



FOR LEASE

# THE UTAH CAMPUS

2333 Utah Avenue, El Segundo, CA



## PROPERTY HIGHLIGHTS

### IDEAL FOR R&D / MANUFACTURING / LAB

- ▶ First floor 12,336 SF R&D
- ▶ Can be combined w/2<sup>nd</sup> floor for 25,547 SF
- ▶ Ample power @ 480 Y/277V 3 phase 400 amps
- ▶ Ground floor space with roll-up truck door
- ▶ 14 FT ceiling height & concrete floor
- ▶ Private outdoor yard with dog run
- ▶ Walking distance from 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

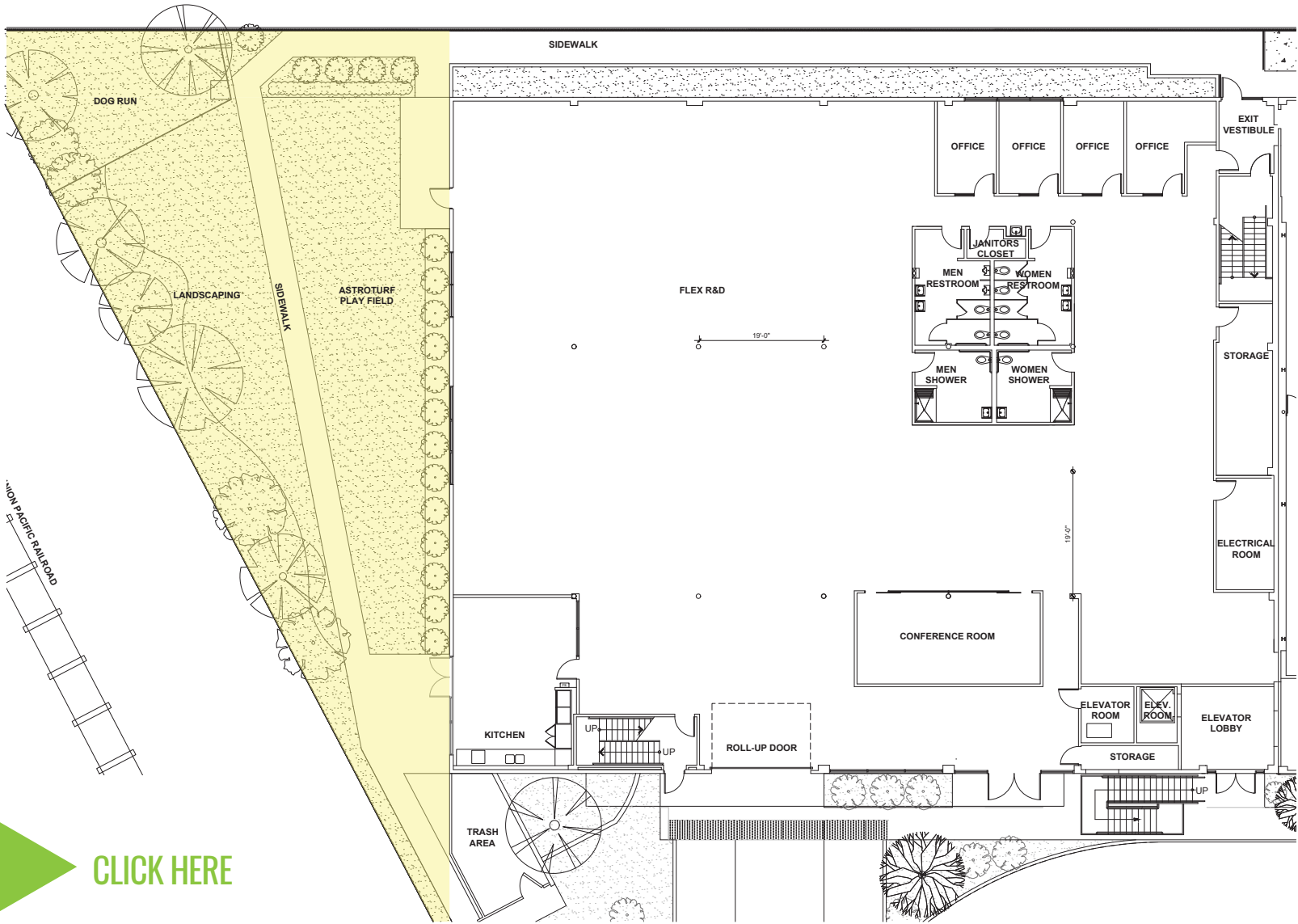
- ▶ R&D / Mfg / Lab area
- ▶ 4 offices
- ▶ Conference room
- ▶ Reception area
- ▶ Open area
- ▶ Large kitchen
- ▶ Storage room
- ▶ Restrooms
- ▶ Showers

