



UTAH AVENUE CAMPUS

2333 UTAH AVE



BUILDING HIGHLIGHTS

- 47,098 SF stand alone building divisible to 9,000 RSF
- Located within the prestigious Utah Campus, a 380,000 SF creative office project
- \$3.05/SF MG
- 16' ceiling heights
- 130 surface parking spaces
- Favorable El Segundo business tax structure



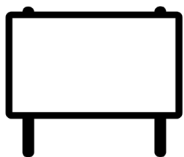
Planned cafe with outdoor seating



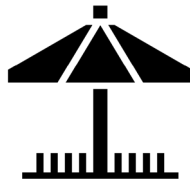
2,500 amps,
277/480
three phase power



Ground floor roll-up door



Building top & monument signage



Private outdoor patio



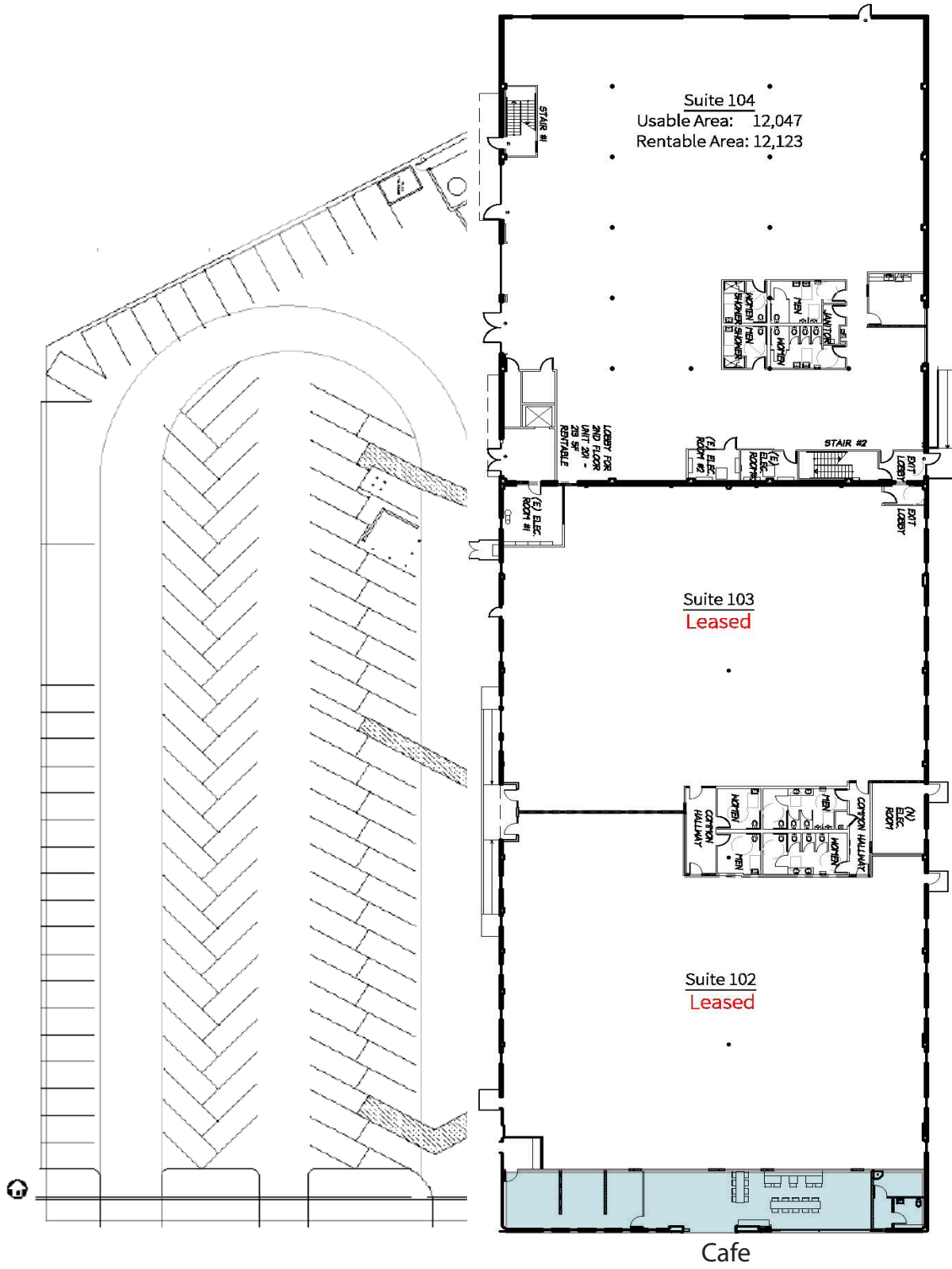
New landscaping

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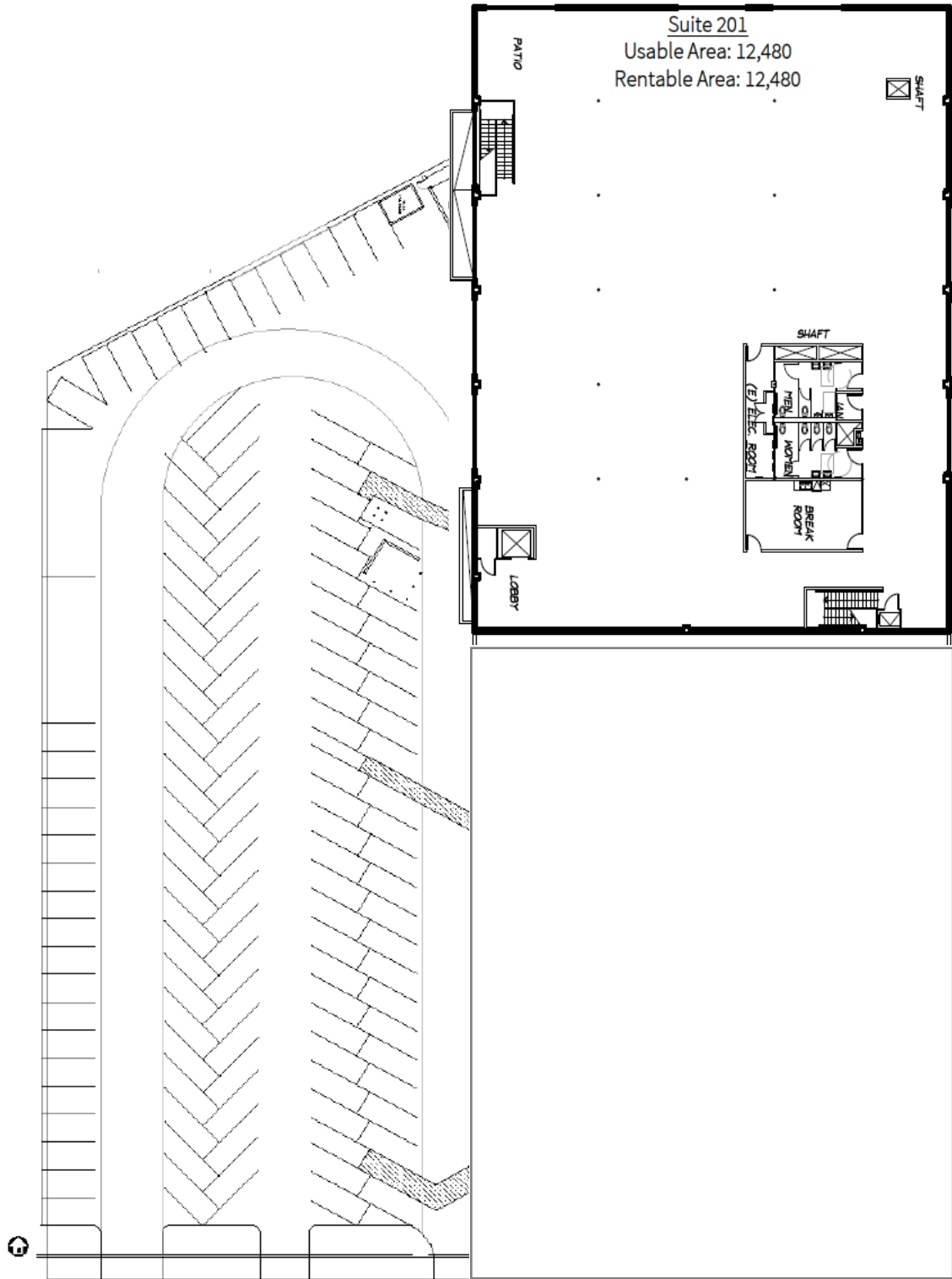


SITE PLAN - SUITE 104



Utah Ave

