

FOR SUBLEASE

# 888 NORTH DOUGLAS

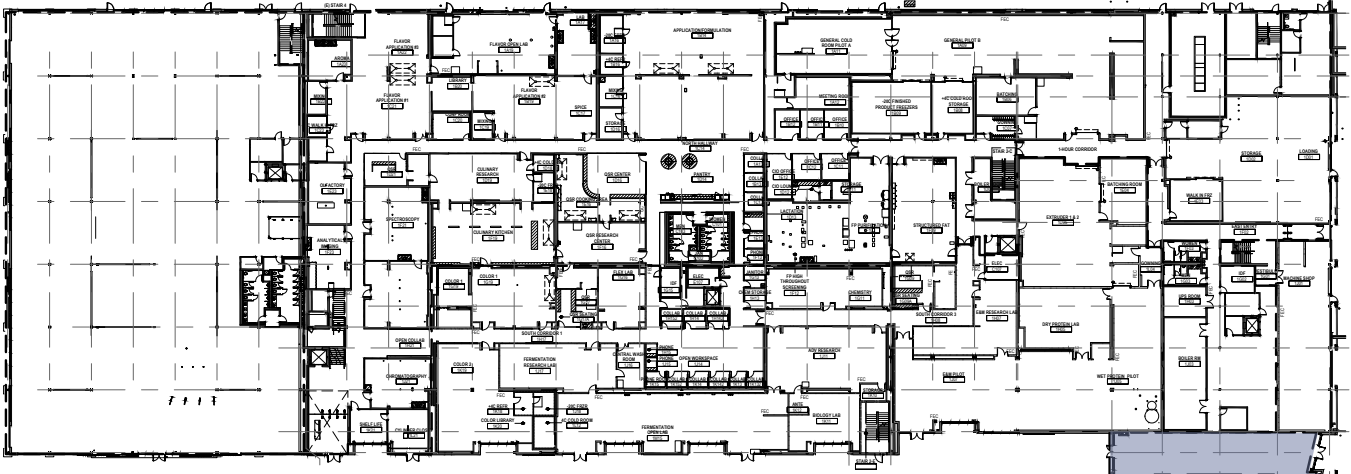
EL SEGUNDO'S MOST CREATIVE FLEX FACILITY





## KEY HIGHLIGHTS

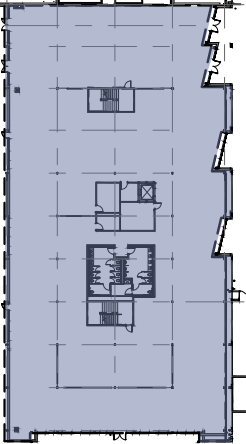
- Striking architecture including sawtooth ceiling and skylights
- Previously an aerospace manufacturing facility
- Sawtooth skylights, bridges, catwalks and railway corridors
- Irreplaceable architecture
- Incredible showcase space
- Visible from the 105 freeway
- Historic aerospace plant to creative campus
- Less than a mile south of LAX Airport and is at the intersection of the 105 & 405 freeways
- Adjacent to Metro Green Line and new Crenshaw/LAX stations



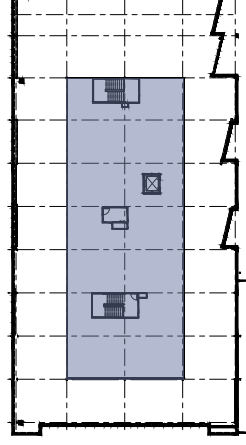
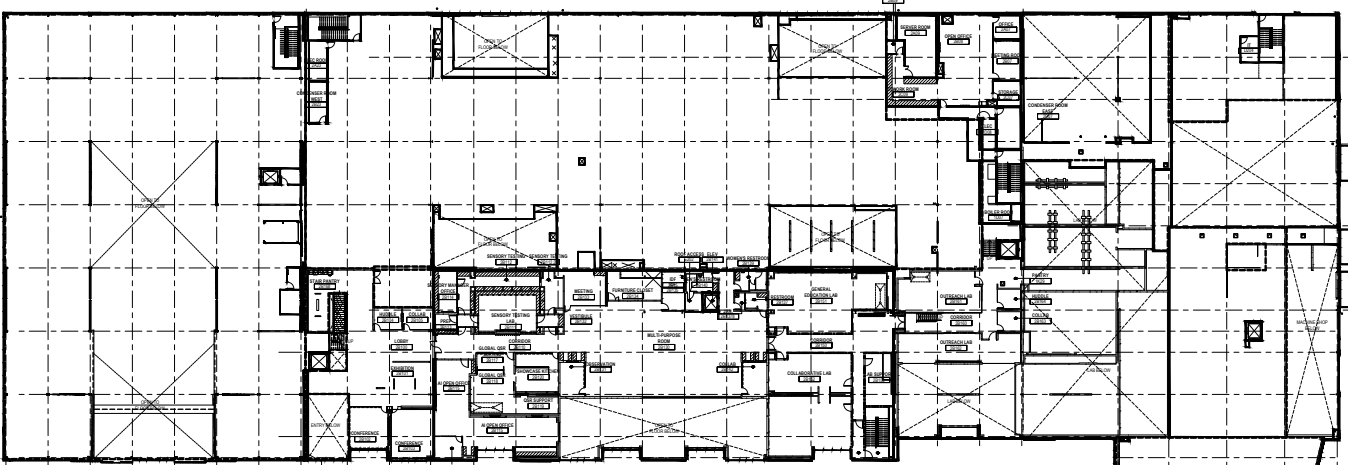
LEVEL 1