## VIRTUAL TOUR



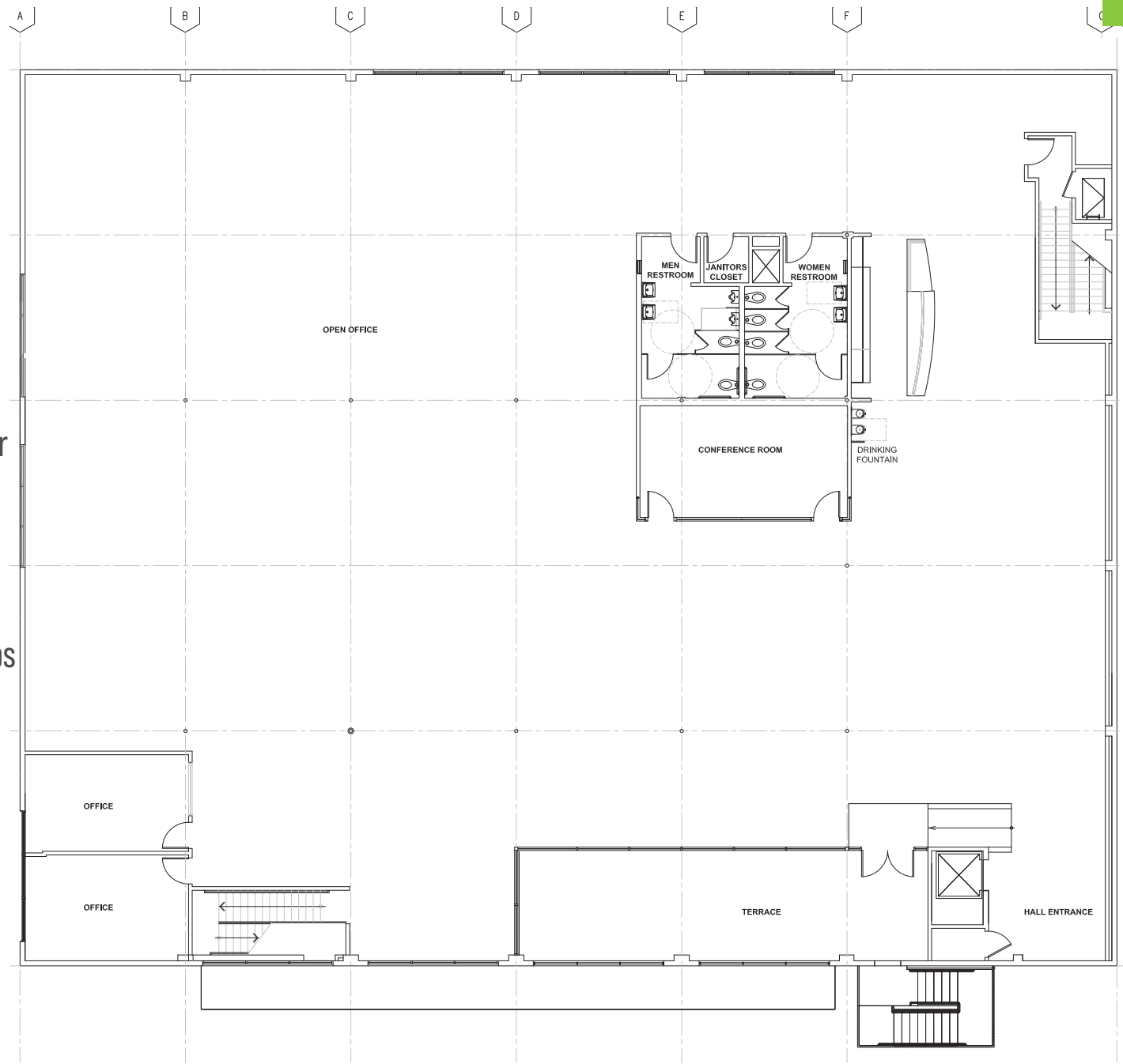
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(Conceptual with FF&E)



## SUITE 201

- ▶ +/- 13,211 SF
- ▶ +/- 25,547 SF combined w/ 1st floor
- ▶ 13 FT ceilings height
- ▶ Expansive window line
- ▶ Abundant natural light
- ▶ Private covered outdoor deck
- ▶ Power 480 Y/277V3 phase 400 amps
- ▶ Exposed ceiling & concrete floors
- ▶ Landlord BTS possible





# RSFLA

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