SITE PLAN - SUITE 201



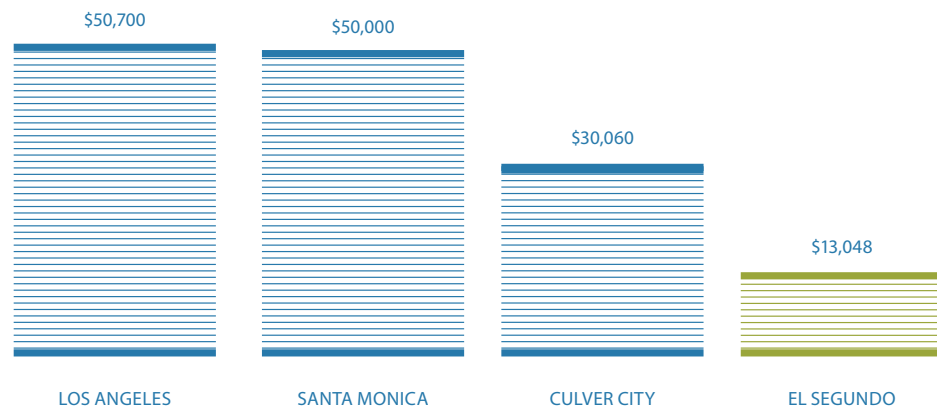
Utah Ave

SELECT AMENITIES



BUSINESS TAX BENEFITS EL SEGUNDO

Annual tax for the first \$10 million in receipts or 100 employees



Utah Avenue Campus, El Segundo CA is the re-development of nearly 380,000 square feet in six high bay creative single story buildings. The Campus project spans over almost 12 acres of landscaped open space and provides abundant surface parking. The strategically located and highly visible campus will include full height glass perimeter walls, light wells, multiple skylights and an abundance of outdoor common space to accommodate meeting, patios and seating areas.

FOR LEASING INFORMATION:



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