# Building Plans

■ Phase 2A - 40,536 SF



LEVEL 2

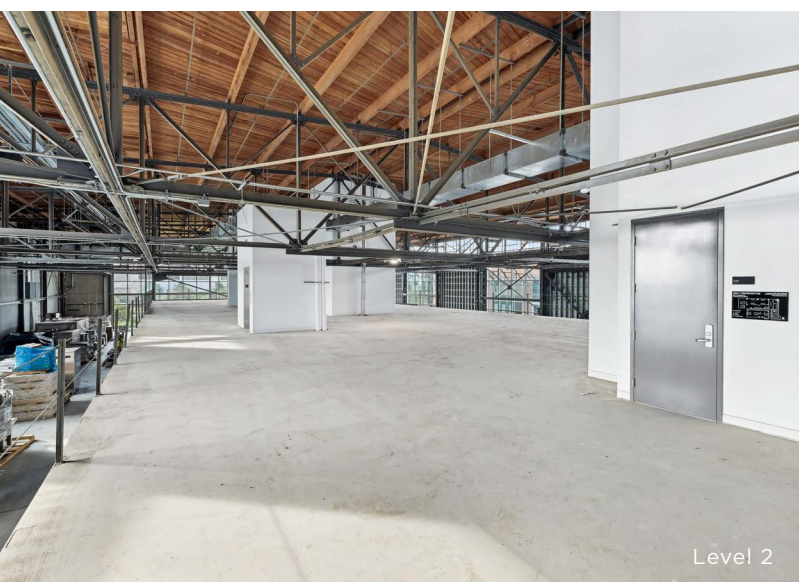




Level 1



Level 1



Level 2



Level 1

## KEY HIGHLIGHTS

- Floor to ceiling glass windows
- Expansive ceiling heights 9' to 25'
- Warm shell condition
- 30' column spacing
- Power: 18W/SF
- HVAC capacity
  - Ground floor: 60 Tons
  - Mezzanine: 25 Tons

