

FOR LEASE
120,000 SQUARE FEET



1700
E WALNUT

Six-story, Class A office building in the heart of El Segundo

The perfect local office solution for tenants seeking an accessible, creative & collaborative space

Colliers



Property Highlights



Unique office property:
six-story, mid-rise



Prime location:
in the heart of El Segundo, along PCH



Easily accessible:
adjacent to 105 and 405 freeways and less than 2 miles to LAX



Walkable eateries:
Coffee Bean Tea Leaf, Trimana and In-N-Out



Incredible outdoor space:
fire pit, ping pong table and plenty of seating



Inviting indoor lobby:
high-top seating, plug-in stations and a coffee bar



Business advantage:
no gross receipts tax



Tenant amenities:
on-site car wash and weekly food trucks



Recent Renovations

Creative Conversion

Four of the six floors have undergone a conversion from traditional build to creative build. The removal of carpet on floors 2, 4, 5 and 6 have brought out the character of the floors, eventuated through both gloss and matte finishes. Additionally, the ceilings have been exposed, revealing terrific ceiling heights.

Modernized Elevators and Roof Upgrade

Ownership finalized an elevator modernization program and recently completed a new roof coating.

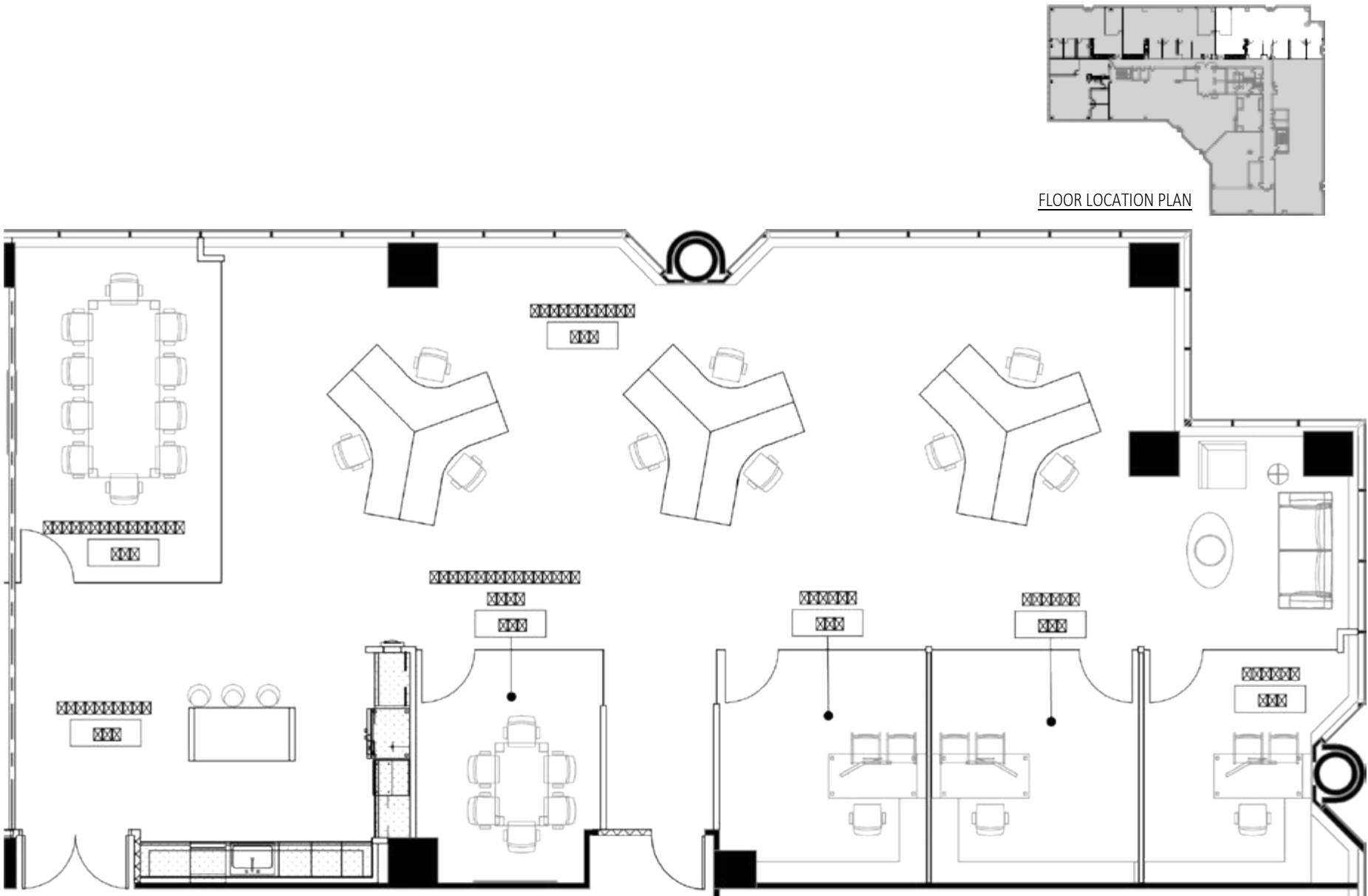
Common Area Upgrades:

An activated and impeccably furnished lobby opens up to a serene outdoor courtyard with a fire pit and open seating. Completed renovations include a beautifully landscaped outdoor plaza with a fire-pit, ping pong table and seating areas. The building lobby has been tastefully improved to include high top seating, plug in stations and a coffee bar.



