



127 Arena St

127 Arena St, El Segundo, CA 90245



Stacy Metcalfe

Local Agent, Inc.

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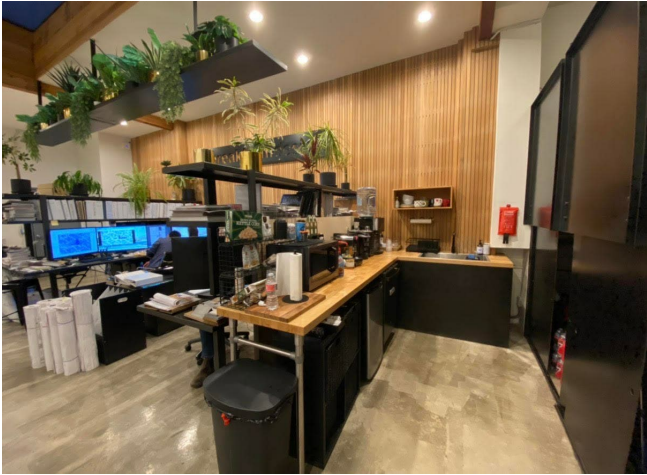
(310) 720-5450

127 Arena St

Upon Request

NEGOTIABLE!!! The flex property at 127 Arena Street is conveniently located in one of the most prime locations of El Segundo's Smoky Hollow only 3 blocks from all retail, restaurants and breweries on and around Main Street. The office portion features 2020 custom and artistic renovations to include abundant natural light from oversized skylight(s), kitchenette, mezzanine with private offices, a private meeting room, and SOUNDPROOF separation from the warehouse. The warehouse offers a loading dock at the front of the building which allows for easy off street access with heavy power available. Private onsite parking both in the front and rear; parks 8 + stacked + additional parking available - inquire with Broker. AVAILABLE APRIL 1st

- Single Tenant Building 3 Blocks from Downtown
- Dock High and Heavy Power to Panel
- Soundproofed Warehouse



| | |
|-------------------------|---------------|
| Rental Rate: | Upon Request |
| Property Type: | Industrial |
| Property Subtype: | Manufacturing |
| Rentable Building Area: | 4,200 SF |
| Year Built: | 1978 |
| Rental Rate Mo: | Upon Request |

1st Floor

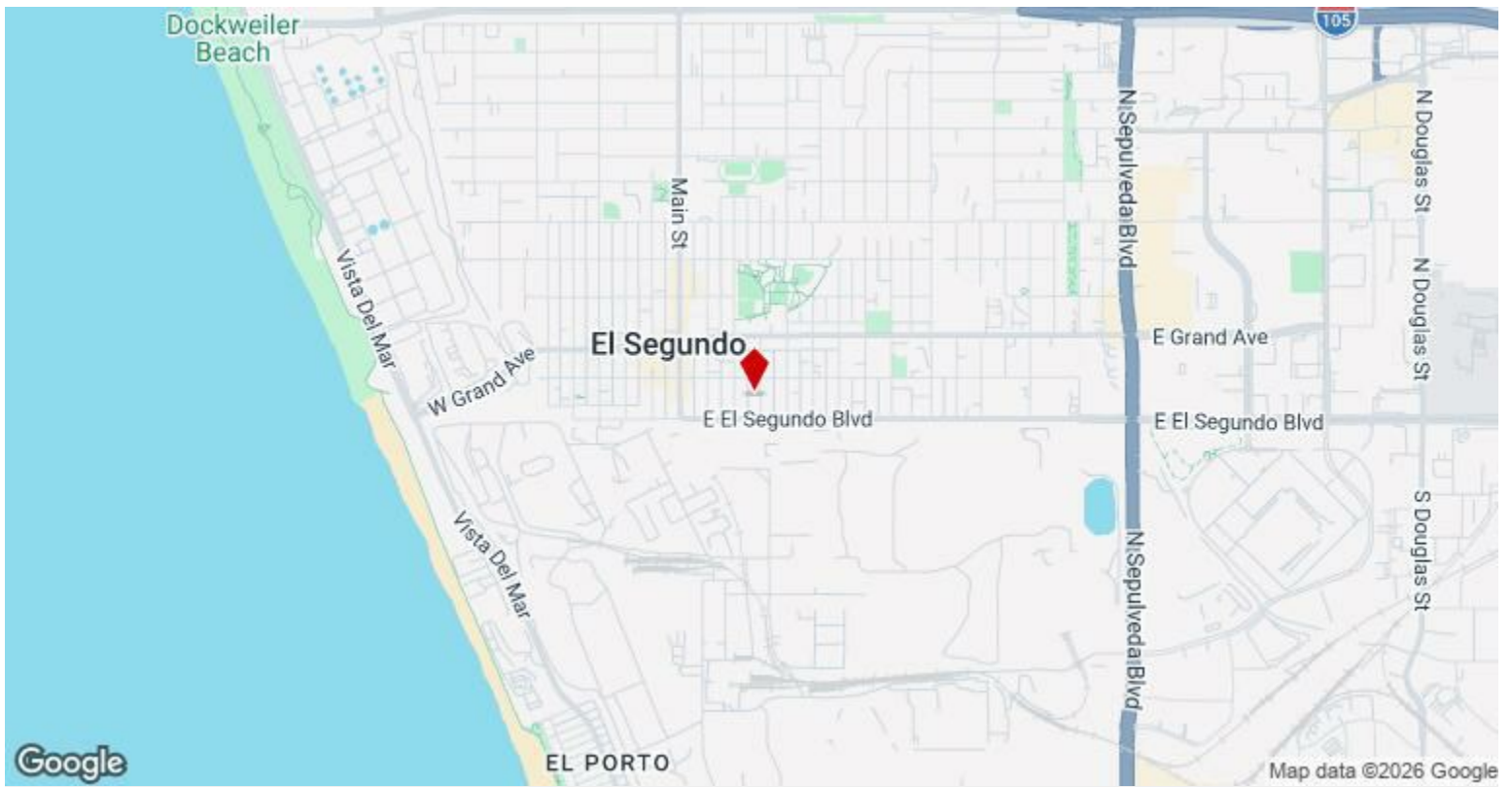
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| | |
|-----------------|--------------|
| Space Available | 4,200 SF |
| Rental Rate | Upon Request |
| Date Available | 90 Days |
| Service Type | TBD |
| Space Type | Relet |
| Space Use | Flex |
| Lease Term | Negotiable |