## PHASE 2A

**40,536 SF**

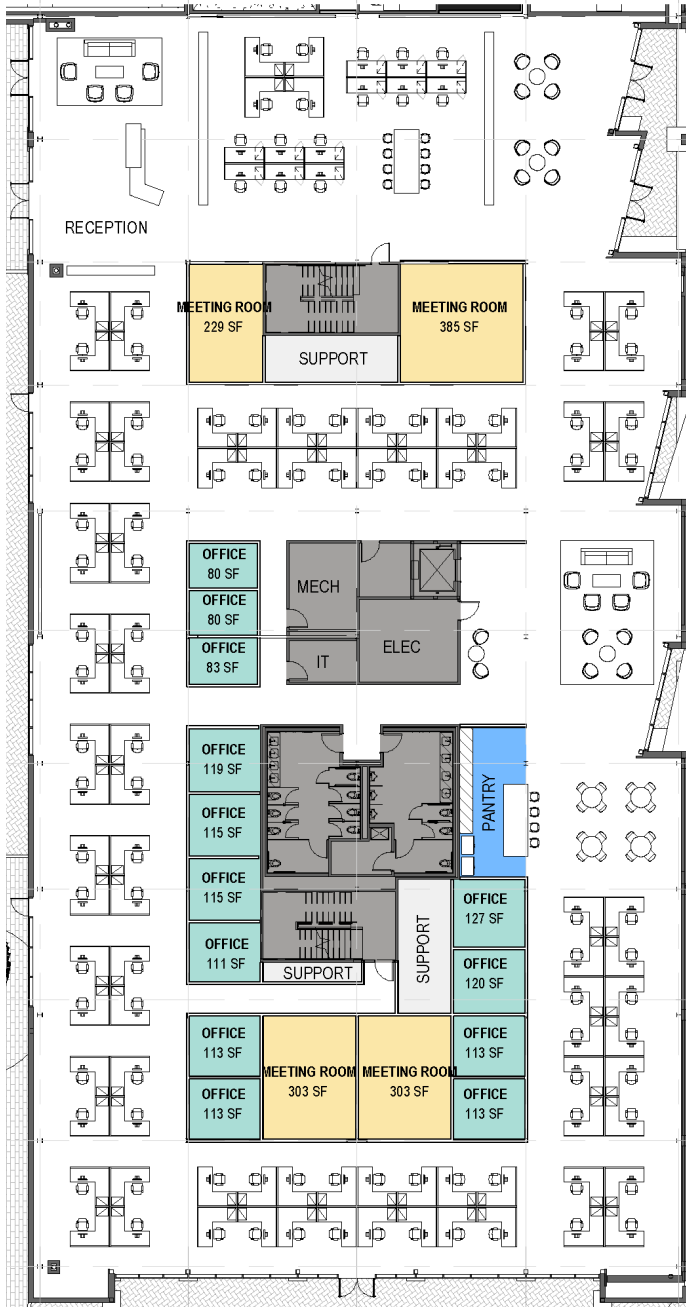
Total SF

**11/30/2033**

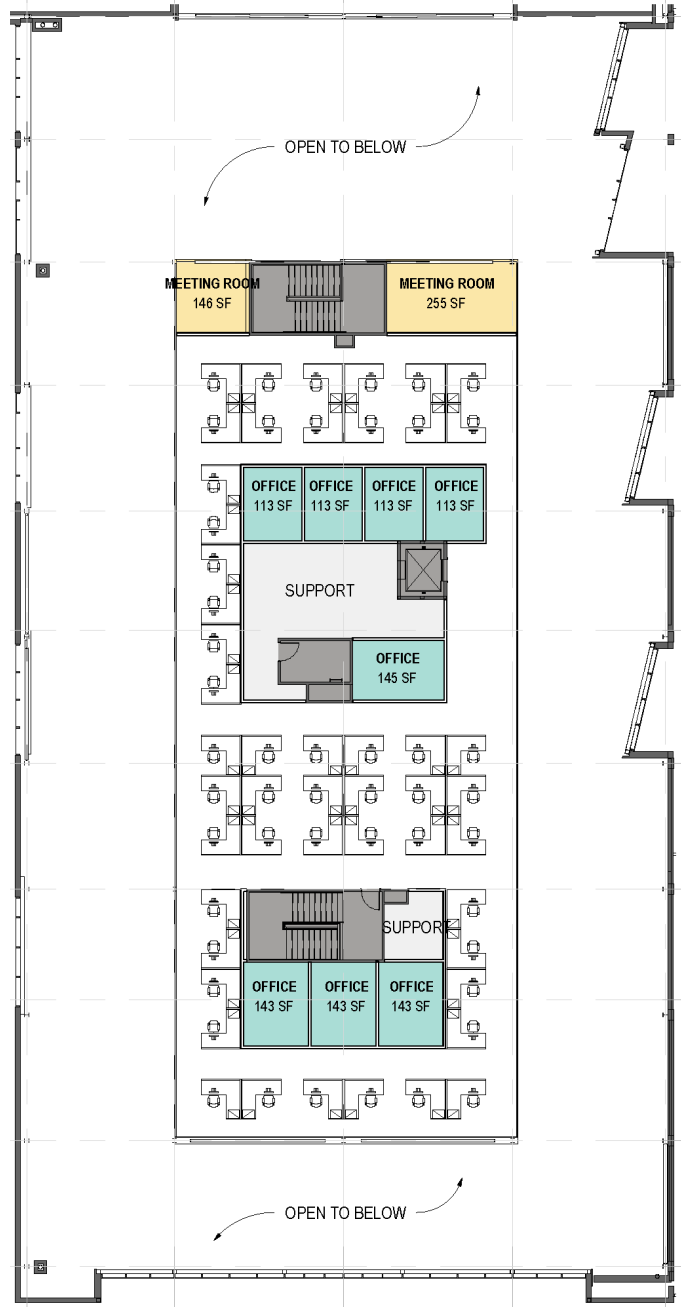
