



UTAH AVENUE CAMPUS

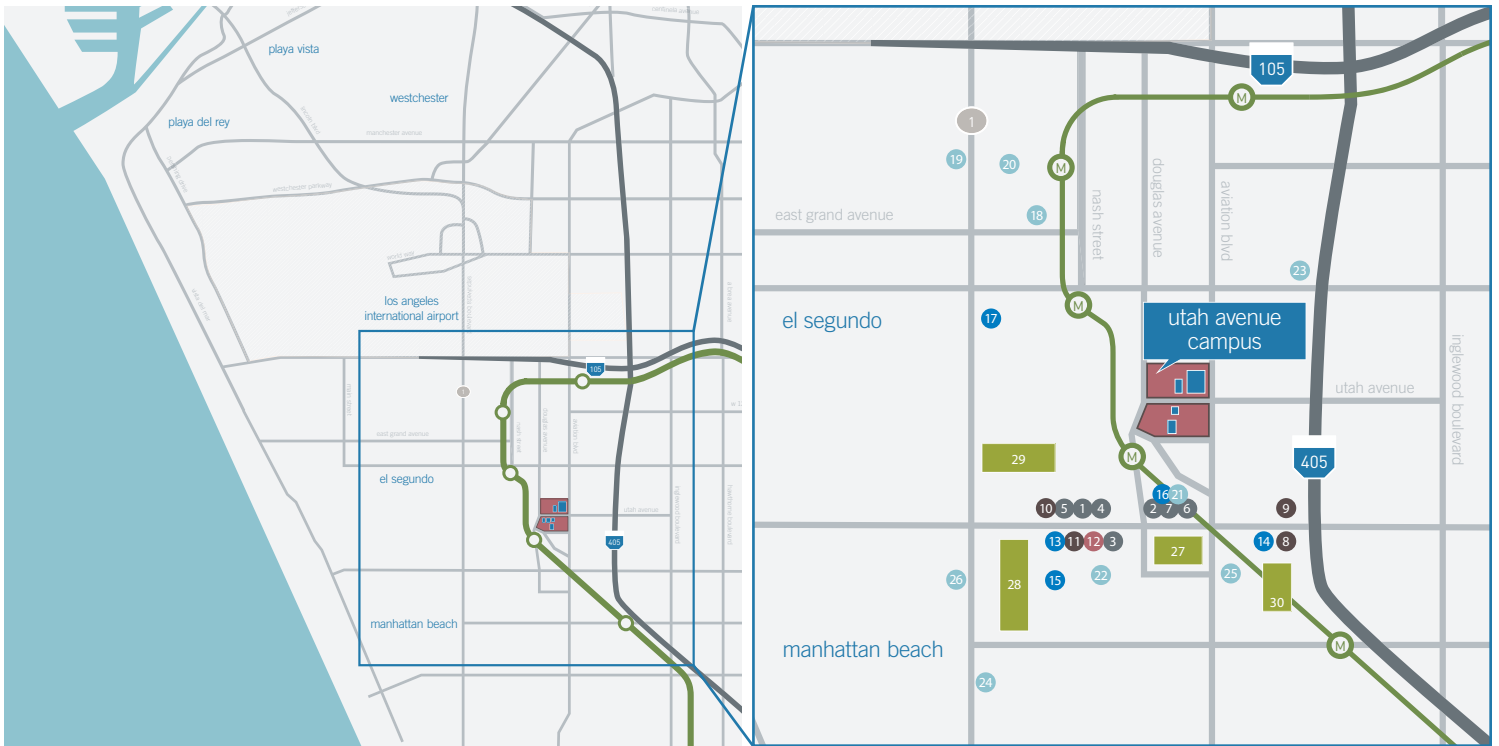
EL SEGUNDO, CA

www.utahcampus.com



INTRODUCING FULLY RENOVATED, BRAND NEW
CREATIVE WORKSPACE THAT INSPIRES

IMAGINE. COLLABORATE. EXECUTE.



