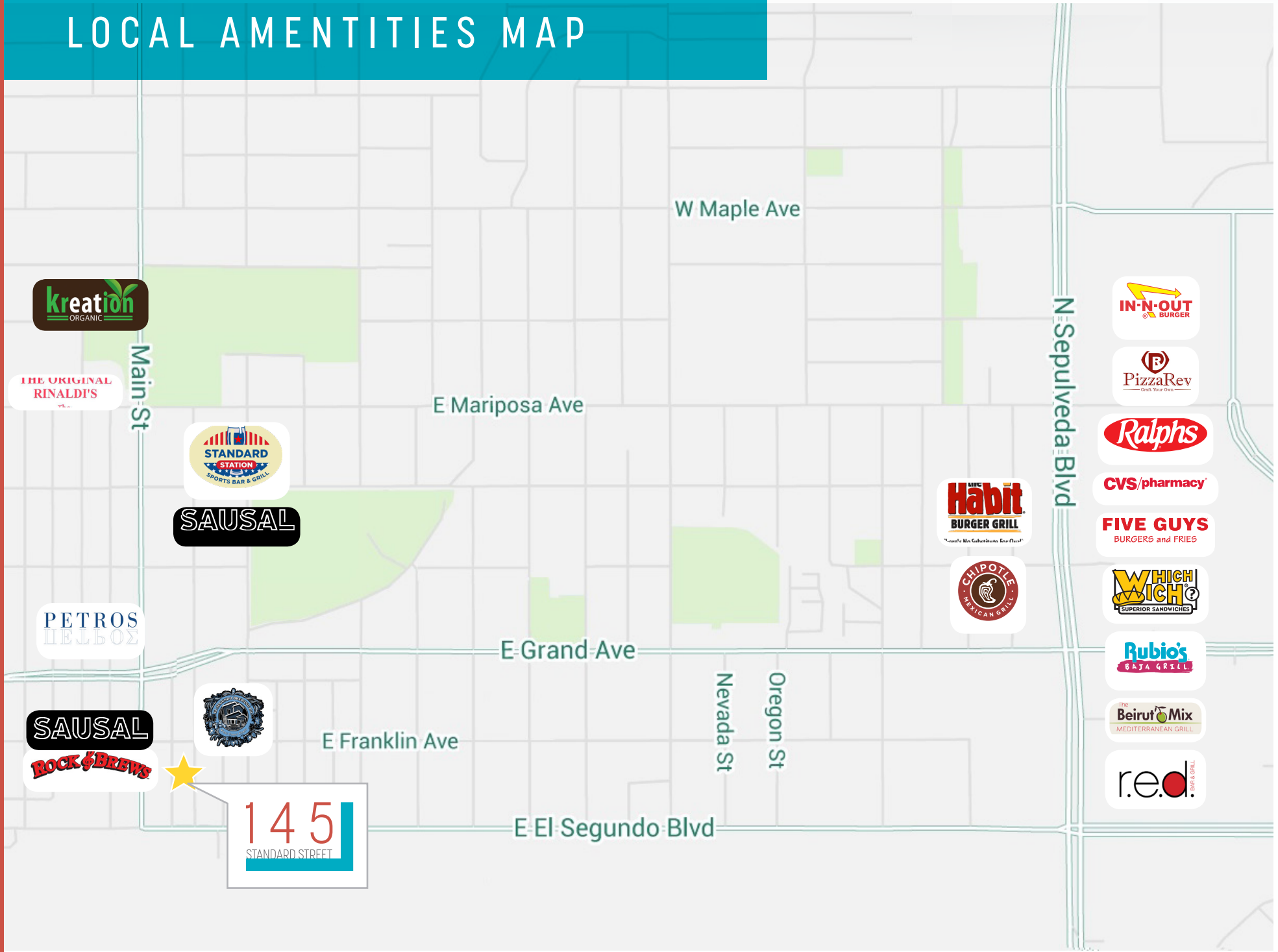


PROPERTY DETAILS

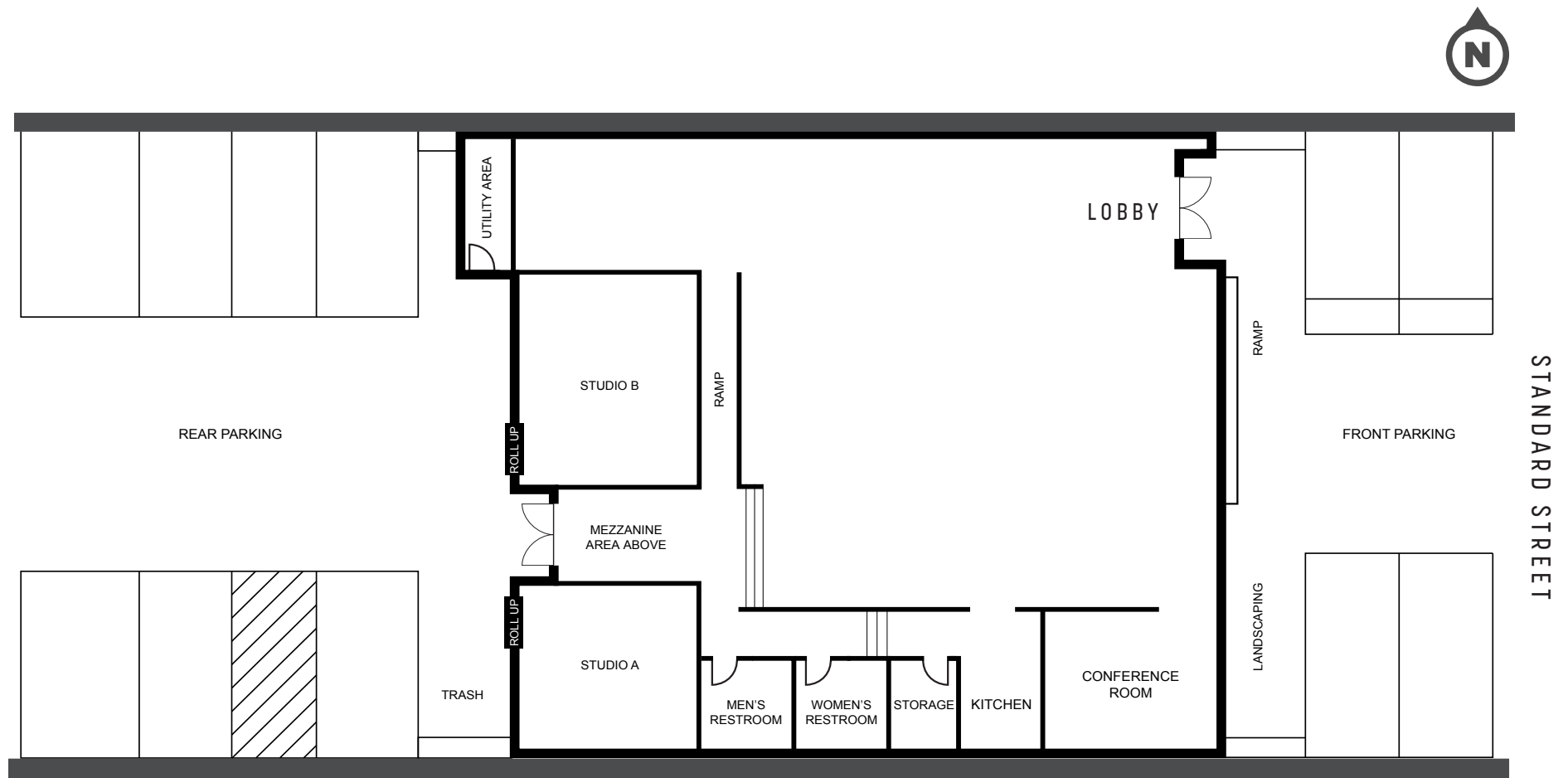
TOTAL BUILDING SF	±3,865 SF
LAND SIZE	±8,400 SF
APN	4135-001-033
YEAR BUILT	2006-2007
PARKING	11 spaces, includes one handicap
CLEAR HEIGHT	16'0" at upper level, 18' 0" at lower level



LOCAL AMENITIES MAP



FLOOR PLAN





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