

smoky hollow

CREATIVE CAMPUS
EL SEGUNDO

Creative Office Campus
Development Opportunity

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Madison Partners, as exclusive advisor, is pleased to present the exceptional opportunity to acquire the 100% fee-simple interest in Smoky Hollow Creative Campus (the “Property”), a one-of-a-kind creative office campus development opportunity located in the coveted Smoky Hollow district of El Segundo, CA. Comprised of three existing flex buildings totaling 151,824 square feet, the Property is situated on 5.07 acres of land, allowing potential for investors to develop a prime creative office campus of up to 331,212 square feet. Smoky Hollow is one of the most desirable locations in the South Bay market – formerly an industrial area, Smoky Hollow has been transformed into an emerging creative office market offering a walkable, high-character, amenity-rich environment that has become a hub for tech, design, media, entertainment and startup users from all across the region. Given the high demand for creative office space in Smoky Hollow, coupled with the low vacancy and extremely limited supply of “of scale” development sites, the Property represents an extremely rare opportunity to deliver a critical-mass project into a high-growth, fundamentally-strong trade area.

PROPERTY SUMMARY

ADDRESS(ES)	133 Center Street, 124-132 Maryland Street, 111-121 Maryland Street El Segundo, CA 90245
NUMBER OF BUILDINGS	Three
NUMBER OF PARCELS	Nineteen
EXISTING BUILDING SF	151,824 SF
OCCUPANCY (AS OF FEB 2020)	60.2%
YEAR BUILT	1954-1962
SITE AREA	5.07 acres (220,808 SF)
PARKING	182 spaces Plus an off-site parking covenant for an additional 52 spaces (total of 234)
ZONING	Maryland / Center Buildings - SH-E (El Segundo - Smoky Hollow - East) Surface Parking Lot (NWC Maryland Street at Franklin Avenue) - P (El Segundo - Parking Zone)

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INVESTMENT HIGHLIGHTS

- One-of-a-kind development opportunity
- Strong tenant demand
- Vibrant smoky hollow trade area with limited competitive inventory
- Unparalleled regional access
- Dynamic market fundamentals
- Numerous executive housing options

