1700 WALNUT

1700 E. WALNUT AVENUE, EL SEGUNDO

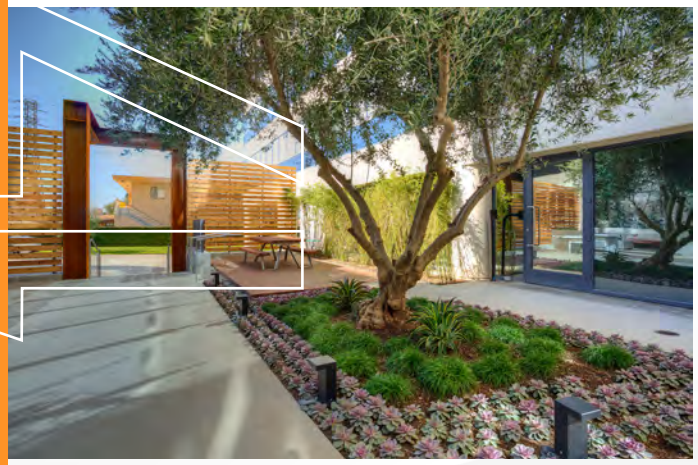
DEFINE YOUR WORKSPACE,
SCALE YOUR VISION.



NEWMARK

Exclusive 2-Floor Penthouse Suite with up to **42,683 RSF**







Property ***Highlights***

CONTIGUOUS BLOCK

Secure up to 42,683 SF of penthouse space - ideal for growing a corporate HQ or regional footprint.

PREMIUM SPACE, EXCEPTIONAL VALUE

Low-cost leader for desirable creative office space in the premier El Segundo submarket

UNBEATABLE ACCESSIBILITY

Prime South Bay location with quick connectivity to I-105, I-405, LAX Airport, and greater L.A.

FIRST IMPRESSIONS

Lobby enhancements include high-top seating, plug-in stations, a coffee bar, and modenization of elevators.

CASUAL & COLLABORATIVE

Activated outdoor plaza with seating areas, ping pong, a putting green, an outdoor firepit, and a 6-story mural.

INDUSTRIAL CHIC CHARACTER

Exposed 12' ceilings and concrete flooring merges raw, unfinished aesthetics with refined luxury.


1700
WALNUT
2nd Floor Amenity Center Coming Soon!

For Lease

Building Rentable Square Feet

±120,000 RSF

Suite Availability

Suite 200	9,917 - 19,927 RSF
Suite 430	5,831 RSF
Suite 500	10,037 - 21,335 RSF
Suite 600	11,348 - 21,348 RSF
Max Contiguous	***42,683 RSF***