Term

# Creative & Flexible Layout\*

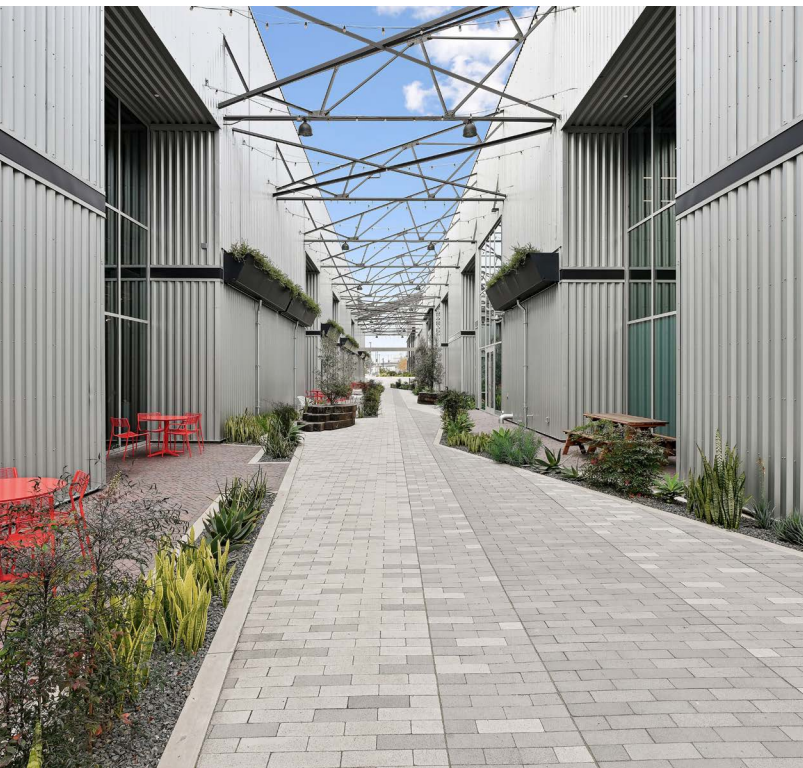
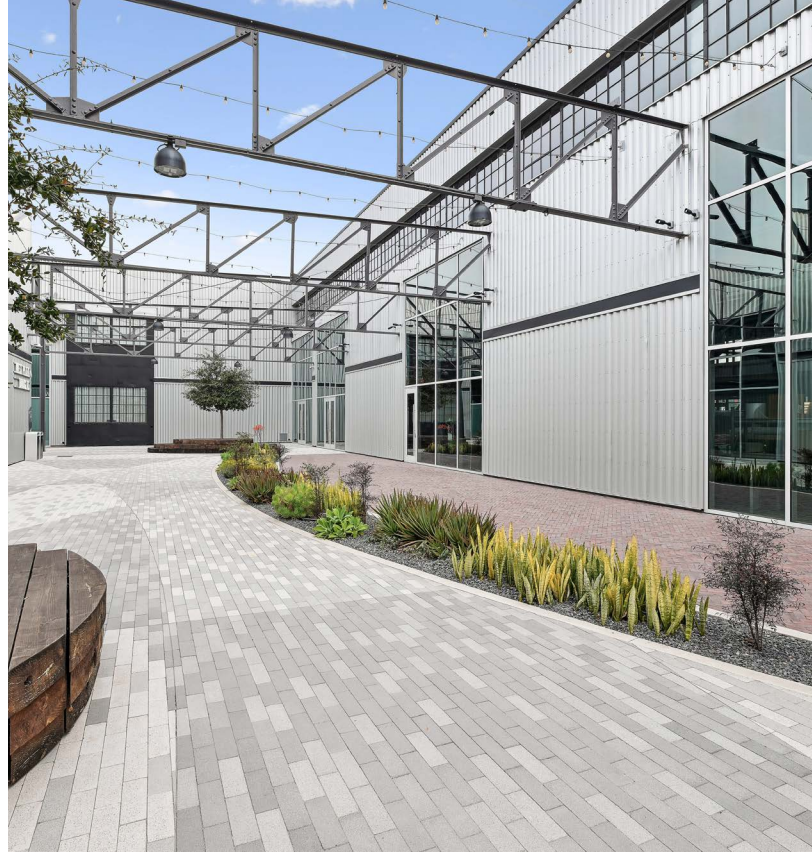
\*Proposed



