

WITH A SLEEK MODERN DESIGN, PRESERVED INDUSTRIAL AESTHETIC AND CENTRAL LOCATION IN EL SEGUNDO—2030 MAPLE IS AN IDEAL WORKSPACE FOR INNOVATORS OF ALL KINDS.

# 2030 MAPLE

EL SEGUNDO, CA

**FOR LEASE**  
INDUSTRIOUS OFFICE SPACE

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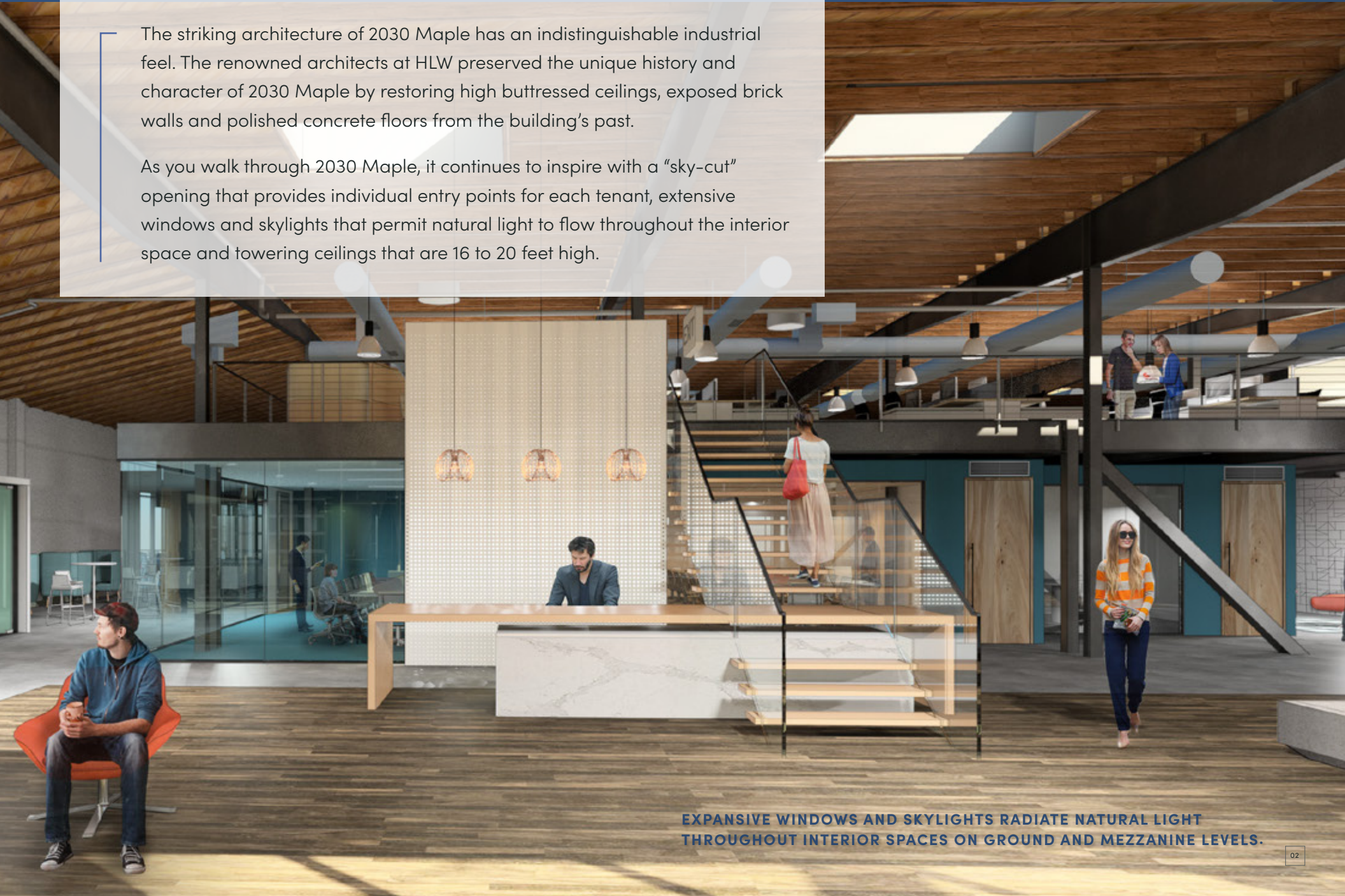




## A MODERN HUB WITH A PRESERVED PAST

The striking architecture of 2030 Maple has an indistinguishable industrial feel. The renowned architects at HLW preserved the unique history and character of 2030 Maple by restoring high buttressed ceilings, exposed brick walls and polished concrete floors from the building's past.

