± 7,000 SF CREATIVE OFFICE/TECH COMPOUND FOR LEASE

LWLA

3330 W. EL SEGUNDO BLVD.
HAWTHORNE, CA 90250

3330 W. EL SEGUNDO BLVD.
HAWTHORNE, CA 90250

PREMISES	± 7,000 SF
RENT	$2.45/ SF NNN (Nets Estimated to be $0.45/SF)
OCCUPANCY	Immediate
TERM	5 Years +
PARKING	2/1,000
FEATURES	- 20,000 SF of Creative Office / Tech Compound (ability to expand an additional 15,000 to 30,000 SF for office / distribution) - Former home of Arch Motorcycle - Polished Concrete Floors - Sandblasted Bow Truss - Modern Sprinkler System - Multiple Conference Rooms - Five Restrooms - Workstations, Open Spaces & Kitchen - Next door to Los Angeles Ale Works - Brewery & Tasting Room - Across street from Common Space Brewery & Tasting Room - Adjacent to SpaceX and Tesla - Minutes from LAX (including direct Metro to LAX) - Easy Access to Metro, 105, 405 and 110 Freeways - 15 minutes from Santa Monica or DTLA - Near new NFL Stadium Complex

CONTACT

Brad McCoy
310.899.2730
bmccoy@leewestla.com
BKR DRE 01938098

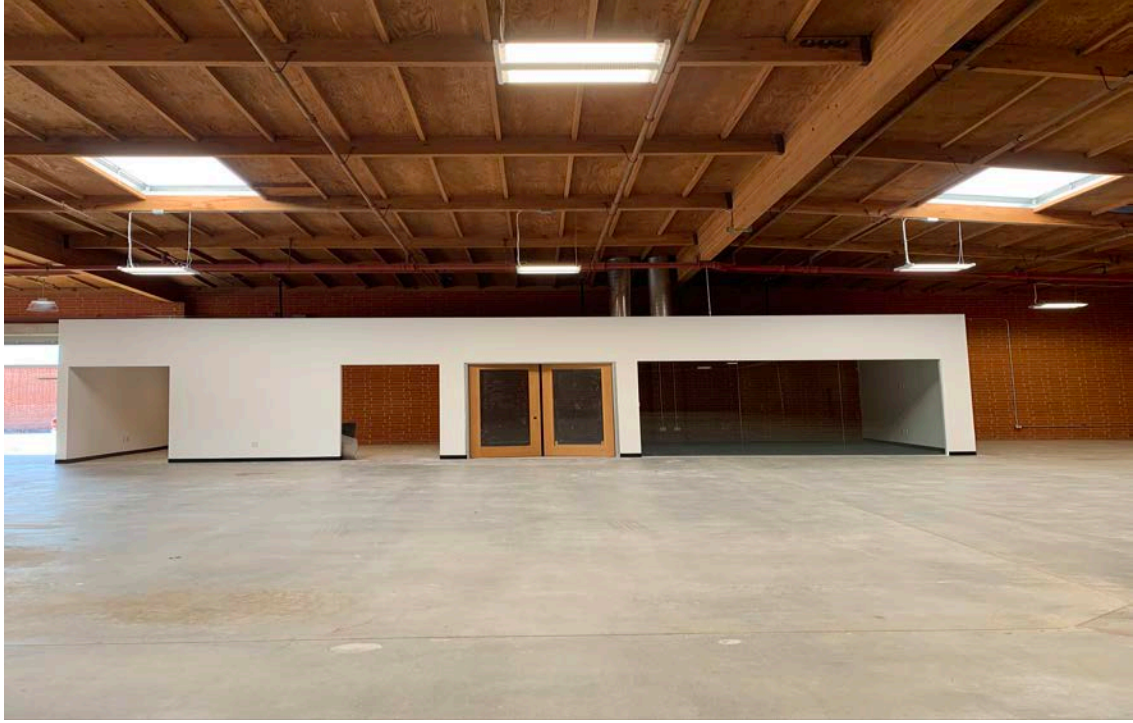
David Wilson
310.899.2707
dwilson@leewestla.com
AGT DRE 00822760

