

1990

E. GRAND AVENUE

EL SEGUNDO, CALIFORNIA

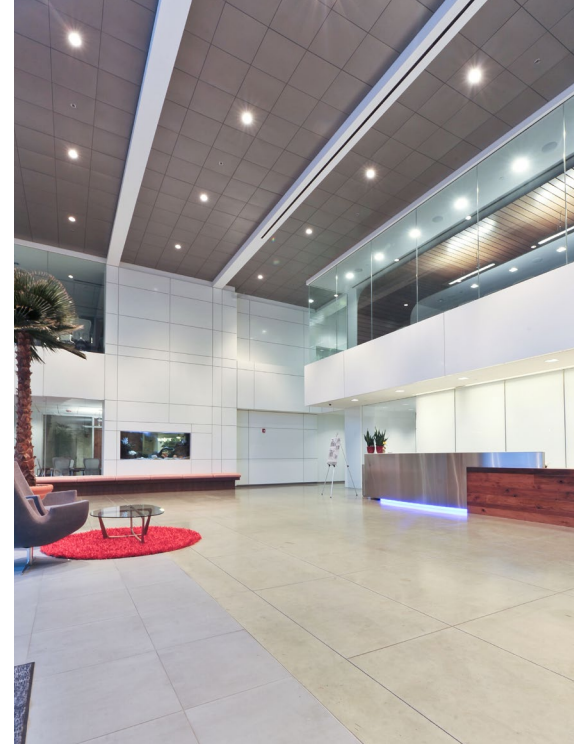
A photograph of a modern office building with a large glass facade and a prominent glass tower on the left. The tower has a 'stamps.com' logo. Three palm trees are in the foreground. The sky is blue with some light clouds.

LONG TERM SUBLEASE | CLASS A CREATIVE OFFICE
±99,209 SF ON ±3.59 ACRES

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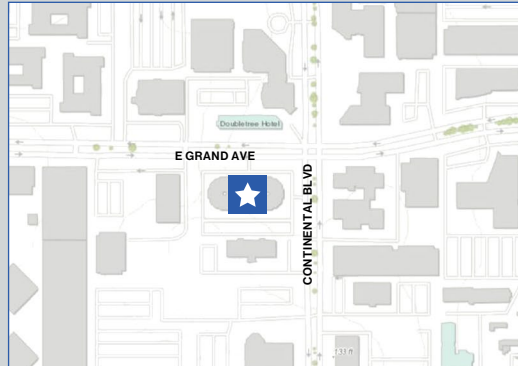
PROPERTY HIGHLIGHTS

- ✚ Highly improved Class A office space
- ✚ Creative open plan with private offices, conference room, gym, break rooms
- ✚ 1,400 SF data center
- ✚ Fully furnished
- ✚ Major branding opportunity
- ✚ Highly improved reception area
- ✚ Surface parking surrounding the Project
- ✚ Located in the heart of El Segundo
- ✚ Favorable business environment
- ✚ Rooftop patio/deck area
- ✚ Walking distance from the Metro C (Green) Line Mariposa & El Segundo stations
- ✚ Conveniently located 2.5 miles south of LAX International Airport & one mile west of I-405 Freeway