As you walk through 2030 Maple, it continues to inspire with a "sky-cut" opening that provides individual entry points for each tenant, extensive windows and skylights that permit natural light to flow throughout the interior space and towering ceilings that are 16 to 20 feet high.

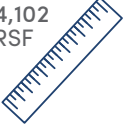


EXPANSIVE WINDOWS AND SKYLIGHTS RADIATE NATURAL LIGHT THROUGHOUT INTERIOR SPACES ON GROUND AND MEZZANINE LEVELS.




# BUILDING HIGHLIGHTS

+/- 104,102  
RSF

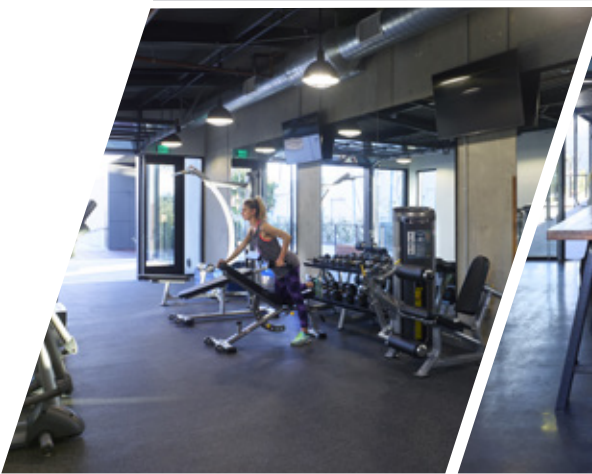


  
Building Signage  
Opportunities

  
16' - 20'  
Ceiling Heights

  
Outdoor  
Collaboration  
Areas

  
Sky-cut  
Walkway



# BUILDING AMENITIES

  
Full Kitchen

  
Full Gym &  
Yoga Studio

  
Outdoor Dining  
& Patio Space

  
Locker Room  
& Showers

  
Basketball  
Court

  
Abundant Parking

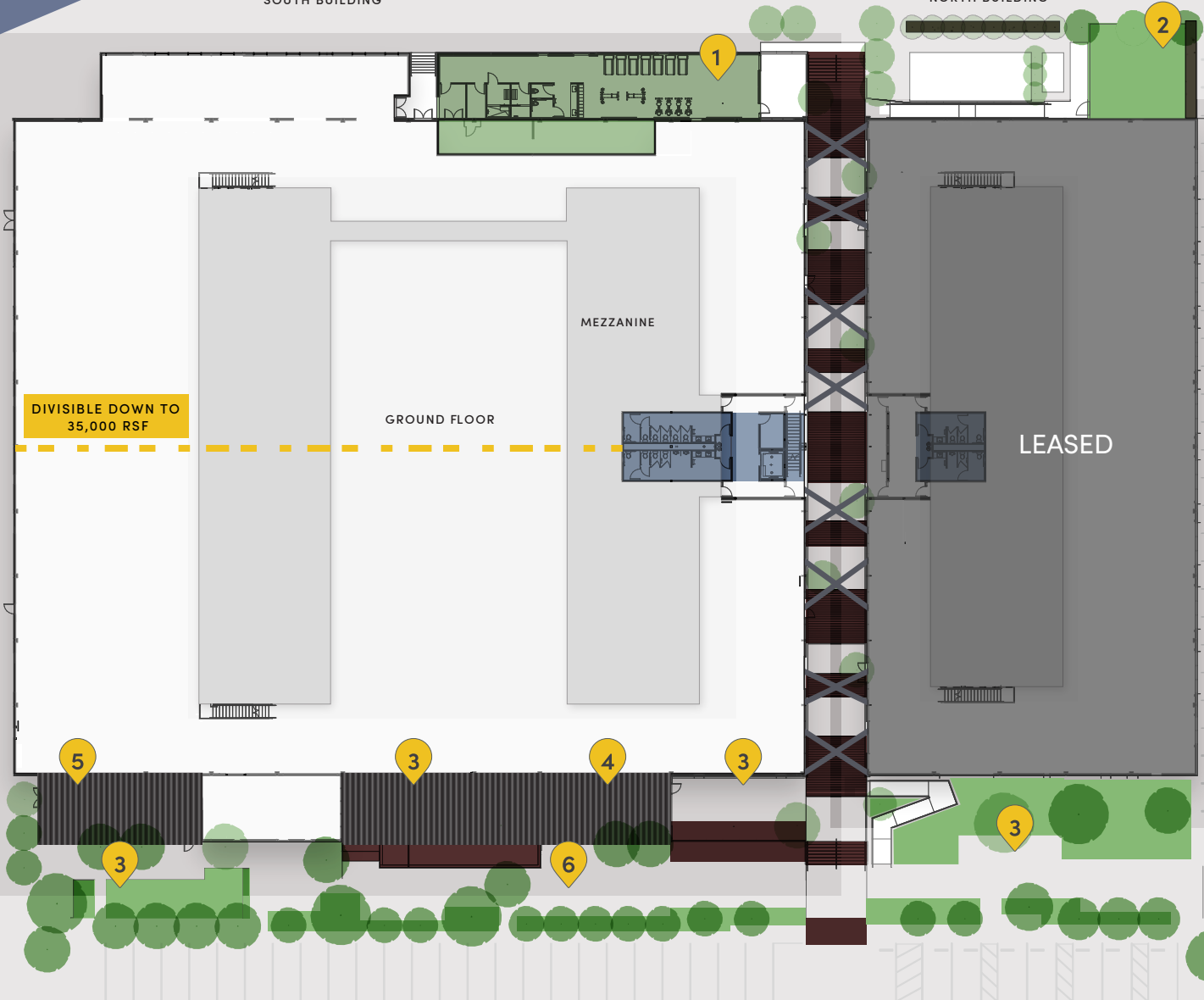
  
Dog Run

EXPERIENCE WORKING IN A BUILDING WITH RECREATIONAL SPACES, A COFFEE BAR, DOG RUN, BASKETBALL HALF COURT AND MORE.

# SITE PLAN

74,213 RSF  
SOUTH BUILDING

NORTH BUILDING



DIVISIBLE DOWN TO  
35,000 RSF

GROUND FLOOR

MEZZANINE

LEASED

E MAPLE STREET

20  
30  
MAPLE

74,213 - TOTAL RSF  
\*Divisible down to 35,000 RSF

ON SITE AMENITIES

- 1. Fitness Center
- 2. Dog Park
- 3. Open Air Outdoor Lounge
- 4. Open Air Coffee Shop
- 5. Bike Storage
- 6. CornHole





## LOCATION HIGHLIGHTS

LIVE THE COASTAL LIFE

At 2030 Maple, you can enjoy easy access to the thriving shopping and foodie scene of El Segundo. Take a stroll to the bustling bistros of Manhattan Beach, explore quaint cafes along the streets of The Point or order the catch of the day at one of the many seafood restaurants that line the Main Street Corridor. Or, simply hop on a bike and take in the beautiful ocean views at the nearby Manhattan Beach Pier.



