

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

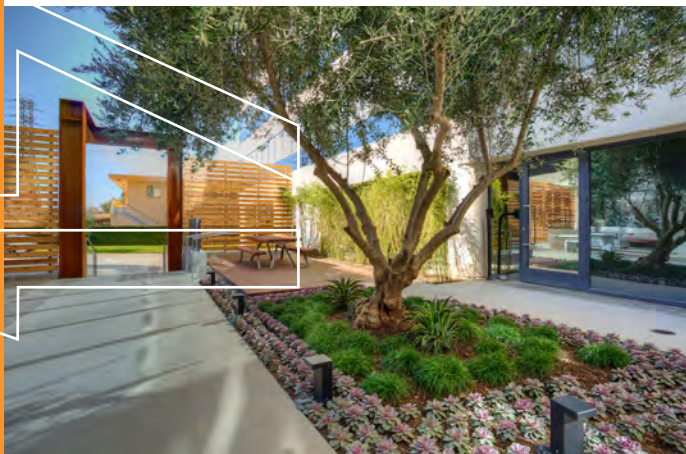
Lobby enhancements include high-top seating, plug-in stations, a coffee bar, and modernization of elevators.

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.





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

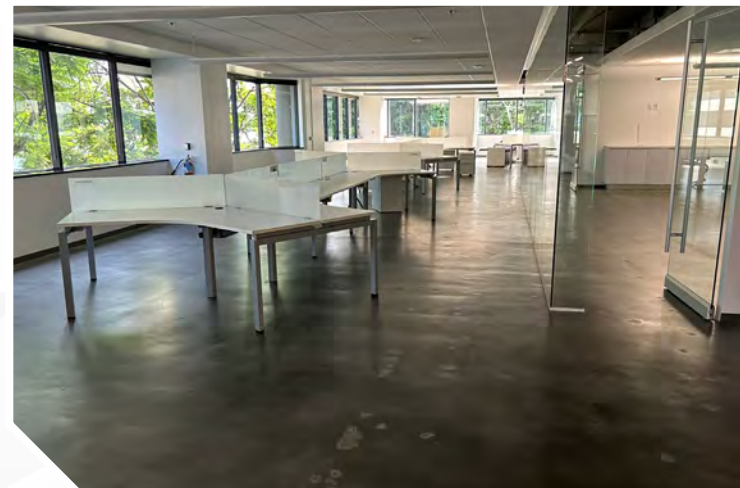
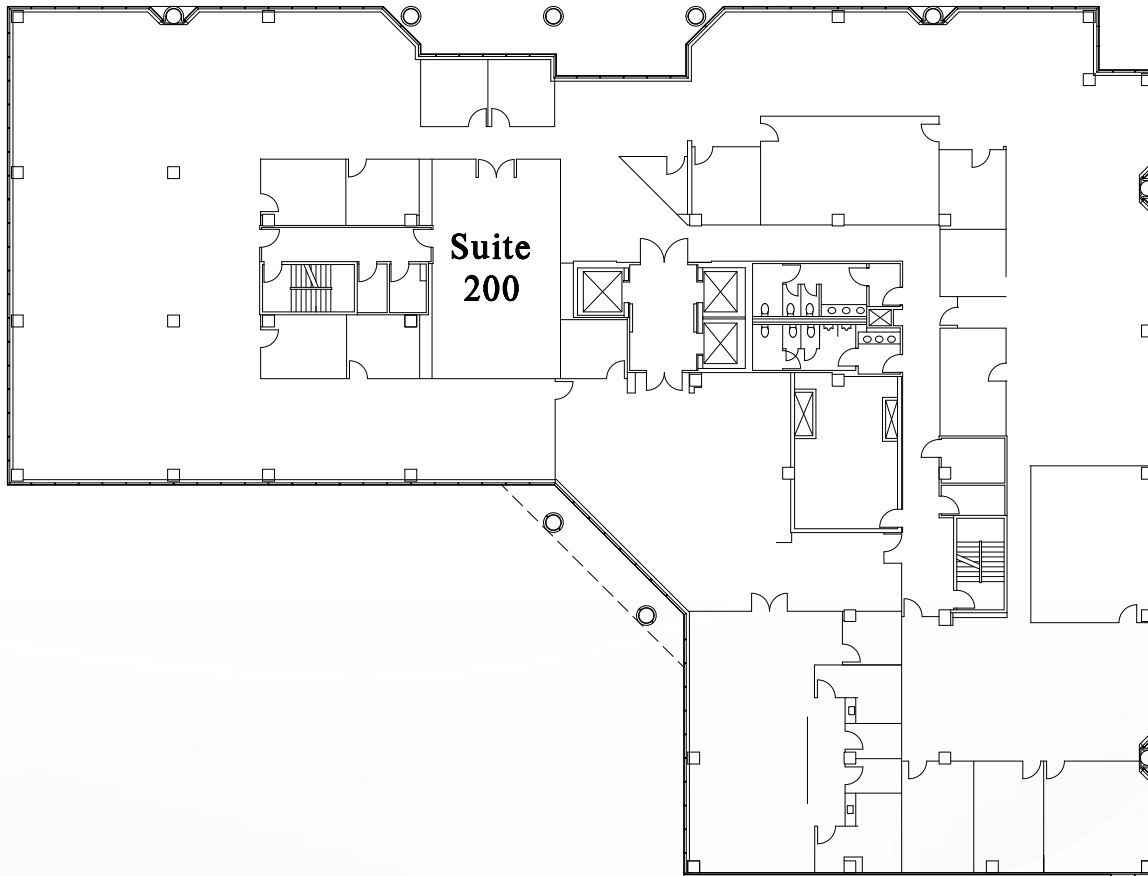
1700 E. WALNUT AVENUE, EL SEGUNDO





