



**PORTFOLIO WEBSITE**



A DIVISION OF



**LEE &  
ASSOCIATES**

**3-BUILDING PORTFOLIO**  
**50,267 SF R&D/TECH CAMPUS FOR SALE (NNN INVESTMENT)**



## FOR SALE

± 50,267 SF R&D/Tech Campus (NNN Investment)  
\$25,000,000 (\$500/SF)  
(5.4% CAP)  
± 2.27 AC Land

## PREMISES

Flex/R&D Space

12824 Cerise: 20,097 SF Building on 45,376 SF of Land (1.04 AC)  
12831 Weber: 16,170 SF Building on 26,000 SF of Land (.60 AC)  
3330 W El Segundo: 14,000 SF Building on 27,499 SF of Land (.63 AC)  
Total: ± 50,267 SF Building, ± 98,875 SF Land (2.27 AC)

## APN

12824 Cerise Avenue: 4053-002-030  
12831 Weber Way: 4053-002-031  
3330 W. El Segundo Boulevard: 4053-002-022

## 2021 AVERAGE PORTFOLIO RENT

\$2.24/SF NNN (3% annual increases)

## WEIGHTED AVERAGE LEASE TERM

4.85 Years

## FEATURES

- Highly-coveted, Newly Renovated Creative/R&D Buildings
- Soaring Ceilings with Skylights
- 2,000amp Power Upgrade Recently Completed at 12831 Weber Way
- Roll-up Doors Throughout
- Polished Concrete Floors
- Sandblasted Bow Truss
- Modern Sprinkler System
- Multiple Conference Rooms
- 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



# SPECS & FEATURES



## 12824 CERISE AVE.

TENANT	Freeform Future
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SIZE	20,097 SF
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2021 ANNUAL RENT	\$549,853
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EXPENSE STRUCTURE	NNN
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ESCALATIONS	3% Annual Increases for Entire Term
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COMMENCEMENT	June 2021
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TERM REMAINING	5 Years
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EXPIRATION	June 2026
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RENEWAL OPTION	1, 3-Year Option
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OPTION INCREASE	103%
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RENEWAL NOTICE	(9) Months Prior to Lease Expiration
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## 12831 WEBER WAY

TENANT	Epirus
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SIZE	16,170 SF
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2021 ANNUAL RENT	\$415,296
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EXPENSE STRUCTURE	NNN
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ESCALATIONS	3% Annual Increases for Entire Term
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COMMENCEMENT	March 2020
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TERM REMAINING	5 Years
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EXPIRATION	March 2026
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RENEWAL OPTION	1, 5-Year Option
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OPTION INCREASE	103%
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RENEWAL NOTICE	(9) Months Prior to Lease Expiration
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## 3330 W. EL SEGUNDO BLVD.

TENANT	Epirus
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SIZE	14,000 SF
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2021 ANNUAL RENT	\$381,360
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EXPENSE STRUCTURE	NNN
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ESCALATIONS	3% Annual Increases for Entire Term
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COMMENCEMENT	April 2021
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TERM REMAINING	5 Years
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EXPIRATION	March 2026
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RENEWAL OPTION	1, 5-Year Option
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OPTION INCREASE	103%
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RENEWAL NOTICE	(9) Months Prior to Lease Expiration
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# LEASE ABSTRACT

## BUILDING TOTAL: 50,267 SF

## 2021 NOI: \$1,346,509





# EPIRUS

## EPIRUS

## REVOLUTIONIZING DIRECTED ENERGY

In 2018, Epirus was founded to bring the most innovative directed energy systems to market to shape the contemporary battlefield and protect critical civilian assets throughout the United States. In just three years since our inception, we are on track to achieve mission success, having transformed our flagship directed energy product, Leonidas, from prototype to an operational system in just nine months – a timeframe that is unheard of from traditional Aerospace and Defense corporations. Central to our mission at Epirus is protecting our men and women in uniform from asymmetric threats at home and abroad and, ultimately, saving American and allied lives.