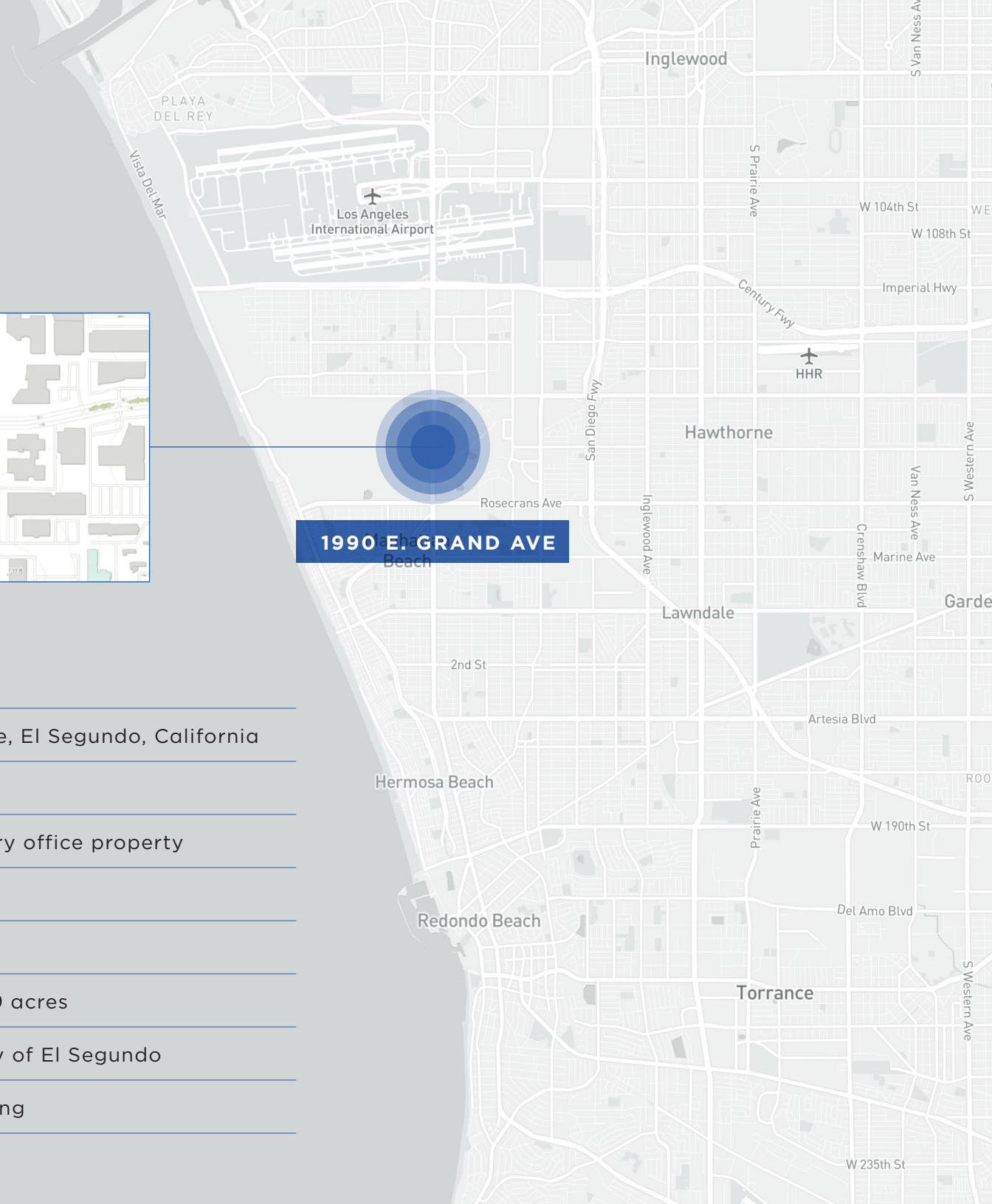


ASSET HIGHLIGHTS



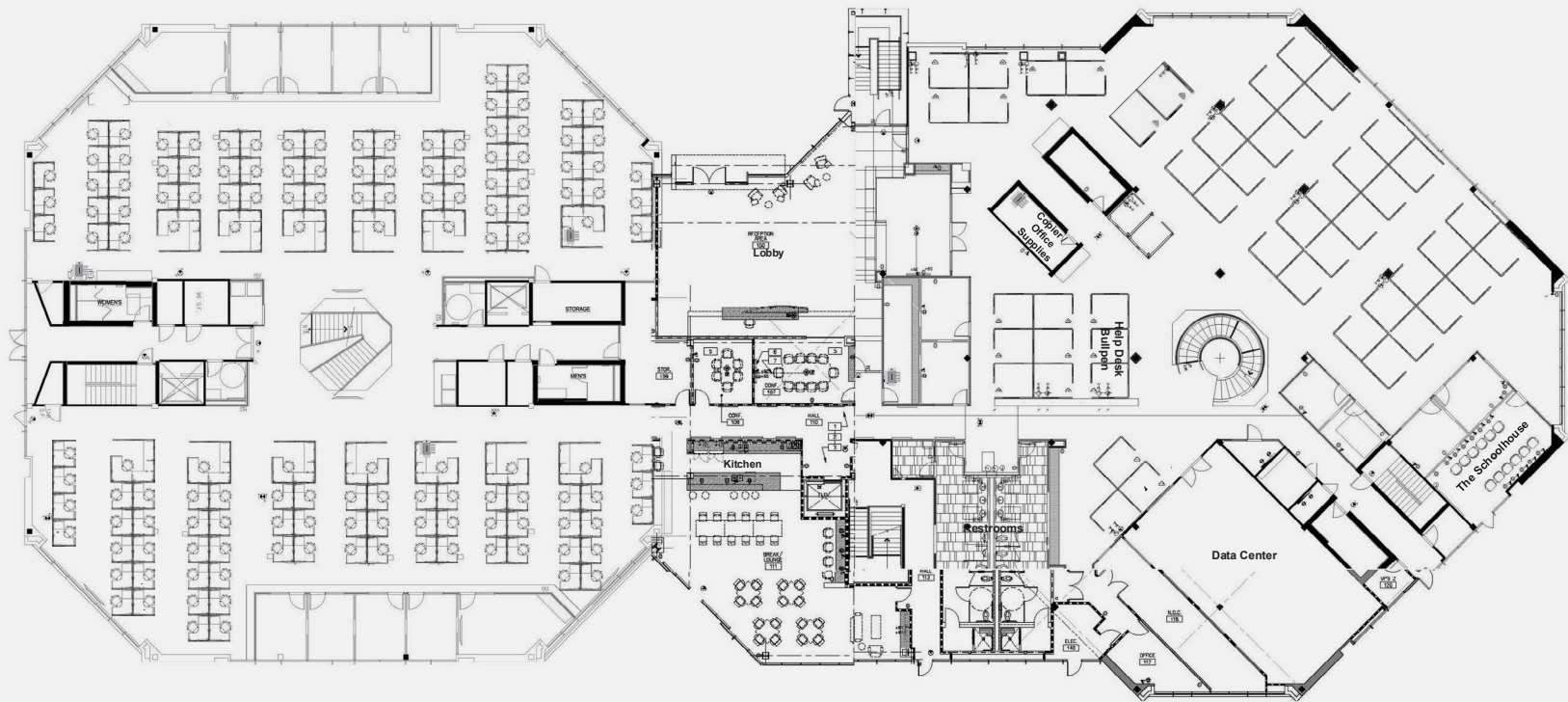
1990 E. GRAND AVE
El Segundo, CA

PROPERTY ADDRESS	1990 E. Grand Avenue, El Segundo, California
SUBLESSOR	Auctane
PROPERTY TYPE	Single tenant / 3-story office property
LEASEBACK TERM	14 years
SQUARE FOOTAGE	±99,209 square feet
APN / PARCEL SIZE	4138-007-022 / ±3.59 acres