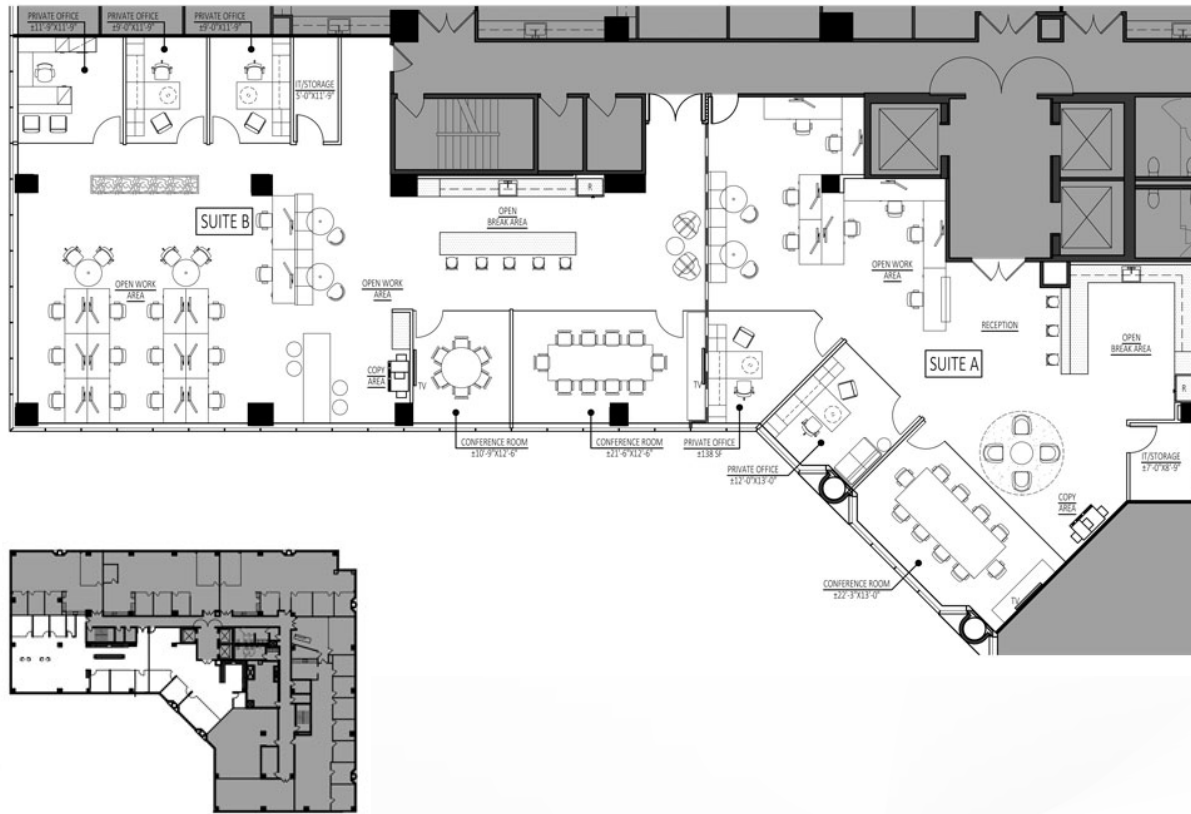
Floor Plan

Suite 200 | 9,917 - 19,927 RSF



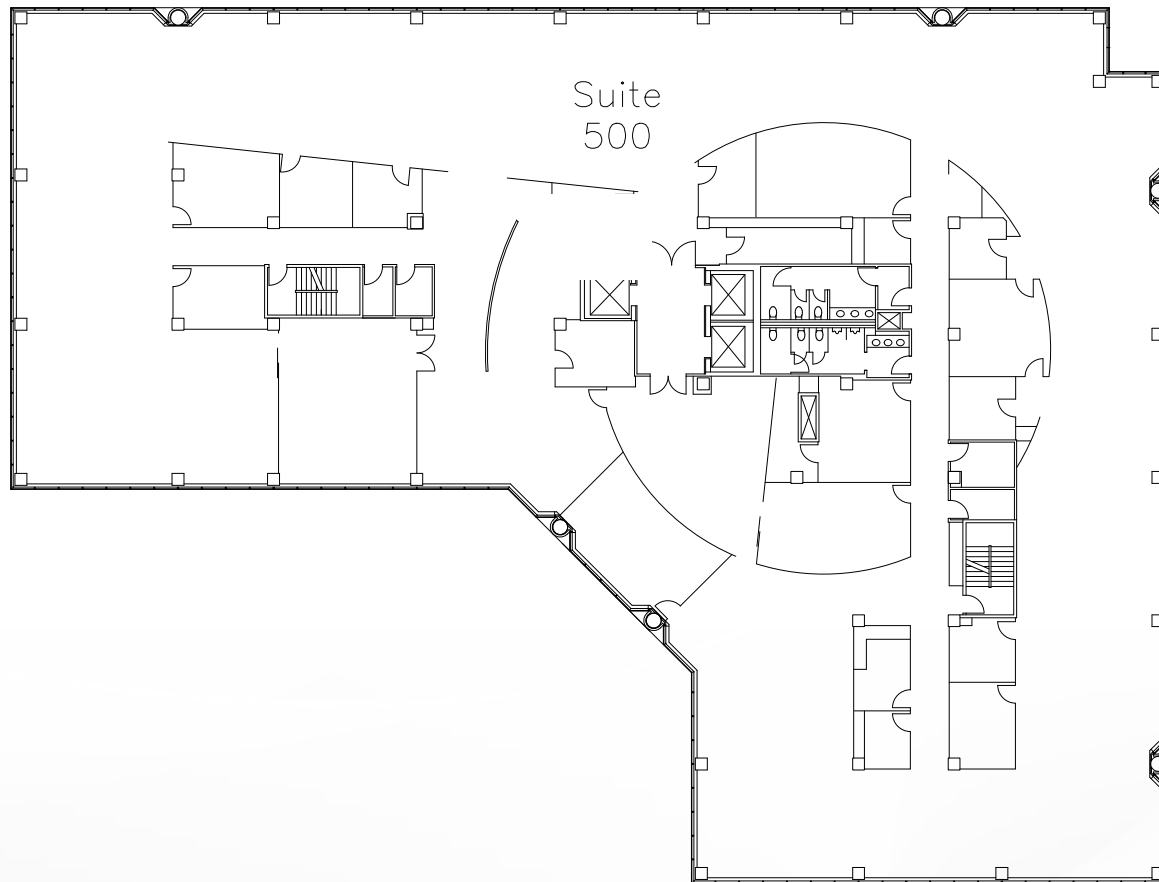
Suite 430 | 5,831 RSF | Spec Suite

Suite 430 | 5,831 RSF | Spec Suite



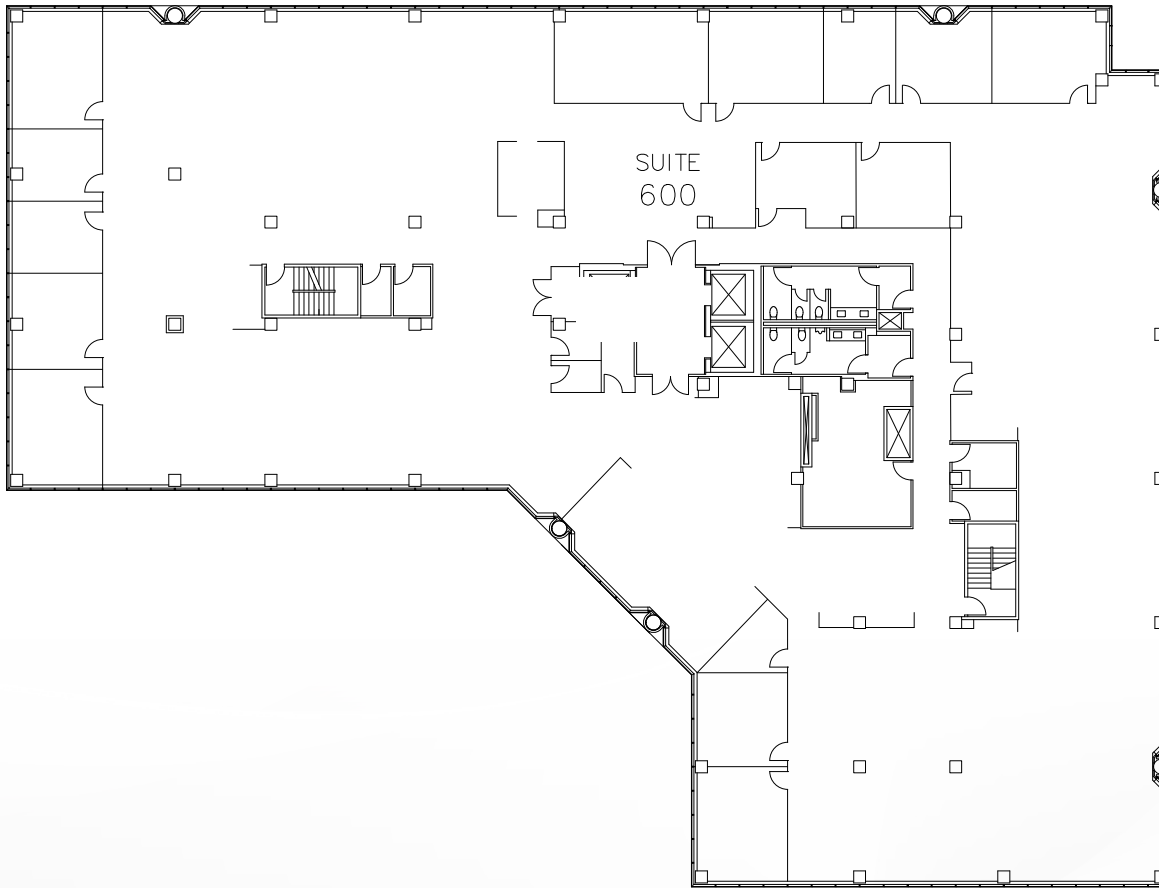
Floor Plan

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

MANHATTAN VILLAGE

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

Restaurants

BOA Steakhouse
Chili's Grill & Bar
Coffee Bean & Tea Leaf
Dan Modern Chinese
Hammel's Ice Cream
Island's Fine Burgers
Joey Manhattan Beach
Merdao
Olive Garden
Reborn Coffee
Saint & Second
Sidecar Doughnuts
Silverlake Ramen
Smashburger
Sprinkles
Sunlife Organics
Sushi Roku

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 Dentistry