Douglas Marshall, SIOR
310.899.2745
dmarshall@leewestla.com
AGT DRE 00869275

Weston Dunlap
310.899.2710
wdunlap@leewestla.com
AGT DRE 01960492

Dylan Mahood
310.899.2706
dmahood@leewestla.com
AGT DRE 02027002

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice. | DRE 01222000



L\WLA

A DIVISION OF

LEE & ASSOCIATES

LWLA

A DIVISION OF

LEE & ASSOCIATES

*EXAMPLE CREATIVE CONVERSION

*EXAMPLE CREATIVE CONVERSION

L\WLA

A DIVISION OF

LEE & ASSOCIATES

*EXAMPLE CREATIVE CONVERSION

L\WLA

A DIVISION OF LEE & ASSOCIATES

Brad McCoy
310.899.2730
bmccoy@leewestla.com
BKR DRE 01938098

David Wilson
310.899.2707
dwilson@leewestla.com
AGT DRE 00822760

Douglas Marshall, SIOR
310.899.2745
dmarshall@leewestla.com
AGT DRE 00869275

Weston Dunlap
310.899.2710
wdunlap@leewestla.com
AGT DRE 01960492

Dylan Mahood
310.899.2706
dmahood@leewestla.com
AGT DRE 02027002

MEET YOUR NEIGHBORS

LWLA
A DIVISION OF LEE & ASSOCIATES

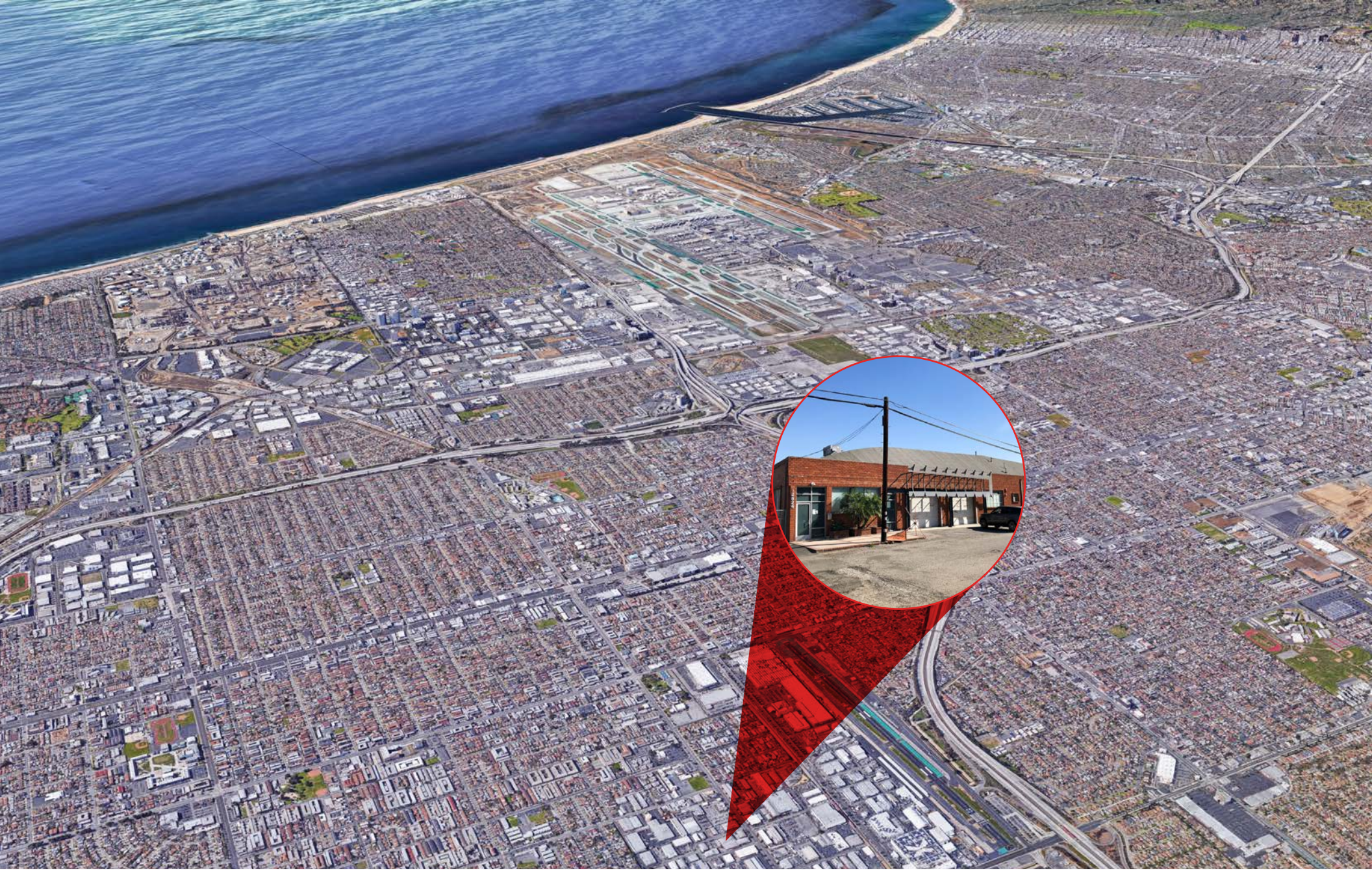
Brad McCoy
310.899.2730
bmccoy@leewestla.com
BKR DRE 01938098

David Wilson
310.899.2707
dwilson@leewestla.com
AGT DRE 00822760

Douglas Marshall, SIOR
310.899.2745
dmarshall@leewestla.com
AGT DRE 00869275

Weston Dunlap
310.899.2710
wdunlap@leewestla.com
AGT DRE 01960492

Dylan Mahood
310.899.2706
dmahood@leewestla.com
AGT DRE 02027002



L\WLA

A DIVISION OF LEE & ASSOCIATES

Brad McCoy
310.899.2730
bmccoy@leewestla.com
BKR DRE 01938098

David Wilson
310.899.2707
dwilson@leewestla.com
AGT DRE 00822760

Douglas Marshall, SIOR
310.899.2745
dmarshall@leewestla.com
AGT DRE 00869275

Weston Dunlap
310.899.2710
wdunlap@leewestla.com
AGT DRE 01960492

Dylan Mahood
310.899.2706
dmahood@leewestla.com
AGT DRE 02027002