

INDUSTRIAL/FLEX SPACE AVAILABLE FOR SUBLEASE



141 NEVADA STREET & 1140 E FRANKLIN AVENUE
EL SEGUNDO, CA 90245



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141 Nevada Street & 1140 E Franklin Avenue, El Segundo, CA 90245

141 NEVADA STREET:

SIZE: Approximately 5,750 square feet, open warehouse space

RATE: \$2.25 per square foot per month, Industrial Gross
(Net of utilities and janitorial)

PARKING: 6 parking spaces (included in base rent)

TERM: Expires 2/28/26

- 16' ceilings
- Restroom
- Rear loading door
- Power: 3 Phase 400 Amps

1140 E FRANKLIN AVENUE:

SIZE: Approximately 2,500 square feet, flex/office space

RATE: \$2.25 per square foot per month, Industrial Gross
(Net of utilities and janitorial)

PARKING: 3 parking spaces (included in base rent)

TERM: Expires 2/28/26

- Ground floor, 8 offices, 2 restrooms
- Mezzanine, 3 offices and storage



FEATURES:

- Versatile space for creative, production, entertainment, tech, design, R&D uses
- Minutes from LAX, Santa Monica and DTLA
- Easy access to Vista del Mar, Sepulveda Blvd, Metro, 105, 405 and 110 freeways
- Great signage opportunity
- Located in desired Smokey Hollow location and walking distance from Main Street dining



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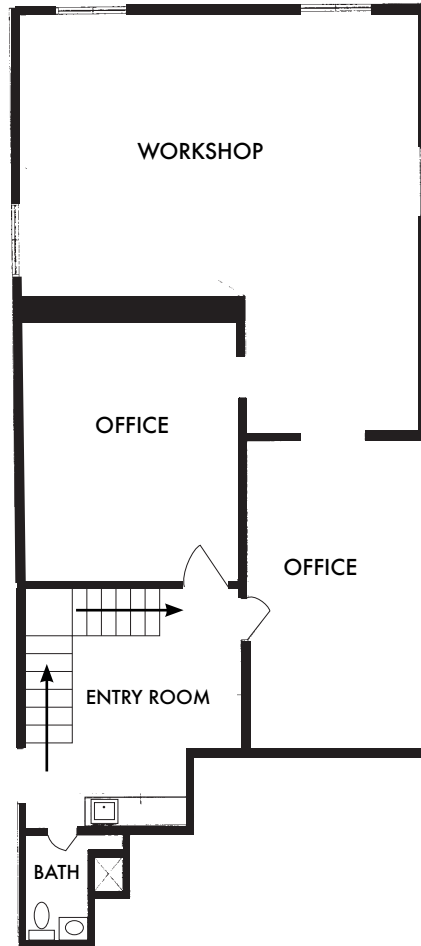
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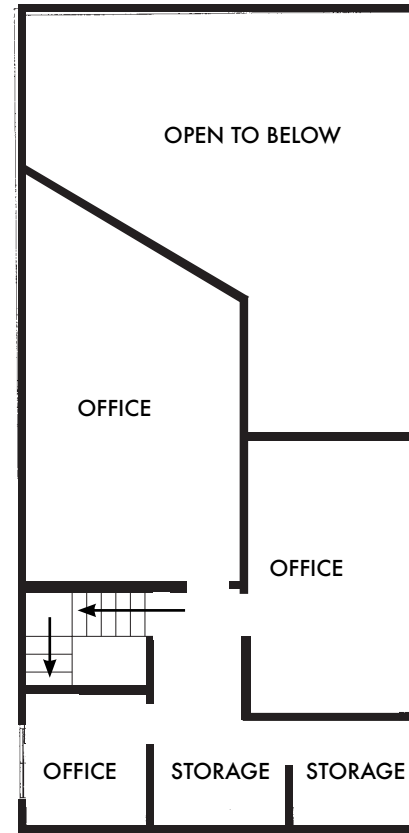
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1140 E FRANKLIN AVENUE - FLOORPLAN

FIRST FLOOR



SECOND FLOOR



[www.parccommercial.com](http://www.parcommercial.com)

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AREA MAP

- | | | |
|---------------------------|----------------------------|-------------------------------|
| 1. Tavern on Main | 11. Starbucks | 21. PizzaRev |
| 2. Rock & Brews | 12. Beach Mex | 22. Ralphs |
| 3. El Segundo Brewing Co. | 13. McDonald's | 23. Starbucks |
| 4. Sasual | 14. The Boat Sushi & Thai | 24. In-N-Out Burger |
| 5. El Tarasco Mexican | 15. Mandovi Indian Cuisine | 25. El Pollo Loco |
| 6. Chicken Dijon | 16. Chipotle | 26. San Sai |
| 7. Deluca Trattoria | 17. The Habit Burger Grill | 27. Carl's Jr |
| 8. Rinaldis | 18. Malibu Fish Grill | 28. IHOP |
| 9. Blue Butterfly Coffee | 19. Rubios | 29. Specialty's Cafe & Bakery |

- A. Hyatt Place
- B. Hilton
- C. Residence Inn
- D. Embassy Suites
- E. Hampton Inn
- F. LAX Travelodge
- G. Fairfield Inn Suites
- H. Extended Stay America
- I. Aloft
- J. Concord Hotel

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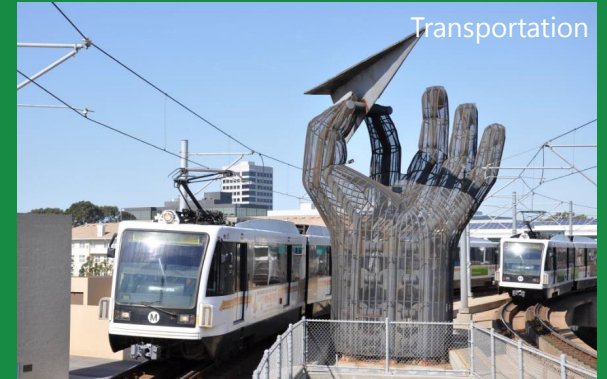
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Pier Sunsets



Transportation



Shopping



Nightlife



Events



Beach Bonfires



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AROUND THE CORNER



Rock & Brews



KreationJuicery



Farmer's Market



Music Hall



Blue Butterfly Cafe



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