Available, Move-in Ready Spec Suites

Suite 465 | 3,132 RSF

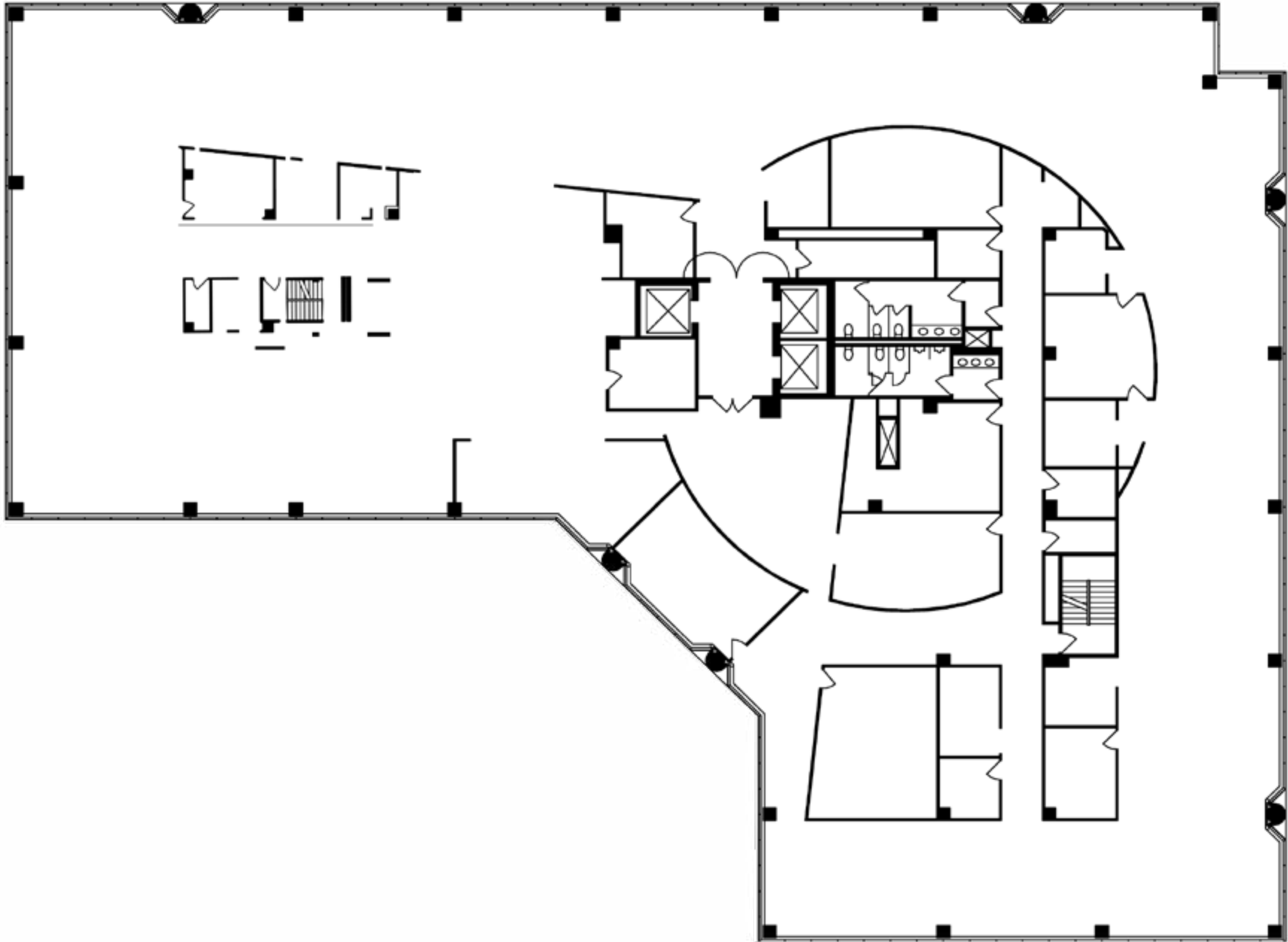


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Available

Suite 500 | 21,335 RSF

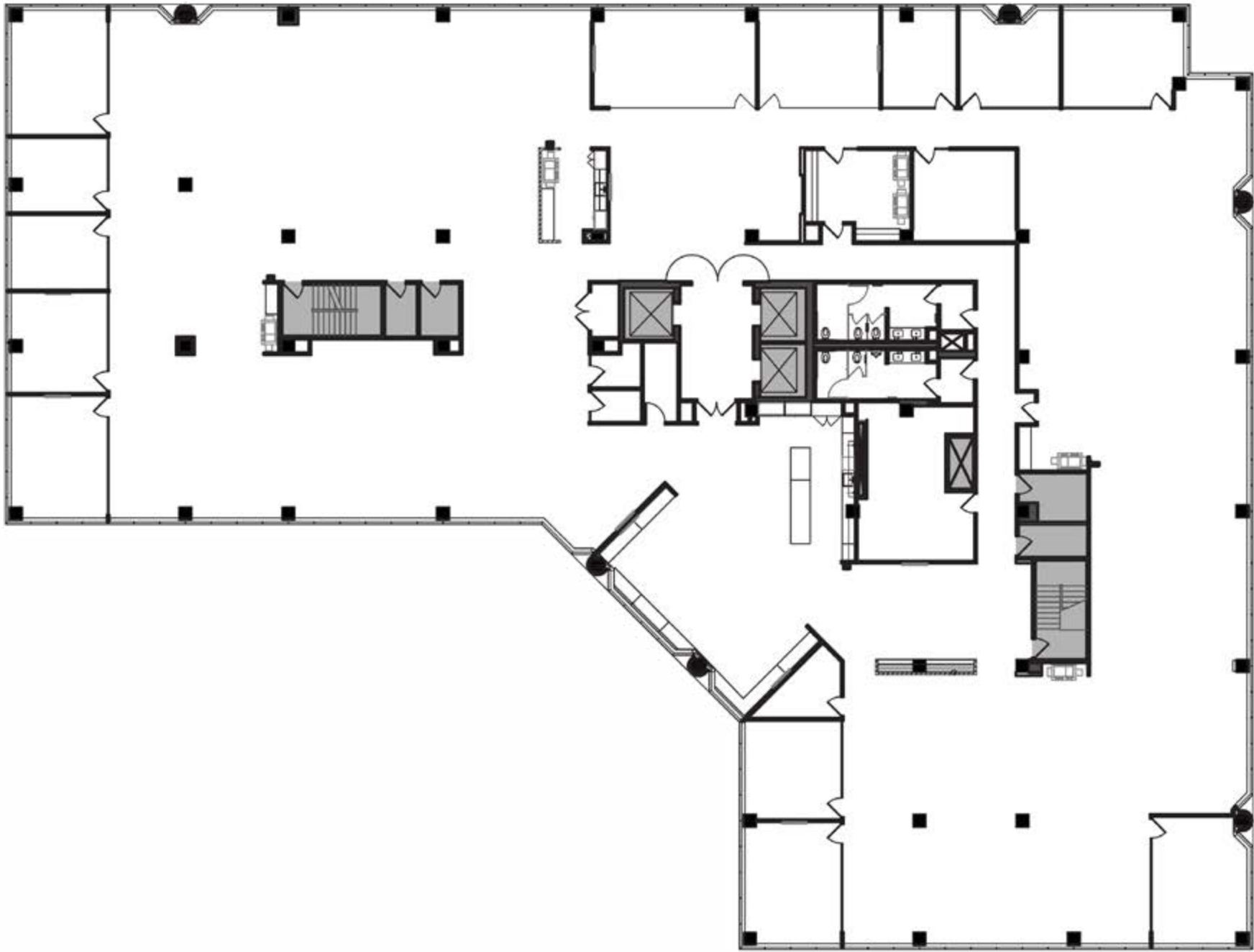


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Available

Suite 600 | 21,348 RSF



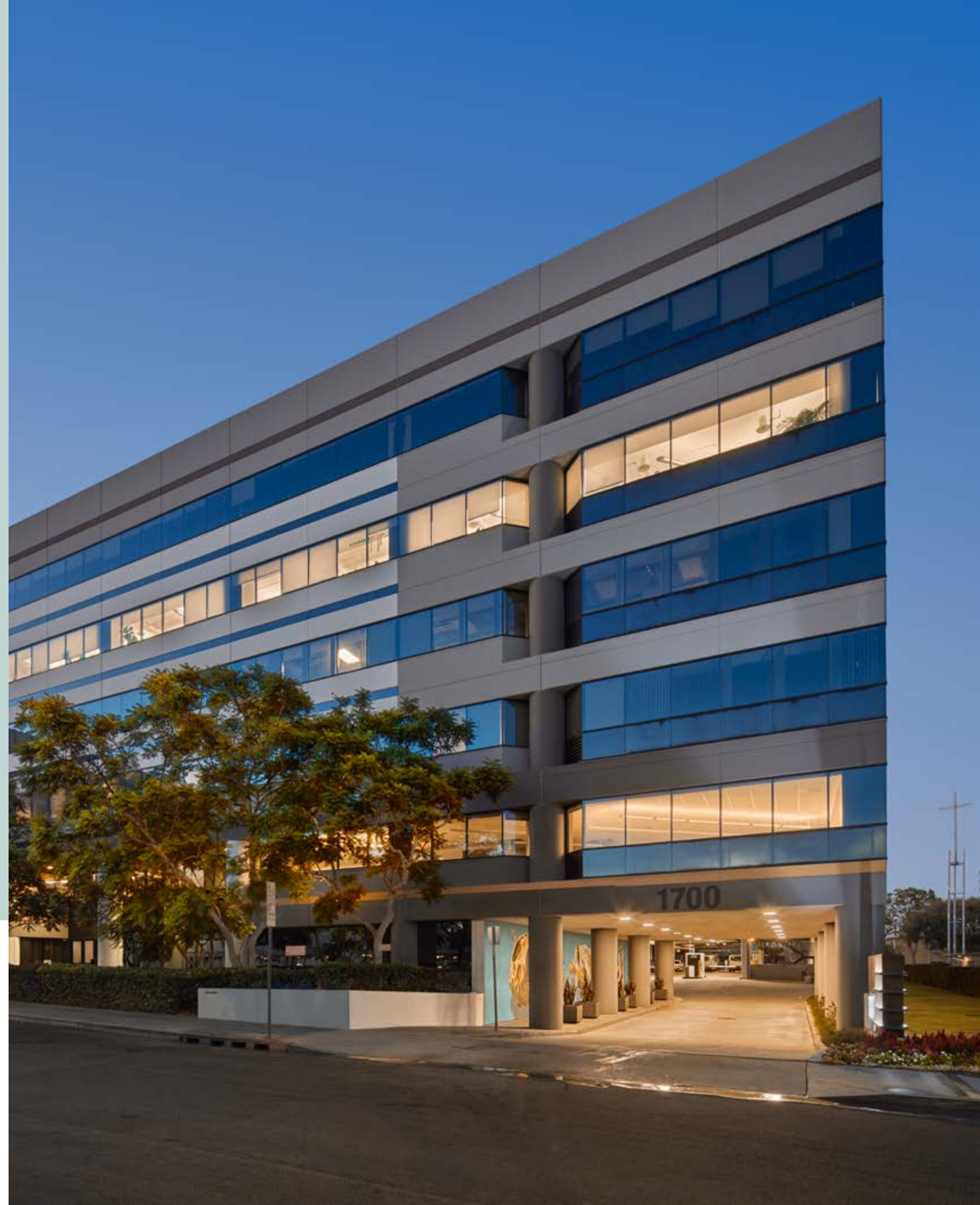
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Current Tenant Mix



EC Logistics



Amenities Map



Restaurants

1. In-N-Out
2. Ike's Love & Sandwiches
3. Chipotle
4. AC Bar and Lounge
5. San Sai Japanese Grill
6. The Veggie Grill