NEARBY AMENITIES

DINING

- 1 Daily Grill
- 2 Flemings
- 3 Houston's
- 4 McCormick & Schmidt
- 5 P.F. Chang's
- 6 Paul Martins
- 7 Romano's Macaroni Grill

RETAIL STORES

- 8 Bed, Bath & Beyond
- 9 FedEx Office
- 10 Golfsmith
- 11 Office Depot

GROCERY STORES

- 12 Bristol Farms

HEALTH AND FITNESS

- 13 24 Hour Fitness
- 14 Equinox Gym
- 15 Manhattan Country Club
- 16 Spectrum Gym
- 17 The Lakes Golf Course

HOTELS

- 18 Double Tree
- 19 Hacienda
- 20 Homestead Studio Suites
- 21 Hyatt Summerfield Suites
- 22 Marriott
- 23 Ramada Plaza
- 24 Residence Inn
- 25 Spring Hills Suites
- 26 The Belamar Hotel

27 MANHATTAN GATEWAY

- Dining**
- Cafe Rio Mexican Grill
 - Il Fornaio
- Retail Stores**
- Barnes & Noble
 - Old Navy
 - REI
- Grocery Stores**
- Trader Joes
 - Fresh & Easy

28 MANHATTAN VILLAGE

- Dining**
- California Pizza Kitchen
 - Chili's
 - China Grill
 - Open Sesame
 - Tin Roof Bistro
- Coffee/Bakery/Dessert
- Coffee Bean & Tea Leaf
 - Corner Bakery
 - Susie Cakes
- Retail Stores**
- Apple
 - CVS Pharmacy
 - Gap/Baby Gap
 - Fry's Electronics
 - Macy's
 - Pottery Barn
 - Sephora
 - Victoria Secret
 - Williams Sonoma
- Grocery Stores**
- Ralph's

29 PLAZA EL SEGUNDO

- Banks**
- Bank of America
 - Chase
 - Citibank
 - U.S. Bank
 - Union Bank
 - Wells Fargo
- Dining**
- La Sirena Grill
 - Marmalade Café
 - Salt Creek Grill
 - Sammy's Woodfired Pizza
 - The Counter
 - Veggie Grill
- Coffee/Dessert**
- Starbucks
 - Pinkberry

- Retail Stores**
- Anthropologie
 - Banana Republic
 - Bebe
 - Best Buy
 - Dick's Sporting Goods
 - H&M
 - HomeGoods
 - J. Crew
 - Lululemon Athletica
 - The Container Store
- Grocery Stores**
- Whole Foods
- Fitness Centers**
- YogaWorks

30 COSTCO





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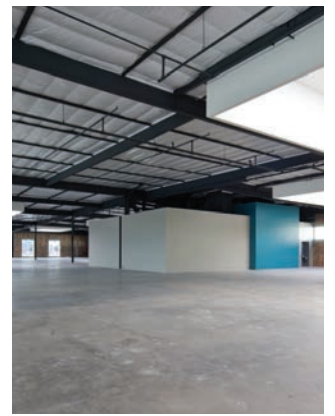
EL SEGUNDO, CA

Utah Avenue Campus, El Segundo CA is the re-development of nearly 200,000 square feet in two high bay creative single story buildings formerly occupied by Xerox as a light manufacturing and research and development facility. 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.

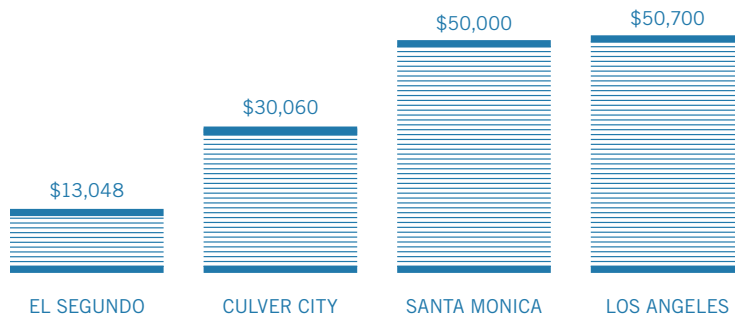


HIGHLIGHTS

- 2383 Utah: 152,107 r.s.f. divisible
2355 Utah: 43,573 r.s.f.
- Single story buildings with 17-foot clear height
- Numerous skylights and glass panel walls for abundant natural light
- Expansive usable outdoor patio space throughout the site
- Surface parking in excess of 3.5/1,000 r.s.f.
- Buildings to be delivered in “warm shell” condition
- Close proximity to Rosecrans and Plaza El Segundo retail amenities, short walking distance to MTA Green Line and minutes to LAX airport and Playa Vista
- Located in business friendly El Segundo, no gross receipts tax:



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



* As applicable. Source: Kosmont-Rose Institute Cost of Doing Business Survey, 2012.





2383 Utah Avenue | 152,107 r.s.f.



2355 Utah Avenue | 43,573 r.s.f.

**FOR LEASING
INFORMATION:**

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