## A CENTER OF GROWTH AND OPPORTUNITY

El Segundo has become a vibrant part of an expanding Silicon Beach. In recent years, an influx of technology, media, and entertainment companies has established El Segundo as the premier "New Economy" in West LA, with firms such as Amazon, Uber, WeWork, Nativo, and JustFab all moving into the market alongside existing aerospace and defense-related companies. Nearly 60 individual employers have relocated to over 2.0 million square feet within El Segundo over the last decade.

EL SEGUNDO OFFERS A HIGH CONCENTRATION OF FORTUNE 500 COMPANIES.

ATT, Boeing, Chevron, Mattel, Oracle, Time Warner Cable, Gilead Sciences, Xerox and More

10 MIN

5 MIN

3 MIN

LAX

105

405

EL SEGUNDO

MANHATTAN BEACH

LOCAL AMENITIES

- MAIN STREET CORRIDOR**
- El Tarasco
  - Rock & Brews
  - Petros Cafe
  - Tavern on Main
  - El Segundo Brewing Company
  - Rock & Brews
  - Sausel
  - Two Guns Kitchen
  - Blue Butterfly Coffee

- IMMEDIATE AREA**
- El Pollo Loco
  - In-N-Out
  - Subway
  - Five Guys
  - Malibu Fish Grill
  - Pizza Rev
  - Starbucks
  - Residence Inn by Marriott
  - Aloft El Segundo
  - Cambria Hotel & Suites
  - Hampton Inn & Suites
  - Fairfield Inn & Suites
  - Extended Stay America LA
  - Automobile Driving Museum
  - Campus El Segundo
  - Hilton Garden Inn
  - DoubleTree by Hilton

- CAMPUS EL SEGUNDO**
- Kaya Sushi
  - Noahs Bagels
  - Starbucks
  - Hyatt Place Los Angeles

