



UTAH AVENUE CAMPUS

EL SEGUNDO, CA



DEFINE YOUR ORIGINALITY

2383 UTAH AVE - AVAILABILITIES FROM 20,000-52,200 SF

UTAH AVENUE CAMPUS

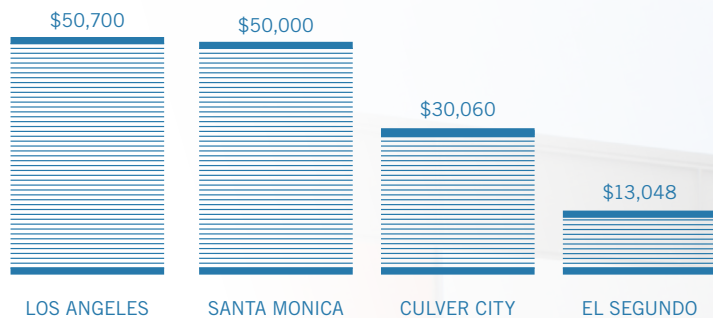
2355 Utah Avenue leased to:
Kite Pharma-43,500 SF

HIGHLIGHTS

Utah Avenue Campus in El Segundo, CA is the re-development of nearly 400,000 SF of high bay creative single story buildings, two of which were formerly occupied by Xerox as a light manufacturing and research and development facility. The Campus project spans over almost 12 acres of landscaped open space and provides abundant surface parking. The strategically located and highly visible campus includes full height glass perimeter walls, light wells, multiple skylights and an abundance of outdoor common space to accommodate meeting, patios and seating areas.

- 2383 Utah: 52,119 SF available (Divisible to 20,000 SF)
- Single story buildings with 17-foot clear height ceilings
- Numerous skylights and glass walls for abundant natural light
- Expansive usable outdoor space and patios
- Surface parking in excess of 4.5/1,000 SF
- Warm shell delivery ready for tenant improvements
- Close proximity to Rosecrans and Plaza El Segundo retail amenities, short walking distance to MTA Green Line and minutes to LAX airport and Playa Vista
- Located in business friendly El Segundo, with no gross receipts tax

Annual tax for the first \$10 million in receipts or 100 employees





NEARBY AMENITIES

DINING

1. Flemings
2. Houston's
3. McCormick & Schmidt
4. P.F. Chang's
5. Paul Martins
6. Romano's Macaroni Grill
7. In-N-Out
8. Five Guys
9. The Habit
10. Grimaldi's
11. Café Vida

RETAIL STORES

12. Bed, Bath & Beyond
13. FedEx Office
14. Golfsmith
15. Office Depot
16. Staples

GROCERY STORES

17. Bristol Farms

FITNESS

18. 24 Hour Fitness
19. Equinox Gym
20. Manhattan Country Club
21. Bay Club
22. The Lakes Golf Course

HOTELS

23. Double Tree
24. Homestead Studio Suites
25. Hyatt Summerfield Suites
26. Marriott
27. Ramada Plaza
28. Residence Inn
29. Spring Hills Suites
30. The Belamar Hotel
31. Aloft El Segundo
32. Fairfield Inn & Suites
33. Hilton Garden Inn
34. Hyatt Place

COFFEE

35. Starbucks
36. Starbucks
37. Starbucks
38. Starbucks
39. Starbucks
40. Coffee Bean and Tea Leaf
41. Coffee Bean and Tea Leaf

42. MANHATTAN GATEWAY

Dining

- Cafe Rio Mexican Grill
- Il Fornaio

Retail Stores

- Barnes & Noble
- Old Navy
- REI
- Bevmo
- Office Depot

Grocery Stores

- Trader Joes

43 THE POINT

Dining

- True Food Kitchen
- Mendocino Farms
- North Italia
- Superba Food & Bread

Coffee/Dessert

- Peet's Coffee & Tea
- Pressed Juicery
- Sugarfina

Retail Stores

- Lucky Brand
- Athleta
- Blue Mercury
- Kit Ace
- Madewell
- Michael Stars
- Planet Blue

Fitness Centers

- SoulCycle

44 MANHATTAN VILLAGE

Dining

- California Pizza Kitchen
- Chili's
- China Grill
- Tin Roof Bistro
- Brickworks Roasthouse & Grill
- Islands

Coffee/Bakery/Dessert

- Coffee Bean & Tea Leaf
- Corner Bakery
- Susie Cakes

Banks

- Bank of America
- Chase
- Citibank
- U.S. Bank
- Union Bank
- Wells Fargo

Retail Stores

- Apple
- CVS Pharmacy
- Gap/Baby Gap
- Fry's Electronics
- Macy's
- Pottery Barn
- Sephora
- Victoria Secret
- Williams Sonoma
- Kiehl's
- Sunglasses Hut
- Supercuts

Grocery Stores

- Ralph's

45 PLAZA EL SEGUNDO

Dining

- La Sirena Grill
- Marmalade Café
- Salt Creek Grill
- Sammy's Woodfired Pizza
- The Counter
- Veggie Grill
- California Fish Grill

Coffee/Dessert

- Starbucks
- Pinkberry

Retail Stores

- Anthropologie
- Banana Republic
- Bebe
- Best Buy
- Dick's Sporting Goods
- H&M

HomeGoods

- J.Crew
- Lululemon Athletica
- The Container Store
- World Market
- Pet Smart
- BCBGMAXAZRIA
- Dry Bar
- MAC Cosmetics
- Nail Garden

Grocery Stores

- Whole Foods
- Fitness Centers
- YogaWorks

Banks

- Chase

46 COSTCO

47 360 @ SOUTHBAY

Residential Development





FOR LEASING INFORMATION:



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