



FOR LEASE

THE UTAH CAMPUS

2333 Utah Avenue, El Segundo, CA



PROPERTY HIGHLIGHTS

2 STORY CREATIVE OFFICE
Single or multi-tenant options

- ▶ 12,336 SF to 25,547 SF
- ▶ Exposed high ceilings & concrete floors
- ▶ Glass roll-up door
- ▶ Private outdoor yard with dog run
- ▶ 2nd floor covered deck
- ▶ Ample power @ 480 Y/277V 3 phase 400 amps
- ▶ Walking distance to the MTA Green Line

SUITE 104

- ▶ +/- 12,336 SF
- ▶ \$3.65/SF MG
- ▶ Vacant & available
- ▶ 3/1000 surface parking

FLY THROUGH



[CLICK HERE](#)

(Conceptual with FF&E)





SUITE 104



Rendering from conceptually furnished suites

SUITE 104

- ▶ 8 offices
- ▶ Conference room
- ▶ Reception area
- ▶ Large open kitchen
- ▶ Restrooms & showers
- ▶ Glass roll-up door
- ▶ Private outdoor yard w/dog run

VIRTUAL TOUR  [CLICK HERE](#)

(As-built with conceptual FF&E)



SUITE 201

- ▶ +/- 13,211 SF
- ▶ \$3.75/SF MG
- ▶ Vacant & available
- ▶ 3/1000 surface parking

FLY THROUGH

[Conceptual with FF&E]