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	Services
HomeGoods	Barry's Bootcamp
Nordstrom Rack	Chase Bank
PetSmart	CodeNinjas
The Container Store	Drybar
ULTA	Fidelity Investments
Whole Foods Market	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	Restaurants
Allbirds	Cava
Athleta	Hopdoddy Burger Bar
Bonobos	Lil Simmzy's
cotopaxi	Little Sister
Evereve	Mendocino Farms
Kendra Scott	North Italia
Lululemon	Peet's Coffee & tea
Madewell	Pressed Juicery
Nike	Tocaya Organica
No Rest for Bridget	True Food Kitchen
OuterKnown	VanLeeuwen Ice Cream
Papersource	
Rabbit Ladders	
State & Liberty	
Sugarfina	
Warby Parker	
Yeti	

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
Samsai Japanese
Starbucks
Subway
Wiki Wiki Hawaiian BBQ

Services

Ralphs
Anytime Fitness
Mathnasi

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

CONTINENTAL PARK

Restaurants	Services
Chin Chin	Bay Club
Eddie V's	Bank of Manhattan
Fleming's	Chase Bank
Fogo de Chao	Murad Inclusive Health Spa
Nomad Eatery	Orangetheory Fitness
Noah's Bagels	Sola Salons
Trimana	
Paul Martin's	
Starbucks	

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

Hollywood Cleaners
El Segundo Dermatology
Picture Perfect Lashes

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

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

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

NEWMARK

nmrk.com