- PLAZA EL SEGUNDO**
- Marmalade Cafe
  - Pinkberry
  - Salt Creek Grill
  - The Veggie Grill
  - Sammy's Woodfired Pizza
  - ArcLight Cinemas
  - Whole Foods Market

- THE POINT**
- Mendocino Farms
  - North Italia
  - Tocaya
  - True Foods Kitchen
  - Smitten Ice Cream
  - Pressed Juicery
  - Peet's Coffee
  - North Italia
  - Soul Cycle
  - Yoga Works

- CONTINENTAL PARK**
- Flemming's Steak House
  - Grimaldi's
  - Chin Chin
  - Quiznos

- MANHATTAN VILLAGE**
- Brick Works Grill
  - Corner Bakery
  - Islands
  - Tin Roof Bistro

- MANHATTAN MARKETPLACE**
- Bristol Farms
  - Houstons
  - Johnny Rockets
  - Manhattan Beach Marriott

20  
30  
MAPLE

PACIFIC PALISADES

WESTWOOD

DOWNTOWN LOS ANGELES

BEVERLY HILLS

CULVER CITY

SANTA MONICA

VENICE

MARINA DEL REY

PLAYA VISTA

LAX

EL SEGUNDO

MANHATTAN BEACH

20  
30  
MAPLE

### GET THERE FASTER



Minutes from Metro Station



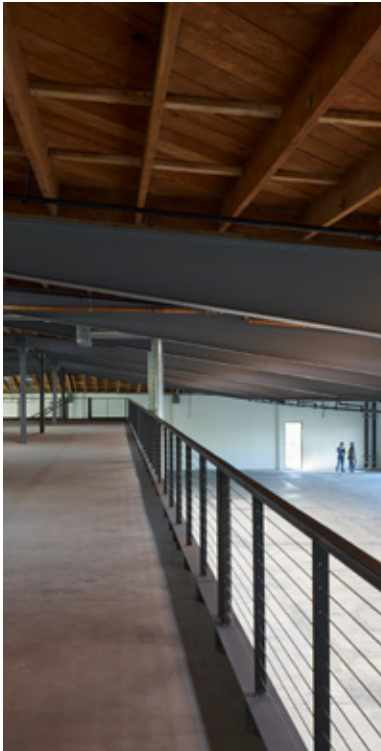
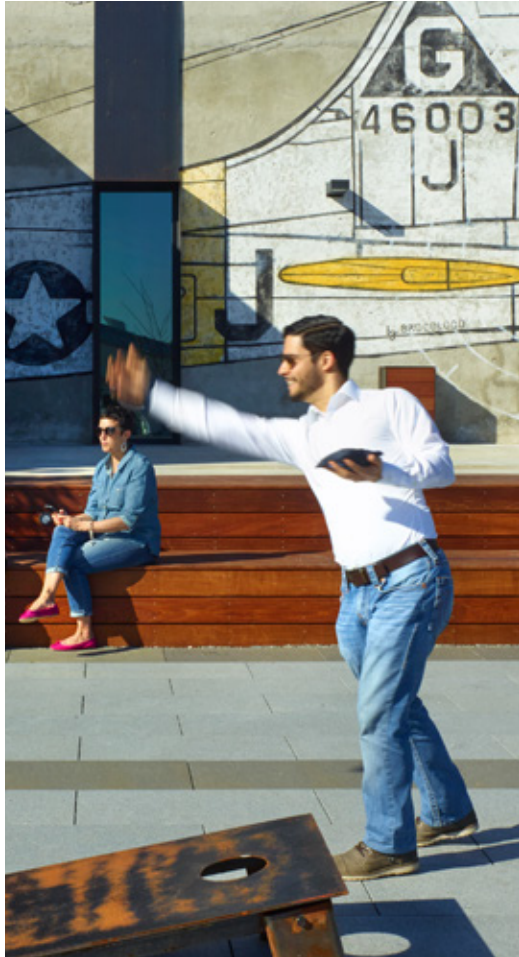
Quick Access to 405 & 105 Freeways



2 Miles to LAX







## WHERE LIFE & WORK MEET

2030 Maple was designed to be a convenient hub for today's creators. Enjoy the option to work and play in lush outdoor spaces, take an afternoon break to exercise at our yoga studio or basketball half court or grab a quick lunch at one of our on-site food trucks. At 2030 Maple, you'll have easy access to all the amenities a professional could need—in one central location.

**INTERIOR AREAS MERGE SEAMLESSLY WITH  
OUTDOOR COLLABORATIVE SPACES**



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