LANDLORD IS NEGOTIABLE!! Available April 2026 1 dock high
Tenant
may elect to repaint the building trim

Major Tenant Information

| Tenant | SF Occupied | Lease Expired |
|--------|-------------|---------------|
| | - | |
| | - | |



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NEGOTIABLE!!!
FLEX SPACE
50/50 OFFICE/WAREHOUSE
w/ SOUNDPROOF DEMISING WALL

Property Photos

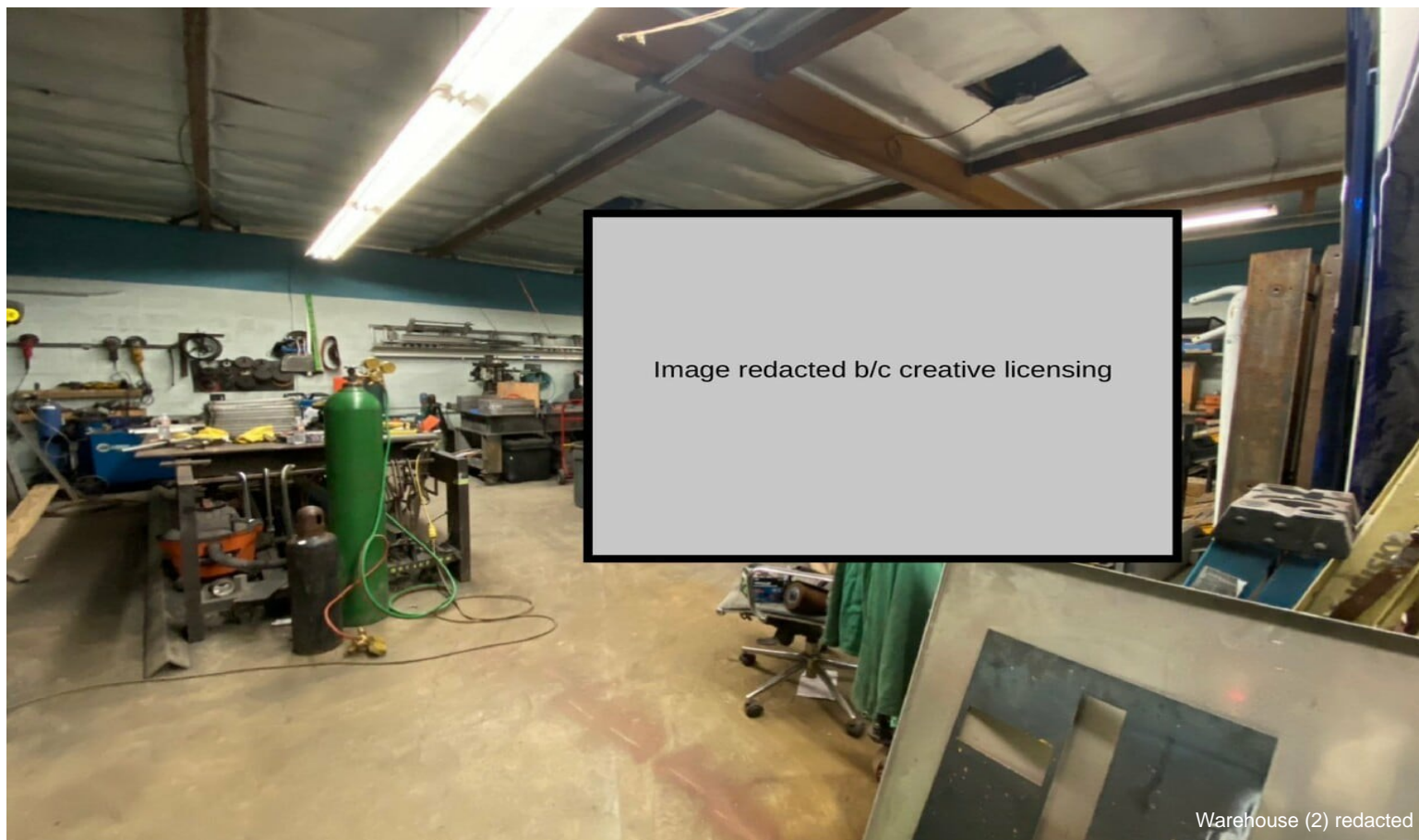


front conference



Conference

Property Photos



Property Photos

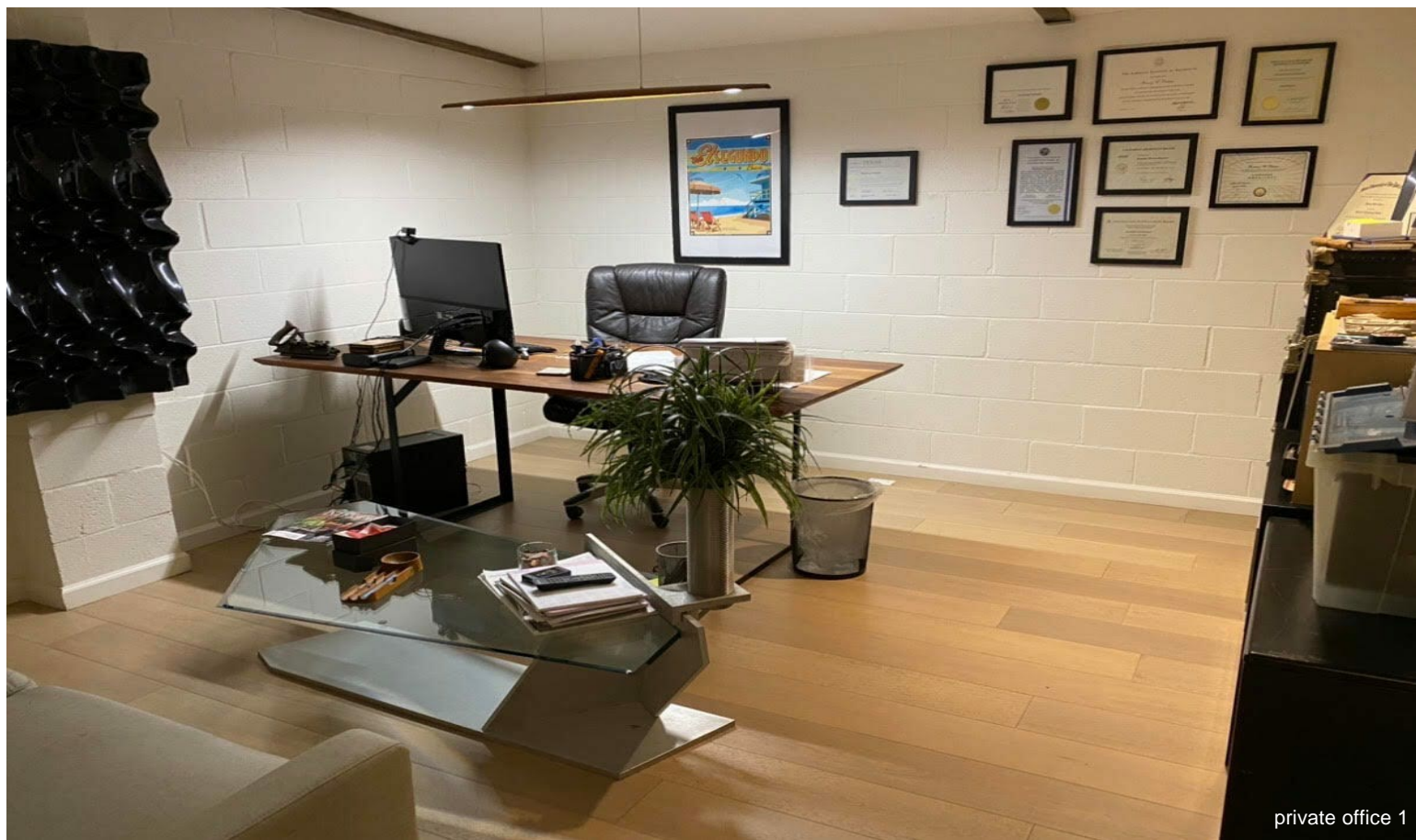


Building Front