PHASE 2A LEVEL 1



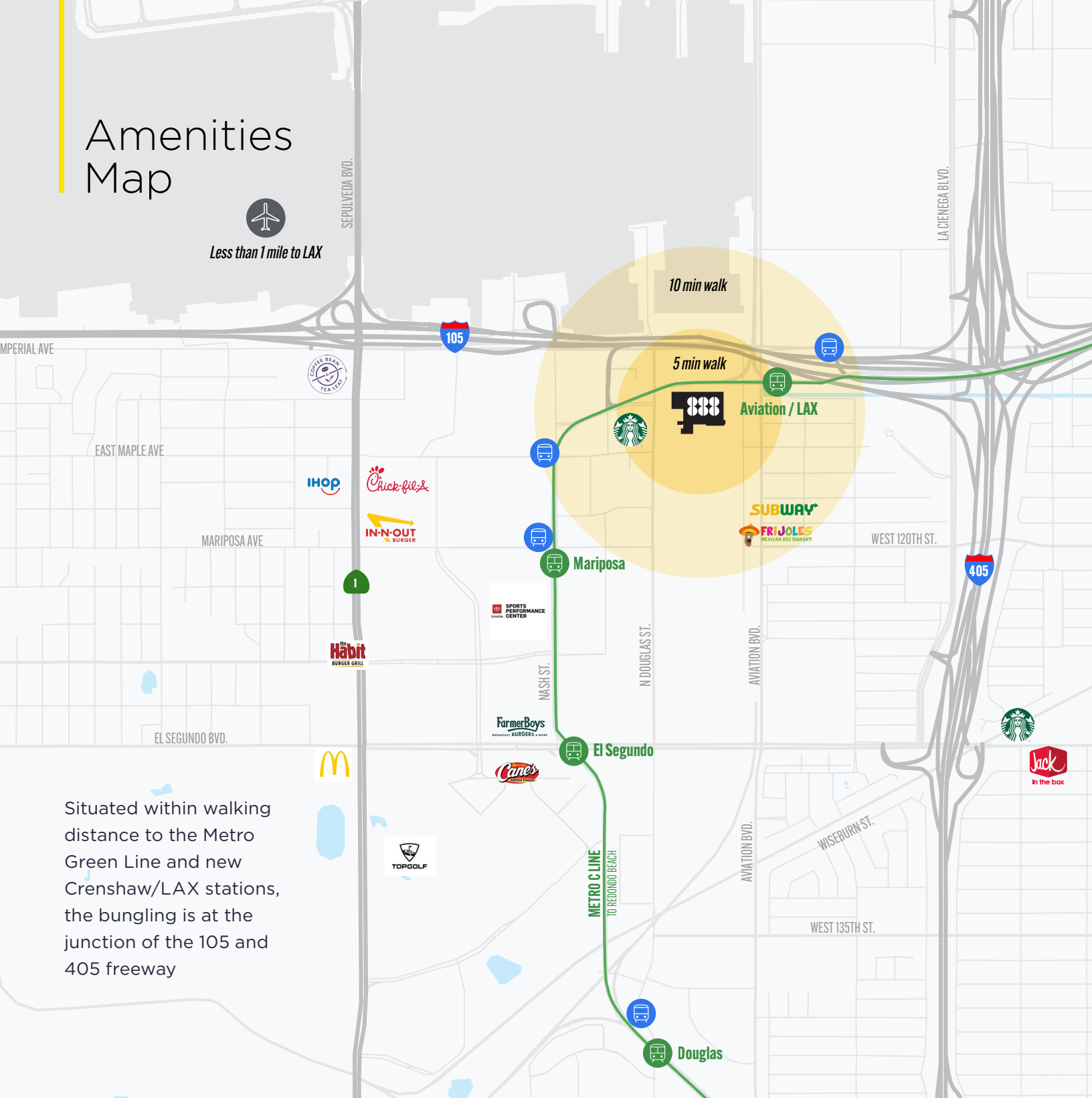
PHASE 2A LEVEL 2



# Amenities Map



Less than 1 mile to LAX



Situated within walking distance to the Metro Green Line and new Crenshaw/LAX stations, the bungling is at the junction of the 105 and 405 freeway



**Luke Troedson**  
 +1 310 444 1017  
 ltroedson@savills.us  
 LIC #01847137

**Josh Gorin**  
 +1 213 553 3855  
 jgorin@savills.us  
 LIC #01789664

**Tim Dwight**  
 +1 310 444 1046  
 tdwight@savills.us  
 LIC #01873722

**Chris Valcarcel**  
 +1 310 444 1067  
 cvalcarcel@savills.us  
 LIC #02197444

The information contained in this communication has been obtained from a variety of sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY OR ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE AND TO ANY SPECIFIC CONDITIONS IMPOSED BY THE PROPERTY OWNER OR LESSOR.