Rental Rate

$3.70 per RSF, Full Service Gross

Parking Ratio

3.4 / 1,000 RSF

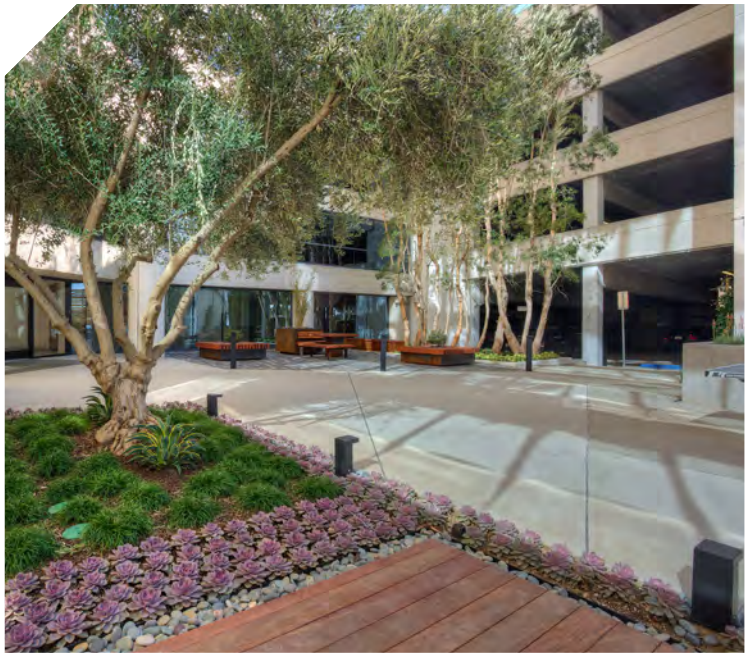
Parking Rate

Reserved $125.00 / *Covered* %75.00

EV Charging Stations

16 EV Chargers (4 superchargers)
Free of Charge to Tenants





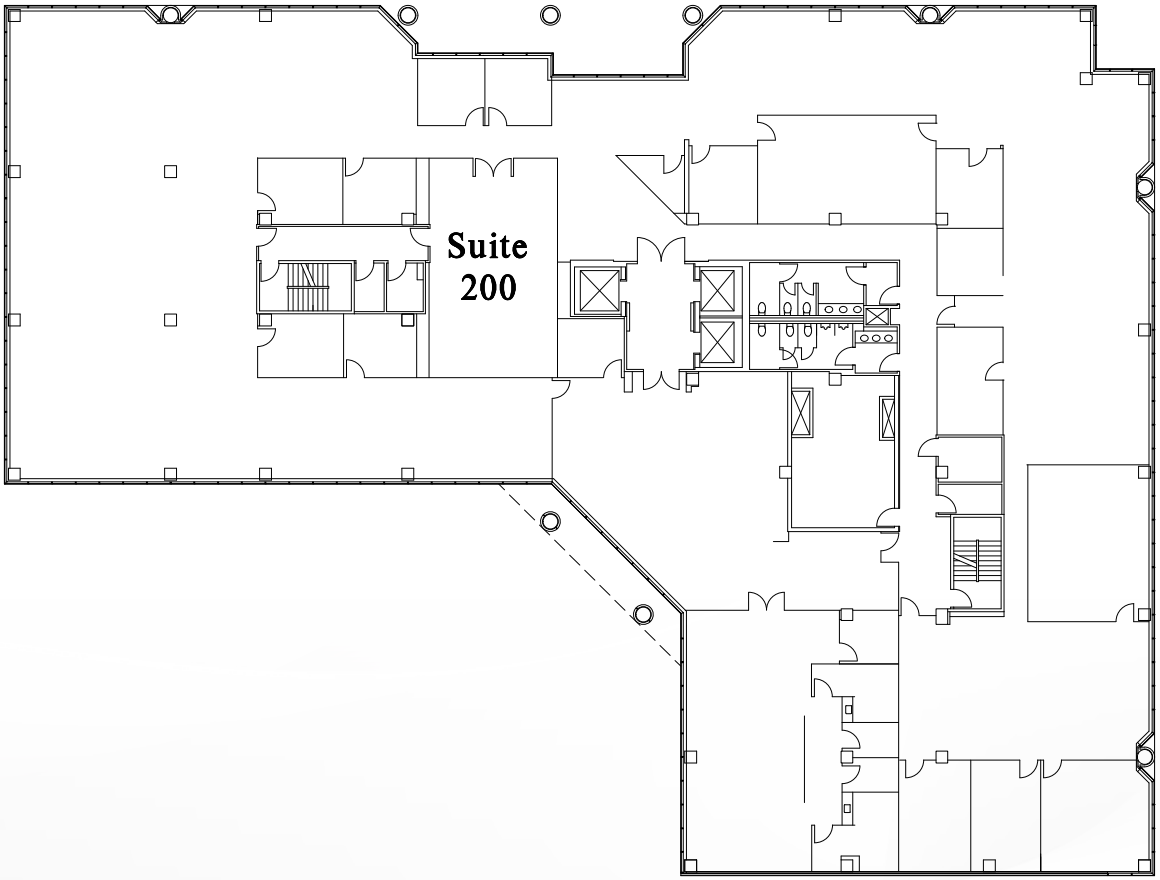

1700
WALNUT

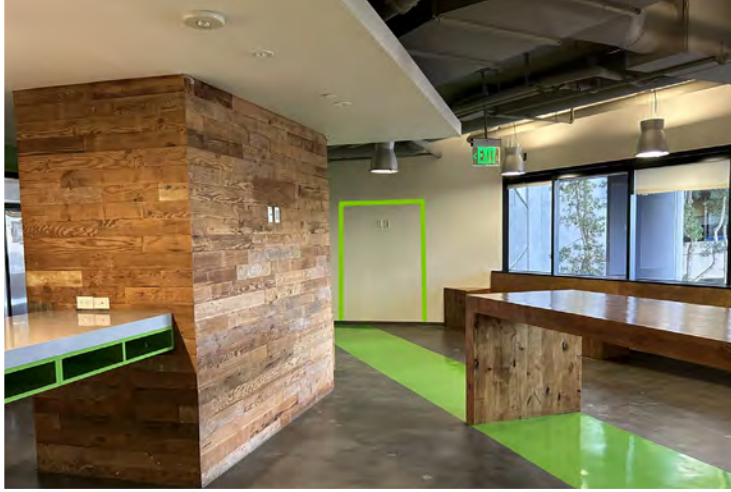

CAUTION
LOWER CLEARANCE
NO
PARKING
EV
CHARGING
ONLY



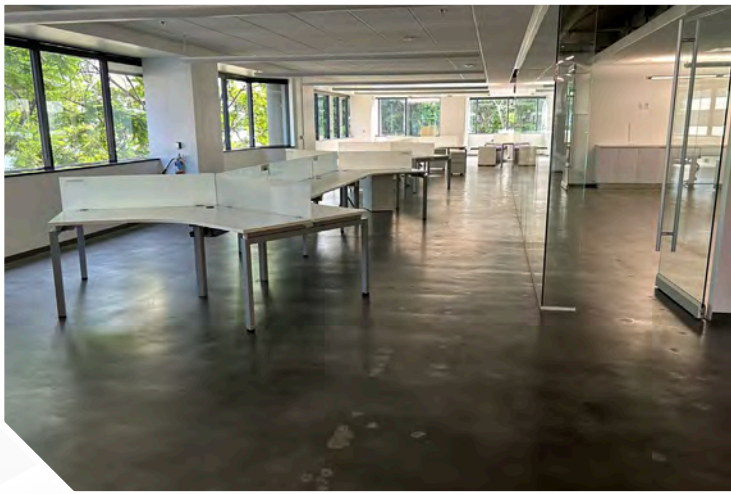
Floor Plan

Suite 200 | 9,917 - 19,927 RSF



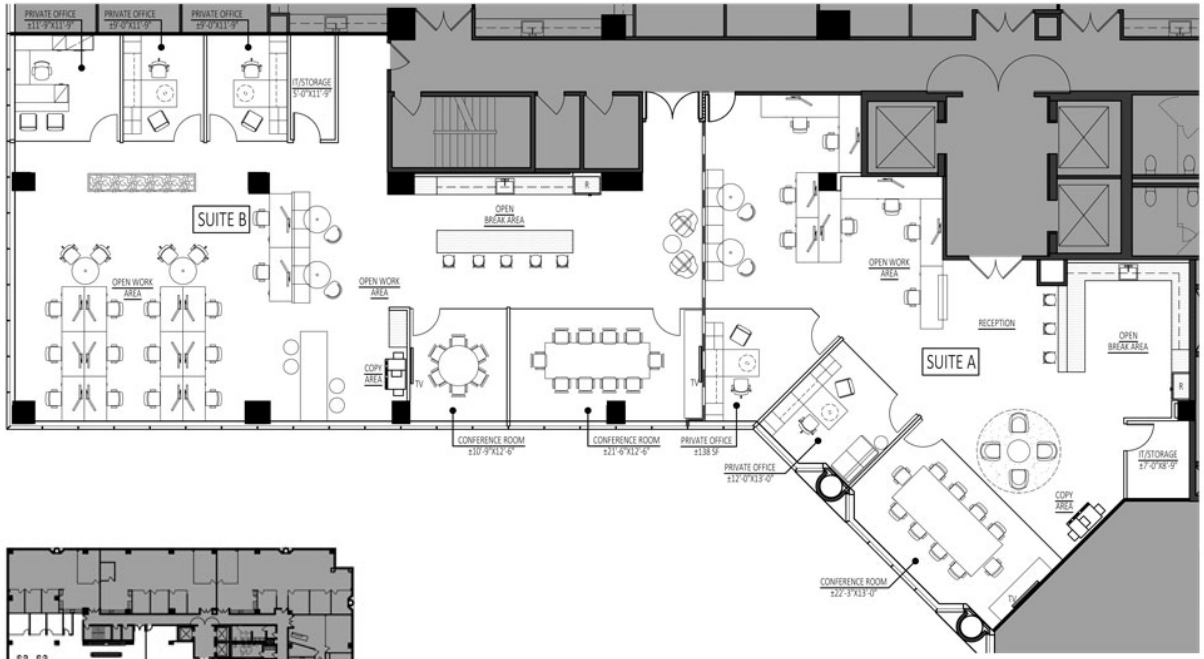






