

# 1990

## E. GRAND AVENUE

EL SEGUNDO, CALIFORNIA

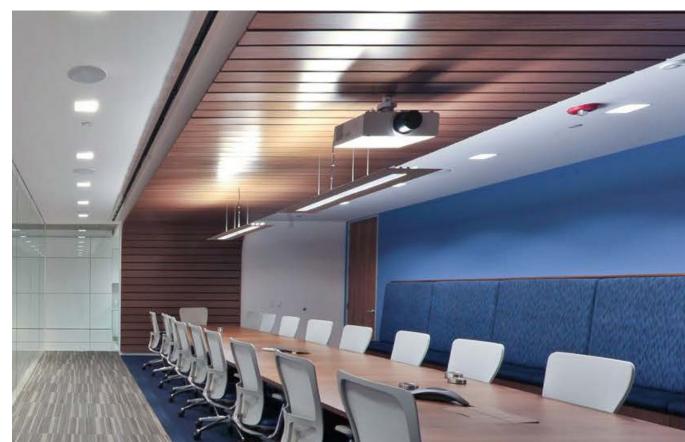


### PROPERTY HIGHLIGHTS

- 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





Los Angeles International Airport

2nd St

Redondo Beach

Hermosa Beach

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

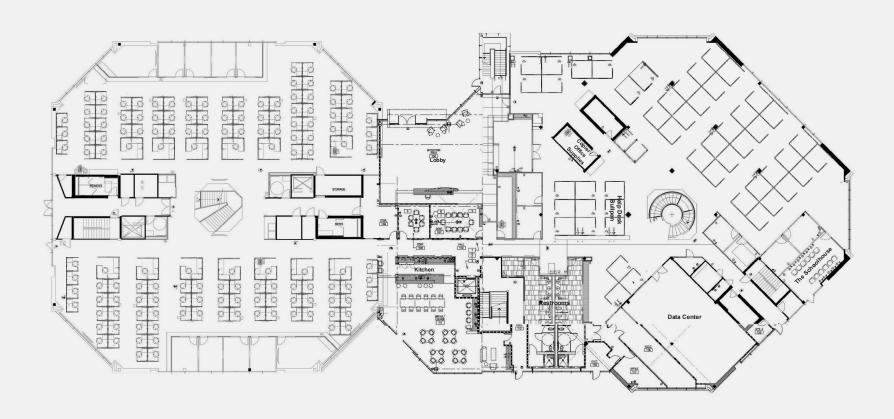


W 104th St

Inglewood

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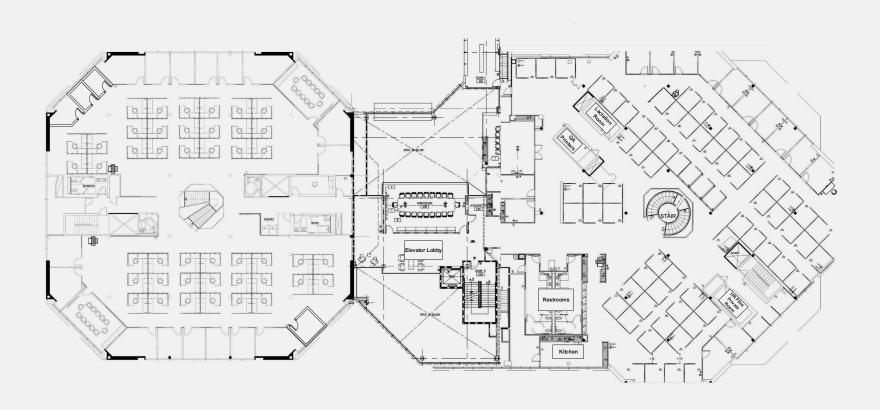
### FLOOR PLANS



**1ST FLOOR** 



### FLOOR PLANS



**2ND FLOOR** 



### FLOOR PLANS



**3RD FLOOR** 





#### FOR MORE INFORMATION, PLEASE CONTACT:

#### **CHRIS SINFIELD**

CA License 01107208 +1 310 525 1922 chris.sinfield@cushwake.com

#### **ROBERT HOOKS**

CA License 01873634 +1 310 897 1786 robert.hooks@cushwake.com

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