*From the Epirus Newsroom | Leigh Madden, CEO*

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# Freeform

## FREEFORM

## RADICALLY TRANSFORMING HOW THINGS ARE MADE

Freeform is a stealth-mode metal 3D printing startup backed by Silicon Valley's top venture capital firms. Founded by experienced entrepreneurs from several of the world's most innovative companies, we believe that transforming the way things are made is essential to making the world a better place. Our advanced technology stack lies at the intersection of hardware, software, and data science, creating the foundation for the world's first fully autonomous manufacturing factory.

[www.freeformfuture.com](http://www.freeformfuture.com)

[Click for More](#)

## CURRENT TENANTS



ADDRESS	SIZE	TENANT	RENT	TERM	INCREASES
12536 Chadron Avenue	25,000 SF	ASTROLAB VENTURE	\$2.41/SF, NNN	10 Years	3%
13100 Yukon Avenue Unit A	10,000 SF	mynaric	\$2.20/SF, NNN	5 Years	3%
13100 Yukon Avenue Unit B	5,075 SF	FOR DAYS	\$2.35/SF, NNN	3 Years	3.5%
12519 Cerise Ave.	62,000 SF	ring	\$3.05/SF, NNN	10 Years	3%
12831 Cerise Ave.	7,200 SF	BASE '51	\$2.05/SF, NNN	5 Years	3%

# LEASE COMPARABLES



**RING HQ  
HAWTHORNE**



**DATE SOLD:** Coming Soon  
**SIZE:** 61,380 SF  
**PRICE:** \$64,000,000  
**PRICE/SF:** \$1,043/SF  
**CAP:** 4.26%  
**USE:** Flex/R&D

**222 KANSAS ST.  
EL SEGUNDO**



**DATE SOLD:** June 2021  
**SIZE:** 45,150 SF  
**PRICE:** \$47,000,000  
**PRICE/SF:** \$1,040  
**CAP:** 5.12%  
**USE:** Flex/R&D

**12831 CERISE AVE.  
HAWTHORNE**



**DATE SOLD:** November 2018  
**SIZE:** 7,200 SF  
**PRICE:** \$3,279,000  
**PRICE/SF:** \$455  
**CAP:** 5.30%  
**USE:** Flex/R&D

**14500 AVIATION BLVD.  
HAWTHORNE**



**DATE SOLD:** September 2019  
**SIZE:** 56,067 SF  
**PRICE:** \$34,000,000  
**PRICE/SF:** \$607  
**CAP:** N/A  
**USE:** Office