Floor Plan

Suite 430 | 5,831 RSF | Spec Suite





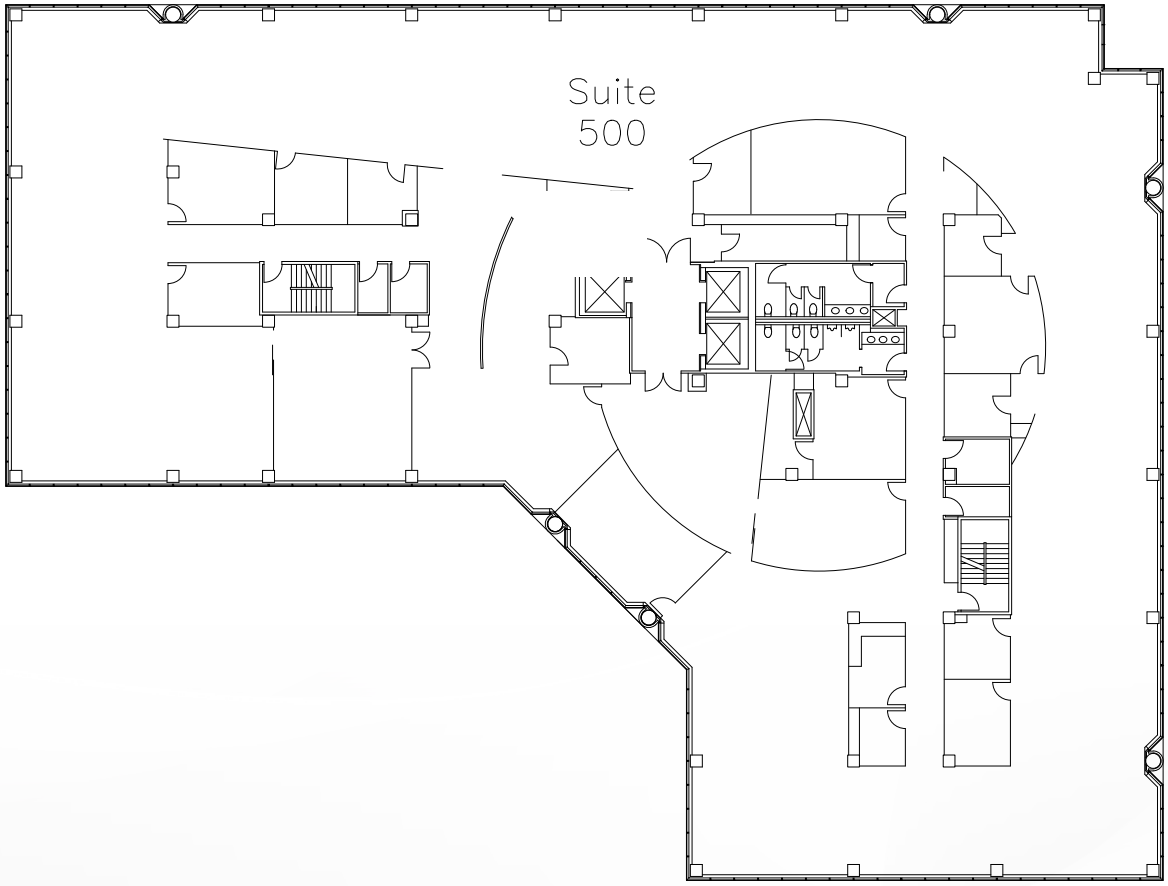




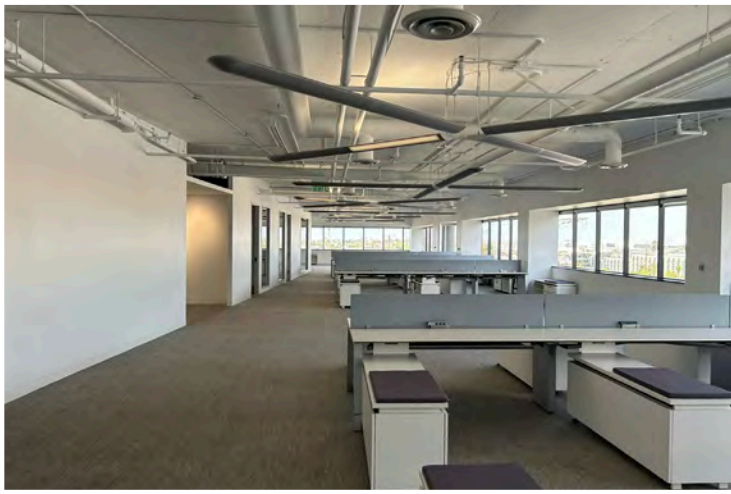


Floor Plan

Suite 500 | 10,037-21,335 RSF | Full Floor



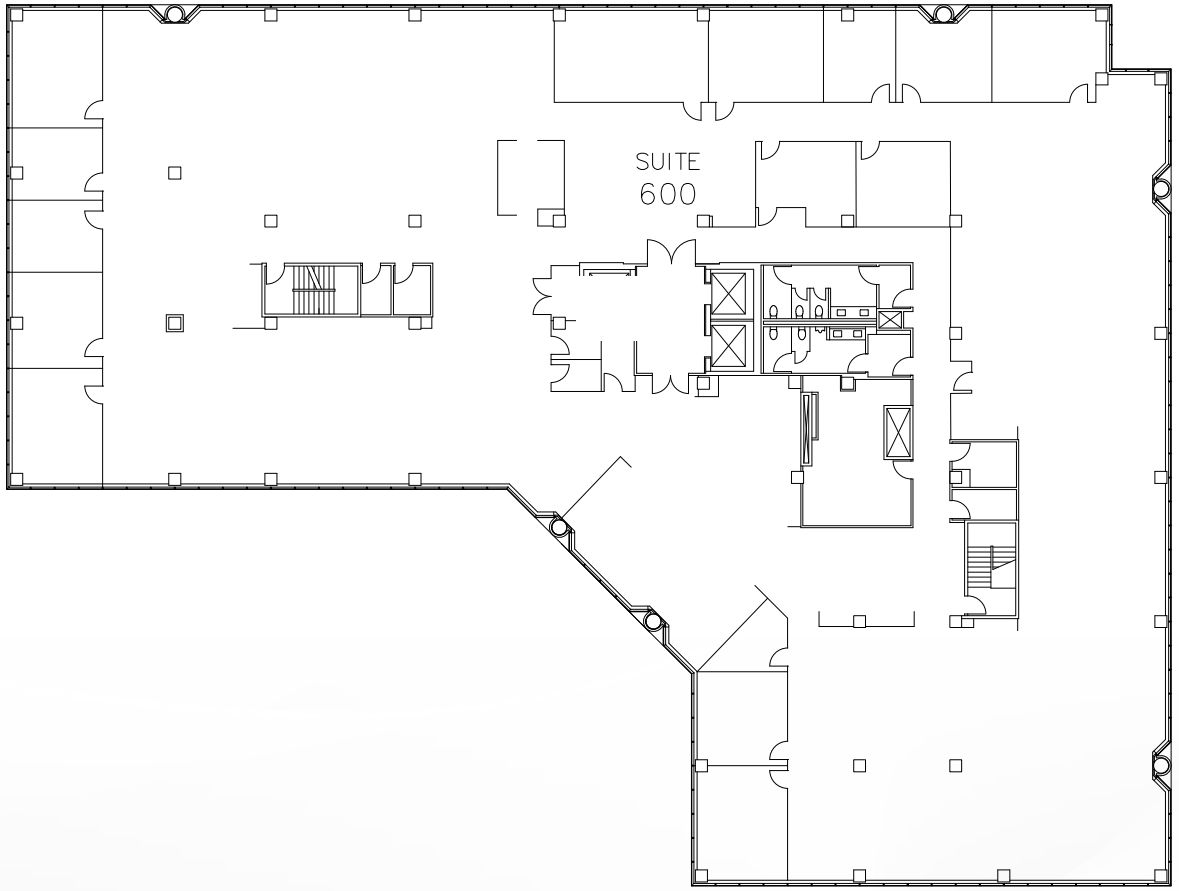






Floor Plan

Suite 600 | 11,348 - 21,348 RSF | Full Floor



Amenity Map

1700 WALNUT

DOWNTOWN EL SEGUNDO

Restaurants
Ali'i Fish Company
Big Mike's
Blue Butterfly Coffee
Brewport Tap House
Britt's BBQ
Chef Hannes
Chicken Dijon
Deluca Trattoria
El Gringo
El Segundo Brewing Co.
El Tarasco
Ensenada's Surf N Turf Grill