ZONING CO	Corporate office, City of El Segundo
PARKING	On-site surface parking





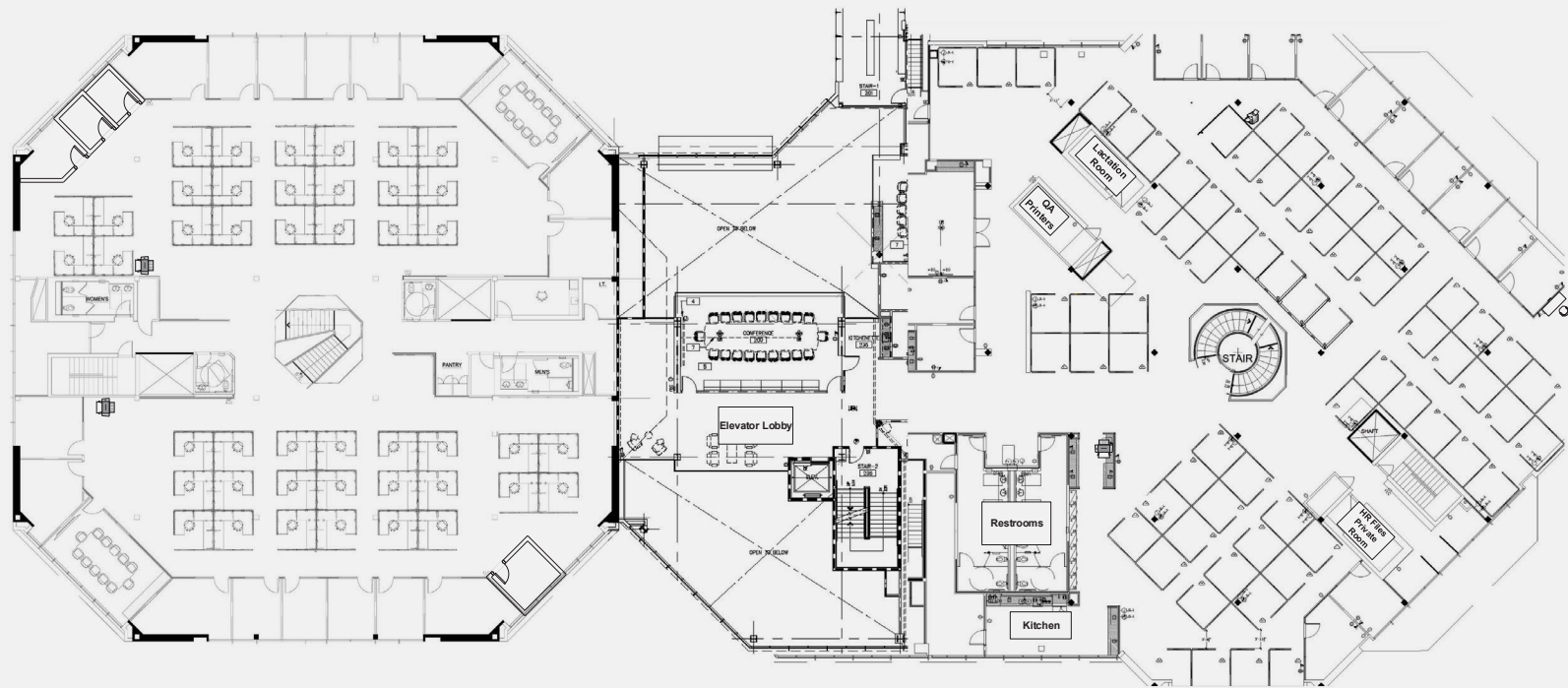
FLOOR PLANS



1ST FLOOR



FLOOR PLANS



2ND FLOOR



FLOOR PLANS



3RD FLOOR

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FOR MORE INFORMATION, PLEASE CONTACT:

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