



UTAH AVENUE CAMPUS

EL SEGUNDO, CA



DEFINE YOUR ORIGINALITY

2383 UTAH AVE - AVAILABILITIES FOR TENANTS FROM 17K-67K SF

UTAH AVENUE CAMPUS

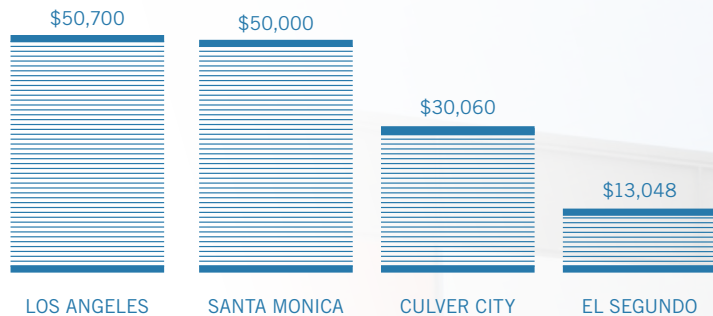
2355 Utah Avenue leased to:
Kite Pharma-43,500 SF

HIGHLIGHTS

Utah Avenue Campus, El Segundo CA is the re-development of nearly 200,000 square feet in two high bay creative single story buildings 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 will include 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: 67,245 r.s.f. available (Divisible to 17,610 r.s.f.)
- Single story buildings with 17-foot clear height
- Numerous skylights and glass walls for abundant natural light
- Expansive usable outdoor space and patios
- Surface parking in excess of 4.5/1,000 r.s.f.
- 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 Daily Grill
- 2 Flemings
- 3 Houston's
- 4 McCormick & Schmidt
- 5 P.F. Chang's
- 6 Paul Martins
- 7 Romano's Macaroni Grill

RETAIL STORES

- 8 Bed, Bath & Beyond
- 9 FedEx Office
- 10 Golfsmith
- 11 Office Depot

GROCERY STORES

- 12 Bristol Farms

HEALTH AND FITNESS

- 13 24 Hour Fitness
- 14 Equinox Gym
- 15 Manhattan Country Club
- 16 Spectrum Gym
- 17 The Lakes Golf Course

HOTELS

- 18 Double Tree
- 19 Hacienda
- 20 Homestead Studio Suites
- 21 Hyatt Summerfield Suites
- 22 Marriott
- 23 Ramada Plaza
- 24 Residence Inn
- 25 Spring Hills Suites
- 26 The Belamar Hotel

27 MANHATTAN GATEWAY

Dining

- Cafe Rio Mexican Grill
- Il Fornaio

Retail Stores

- Barnes & Noble
- Old Navy
- REI

Grocery Stores

- Trader Joes
- Fresh & Easy

28 THE POINT

Dining

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

Retail Stores

- Lucky Brand

Fitness Centers

- SoulCycle

29 MANHATTAN VILLAGE

Dining

- California Pizza Kitchen
- Chili's
- China Grill
- Open Sesame
- Tin Roof Bistro
- Coffee/Bakery/Dessert
- Coffee Bean & Tea Leaf
- Corner Bakery
- Susie Cakes

Retail Stores

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

Grocery Stores

- Ralph's

Banks

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

30 PLAZA EL SEGUNDO

Dining

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

Grocery Stores

- Whole Foods

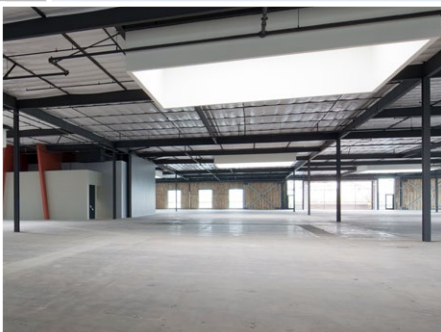
Fitness Centers

- YogaWorks

31 COSTCO

32 360 @ SOUTHBAY

Residential Development





FOR LEASING INFORMATION:



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