Fantastic Cafe
Good Stuff
Hana Haru Sushi
Indian Summer
Jame
Japonica
Kagura
Kreation Juicery
Metro Cafe
Pho Dreams
Porterhouse Bourbon & Bones
Richmond Bar & Grill
Rinaldi's
Rock N Brews
Sausal
Second City Bistro
Southwest Bread
Stuft Pizza
Tavern on Main
The Slice & Pint
Toast Cafe
Two Guns Kitchen
Wendy's Place Cafe

MANHATTAN VILLAGE

Retail
Aerie
Alo
Ann Taylor
Anthropologie
Apple
Bath & Body Works
Coreology Fitness
Corepower Yoga
CVS Pharmacy
Cyclebar
Faherty
Francesca's Collections
Gap/Gap Kids
Gorjana
Hallmark
J. Jill
Kiehl's
LOFT
Lovesac
MAC Cosmetics
Macy's
Pottery Barn
Pottery Barn Kids
Quatrine Home
Ralphs
See's Candies
Sephora
Sunglass Hut
Super Sports
Tempur-Pedic
Tommy Bahama
Urban Outfitters
Vans
Victoria's Secret
West Elm
Williams-Sonoma

Restaurants
BOA Steakhouse
Chili's Grill & Bar
Coffee Bean & Tea Leaf
Dan Modern Chinese
Handel's Ice Cream
Island's Fine Burgers
Joey Manhattan Beach
Merdaco
Olive Garden
Reborn Coffee
Saint & Second
Sidecar Doughnuts
Silverlake Ramen
Smashburger
Sprinkles
Sunlife Organics
Sushi Roku
Susie Cakes
Sweetgreen
Tin Roof Bistro
Urban Plates

Services
Back in Time Escape Rooms
Bank of America
Chase
Citibank
Dermatology & Laser Center
Foundation
Heyday Skincare
Manhattan Beach Endodontics
Manhattan Beach Surgery Center
Modern American Dentisry
Reset by Therabody
Revive Med Spa
Sea Breeze Dental Group
Stein Optometric Center
Supercuts
Surgery & Sports Medicine
Union Bank
US Bank
Wells Fargo Bank
West Coast Center for Orthopedic
West Coast Sports Medicine

PLAZA EL SEGUNDO

Retail
HomeGoods
Nordstrom Rack
PetSmart
The Container Store
ULTA
Whole Foods Market