7. North Italia
8. Mendocino Farms
9. Tocaya Organica
10. Marmalade Café
11. Salt Creek Grille
12. California Fish Grille
13. True Food Kitchen
14. Eddie V's Prime Seafood
15. Shake Shack
16. Tender Greens
17. Calo Kitchen + Tequila
18. Grimaldi's
19. Lido Di Manhattan
20. Sausal
21. Jetta Thai
22. Jame Enoteca
23. Lil Simzys on the Deck
24. Little Sister
25. The Habit Burger Grill
26. Noah's NY Bagels
27. Cava

Hospitality

1. Fairfield by Marriott
2. Double Tree by Hilton
3. Hyatt Place
4. Ramada
5. Hilton Garden Inn
6. Embassy Suites by Hilton

Fitness

1. Equinox
2. 24 Hour Fitness
3. Bay Club
4. Hot 8 Yoga
5. Crossfit
6. SoulCycle

Coffee & Beer

1. Philz Coffee
2. Peet's Coffee
3. Starbucks
4. The Coffee Bean & Tea Leaf
5. Two Guns Espresso
6. Petit Café
7. Nitro Café
8. Blue Butterfly Coffee
9. El Segundo Brewing Company
10. Rock & Brews
11. Surfridge Brewing Company
12. Upshift Brewing Company
13. The 2nd Bar and Restaurant
14. Brewport Tap House

Retail

1. Lululemon
2. Outerknown
3. Madewell
4. Bluemercury
5. Banana Republic
6. Ulta Beauty
7. Lucky Brand
8. The Container Store

Grocery

1. Ralphs
2. Walgreens
3. Whole Foods Market
4. Bristol Farms



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