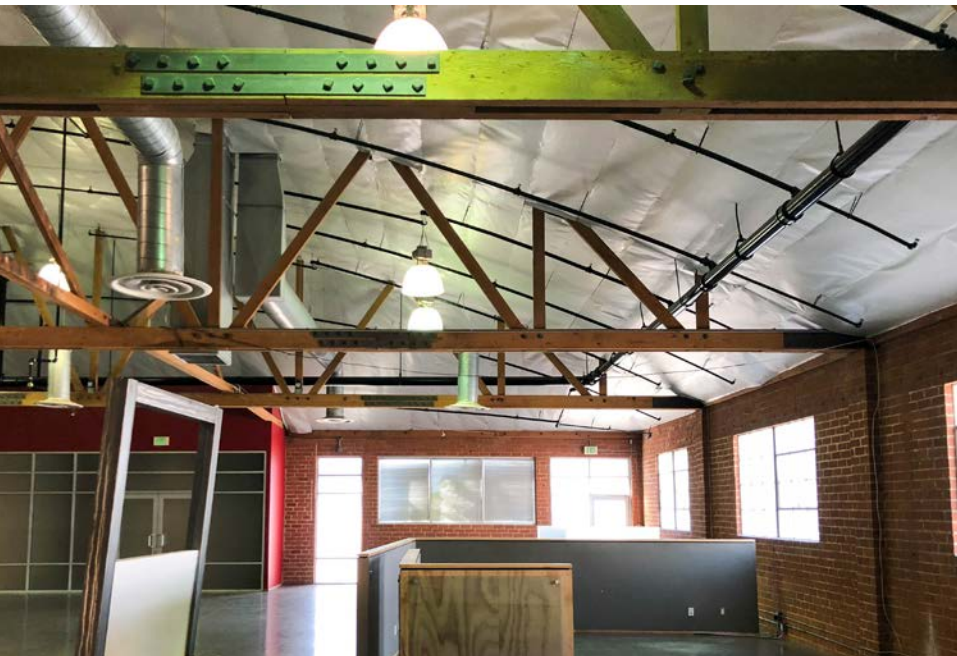
**3437 JACK NORTHROP AVE.  
HAWTHORNE**



**DATE SOLD:** August 2020  
**SIZE:** 7,729 SF  
**PRICE:** \$3,350,000  
**PRICE/SF:** \$433  
**CAP:** N/A  
**USE:** Industrial/Flex

**SALE COMPARABLES**





12824 CERISE AVENUE





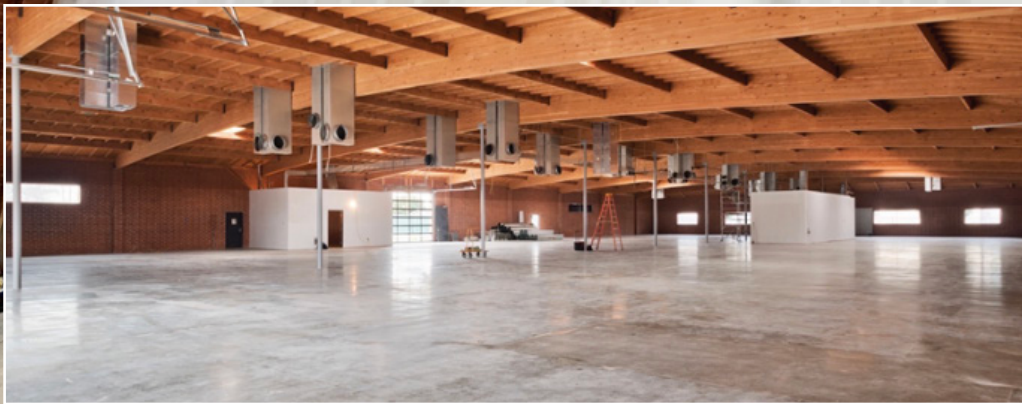
**12381 WEBER WAY**





**3330 W. EL SEGUNDO BLVD.**





**CREATIVE CONVERSION EXAMPLES**





**14,000 SF**  
3330 W. El Segundo Blvd.

**16,000 SF**  
12831 Weber Way

**20,000 SF**  
12824 Cerise Avenue

**SITE OVERVIEW**





## HAWTHORNE, CA

Incorporated in 1922, the City of Hawthorne currently has a population of nearly 87,000 within a six square mile area. Ideally located near the Los Angeles International Airport, connected by rail to the Port of Los Angeles and downtown Los Angeles, and surrounded by I-405, I-110, and I-105 Freeways, the City of Hawthorne could easily be termed the “Hub of the South Bay.” By virtue of its location, Hawthorne affords easy, quick access to all that Southern California offers; culture, sports, entertainment, mountains, and beaches. The South Bay’s growing appeal as a reasonably priced alternative to Silicon Beach is attracting a few cutting-edge tenants. Elon Musk’s companies have a significant presence at the Hawthorne Municipal Airport, including headquarters for SpaceX and The Boring Company, which hopes to dig underground roadways as a means to combat Los Angeles’s endless traffic problems. Dinerstein Companies is also planning to build a mixed-use development with 230 apartment units in the area.



## MARKET OVERVIEW





# MAJOR TENANTS IN THE AREA





LA'S FAST-GROWING R&D/TECH ENCLAVE



**BRAD MCCOY**

PRINCIPAL

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