Mezzanine w/Private Offices

Property Photos

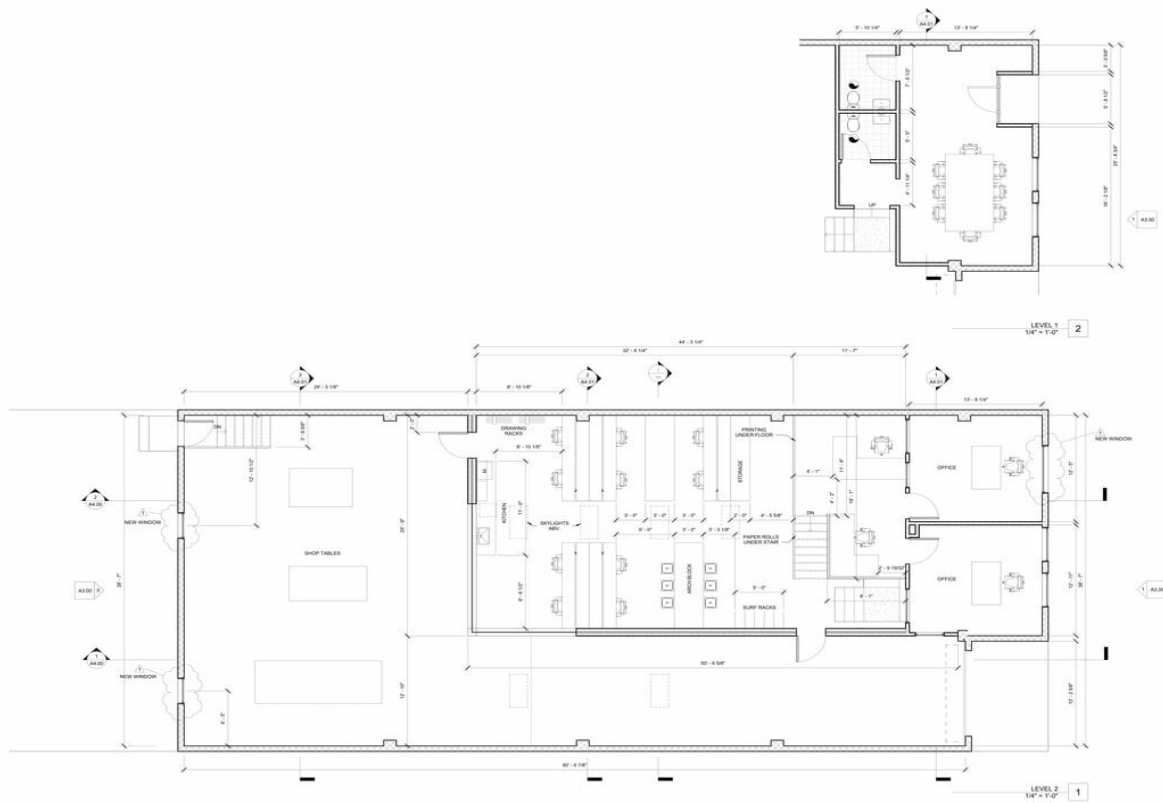


private office 1



private office 2

Property Photos



breakformdesign
 127 ARENA ST
 EL SEGUNDO
 CA 90245

FLOOR PLANS

DATE: 01/11/2023
 DRAWN BY: [Name]
 SCALE: 1/4" = 1'-0"
 SHEET: A2.00