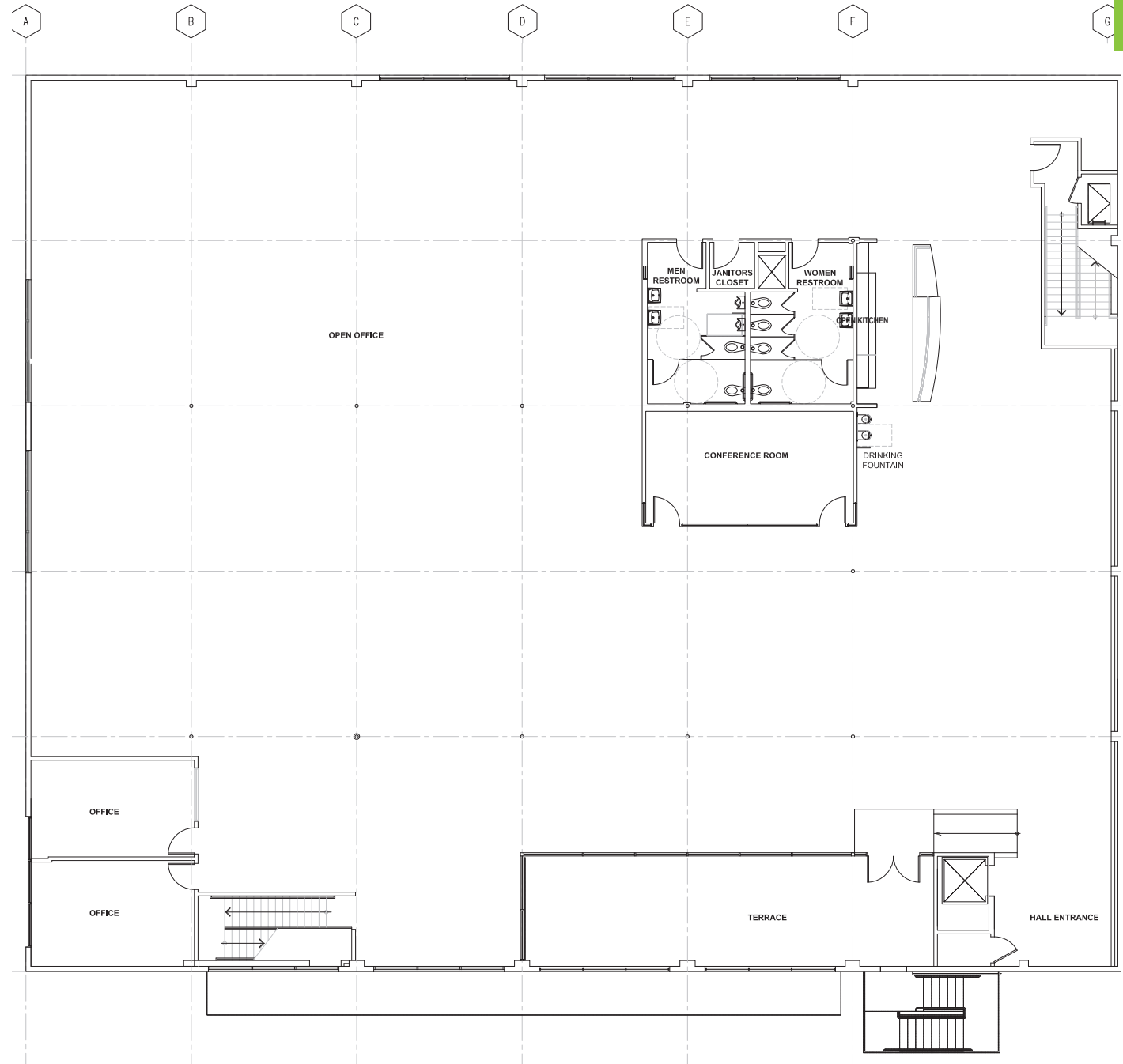


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SUITE 201

- ▶ Warm shell, will BTS
- ▶ 13 FT ceiling height
- ▶ Expansive window line
- ▶ Abundant natural light
- ▶ Private covered outdoor deck
- ▶ Exposed ceilings & concrete floors

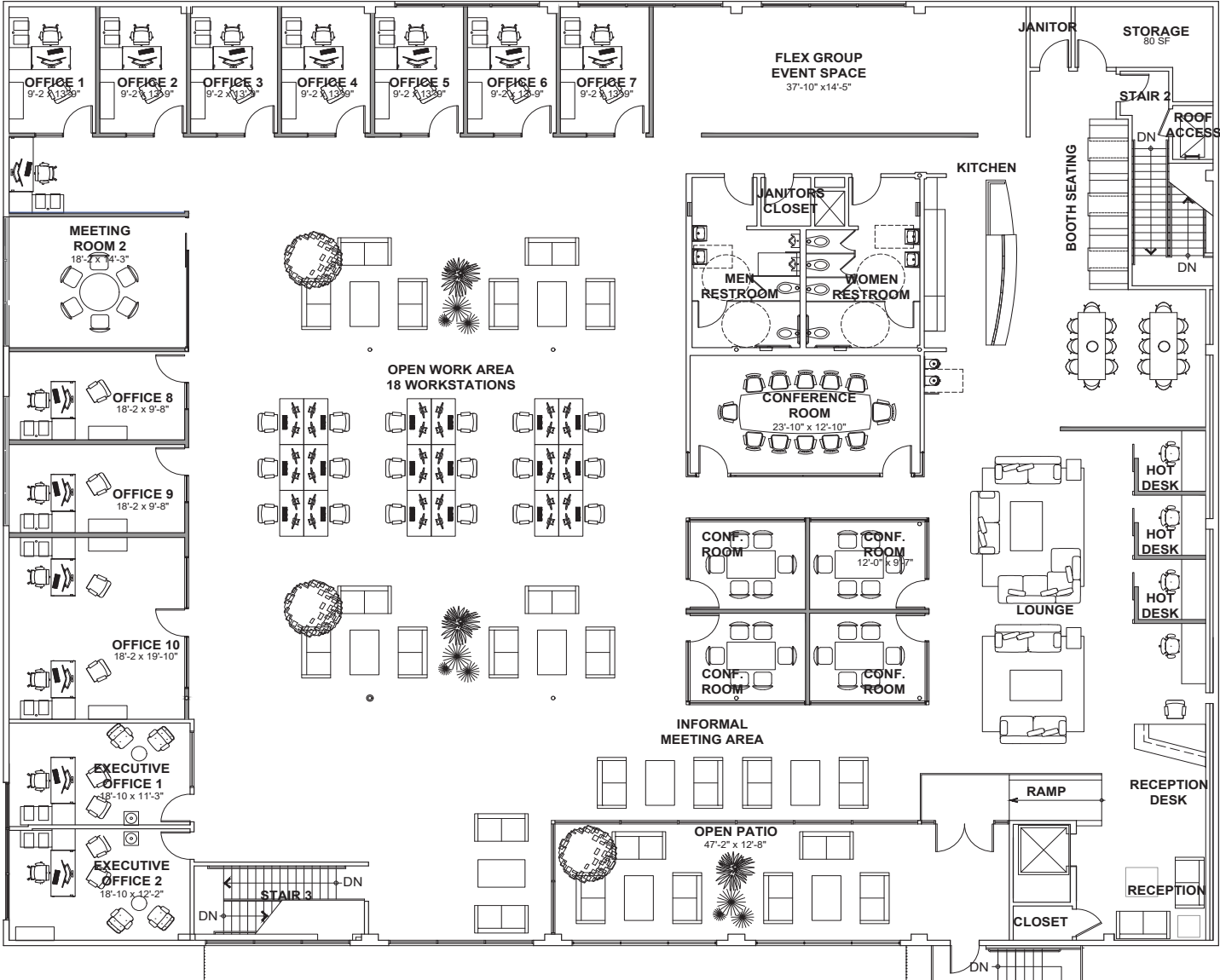


VIRTUAL TOUR



[Conceptual plan with FF&E]

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