Restaurants
California Fish Grill
goop kitchen
Marmalade Cafe
Oath Pizza
Pinkberry
Sauced BBQ & Spirits
Starbucks
The Veggie Grill

Services
Barry's Bootcamp
Chase Bank
CodeNinjas
Drybar
Fidelity Investments
Hammer Nails
Hot Yoga
Legacy Dance Academy
Miracle Smile
One Medical
Orange Twist
Simply Nail Bar
Snip-its Kids Hair Salon/Spa
Stretch Lab
Sylvan Learning
The Now Massage Boutique

THE POINT

Retail
Allbirds
Athleta
Bonobos
cotopaxi
Evereve
Kendra Scott
Lululemon
Madewell
Nike
No Rest for Bridget
OuterKnown
Papersouce
Rabbit Ladders
State & Liberty
Sugarfina
Warby Parker
Yeti

Restaurants
Cava
Hopdoddy Burger Bar
Lil Simmzy's
Little Sister
Mendocino Farms
North Italia
Peet's Coffee & tea
Pressed Juicery
Tocaya Organica
True Food Kitchen
VanLeeuwen Ice Cream

Services
Bellacures
Blue Mercury Skincare
Pause
Soulcycle
Vicara Aveda Salonspa

Restaurants
Bread & Butter
El Pollo Loco
Express Chinese Food
Jersey Mike's Subs
Petit Cafe
Sansai Japanese
Starbucks
Subway
Wiki Wiki Hawaiian BBQ

Services
Ralphs
Anytime Fitness
Mathnasi

ELEVON

Retail
Lakers Team Shop

Restaurants
Bowlology
Eat Fantastic
Grill by Petros
Kaya Sushi
Noah's Bagels
One Poke
Starbucks
Subway
The Flame Broiler

Services
Hollyway Cleaners
El Segundo Dermatolgy
Picture Perfect Lashes

OPEN EL SEGUNDO

Restaurants
Chicken Confidential
Five Guys
Malibu Eatery
Rubio's Coastal Grill
Silverback Coffee
The Kebab Shop

Retail
Walgreens

Restaurants
The Habit Burger Grill
Chipotle Mexican Grill

APOLLO LANDING

Restaurants
Calo Kitchen + Tequila
Philz Coffee
Randy's Donuts
Shake Shack
Tendergreens

MANHATTAN GATEWAY

Retail
Barnes & Noble
BevMo
Mother's Market
Office Depot
Old Navy
REI
The Vitamin Shoppe
Trader Joe's

Restaurants
Ill Fornaio
Cafe Rio Mexican Grill

CONTINENTAL PARK

Restaurants
Chin Chin
Eddie V's
Fleming's
Fogo de Chao
Nomad Eatery
Noah's Bagels
Trimana
Paul Martin's
Starbucks

Services
Bay Club
Bank of Manhattan
Chase Bank
Murad Inclusive Health Spa
Orangetheory Fitness
Sola Salons

MANHATTAN MARKETPLACE

Retail
Bristol Farms
CVS Pharmacy
Helen Cycles
GNC
Martin's Jewelry

Restaurants
Jamba Juice
Lido Di Manhattan
Nothing Bundt Cakes
Pachanga Mexican Grill
Tendergreens
The Hummus Factory
The Rice Teriyaki Sushi Roll
Union Pizza Company
Yogurtland

Services
Chase (ATM)
European Wax Center
Floyd's 99 Barbershop
Massage Envy
OneWest Bank
Planet Beauty
The Lash Lounge



1700 WALNUT

1700 E. WALNUT AVENUE, EL SEGUNDO

FOR MORE INFORMATION:

GEOFF LUDWIG
Exec. Managing Director
t 310-491-2077
geoff.ludwig@nmrk.com
CA RE Lic. #01232244

ERIC LASTITION
Exec. Managing Director
t 310-491-2047
eric.lastition@nmrk.com
CA RE Lic. #01119647

ZACHARY CAINE
Associate Director
t 310-491-2089
zachary.caine@nmrk.com
CA RE Lic. #02062263

Corporate License #01355491

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