

A large, modern glass-walled building with a prominent red base and a courtyard area with trees and benches. The building's glass reflects the sky and surrounding environment. A red diagonal graphic element is visible in the top right corner.

CAMPUS 2100

#campus2100

 DWS

 CUSHMAN &
WAKEFIELD

A NEW YOUR CREATIVITY

CAMPUS 2100 IS A UNIQUE 3-BUILDING OFFICE COMPLEX

located in the heart of El Segundo's Superblock Submarket. It offers Tenants and their visitors an incredibly unique campus environment with modern finishes and an activated courtyard which enhances the experience of the Project. Furthermore, Campus 2100 benefits from being LEED certified and WELL HSR.

A new collaborative open air courtyard accompanied by both creative and traditional office environments provide users with a variety of office space choices and sizes. Located less than one mile from the ocean, within a short distance to numerous amenities and freeways, Campus 2100 is the best choice for your company's new home. Campus 2100 also benefits from being LEED certified and WELL HSR.







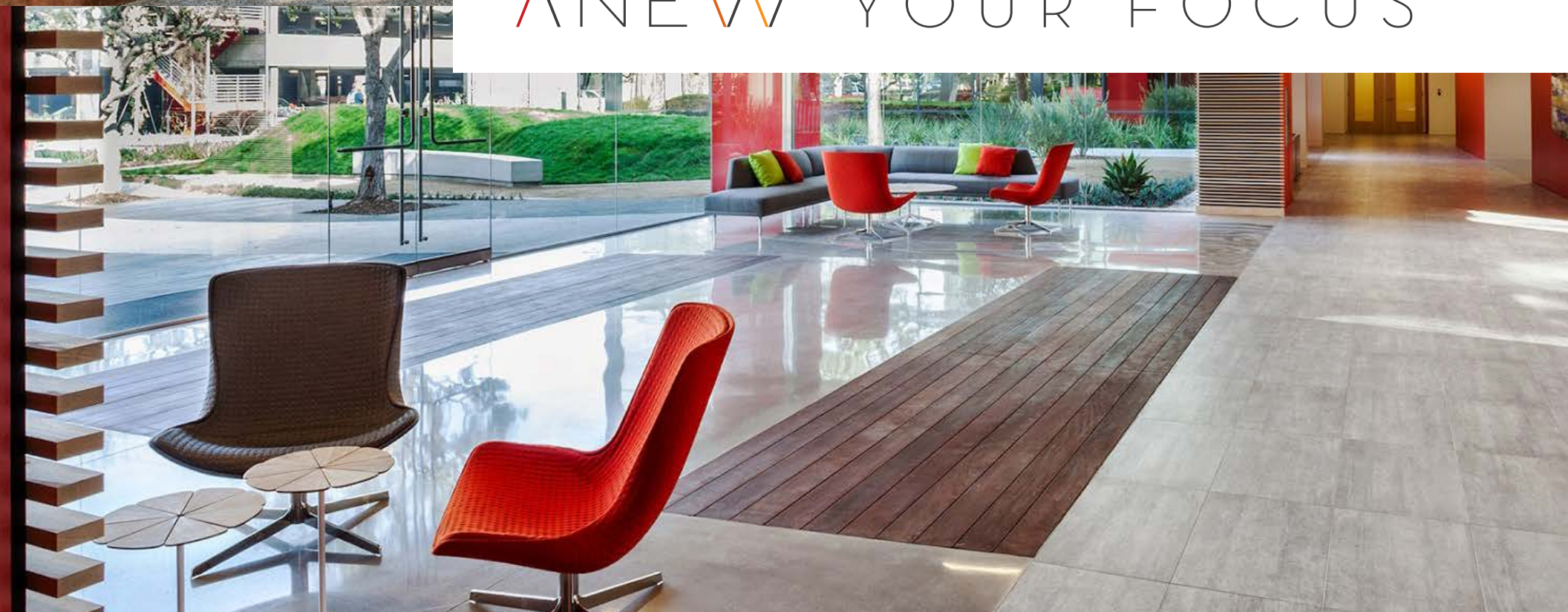
A NEW YOUR ENVIRONMENT

A photograph of a modern building courtyard. In the foreground, a curved walkway made of light-colored concrete and dark grey gravel leads towards a building. A long, curved red bench with a grey concrete base sits on the right side of the path. The building features a prominent red overhang and large glass windows. Several trees and landscaped areas with various plants are visible throughout the courtyard.

NEW LANDSCAPE AND HARDSCAPE
THROUGH-OUT THE CAMPUS



A NEW YOUR FOCUS



UNIQUE 3-BUILDING
CAMPUS SETTING

NEW LANDSCAPE
& HARDSCAPE

COMPLETELY RENOVATED
& REDEVELOPED

COVERED PARKING
STRUCTURE

RETAIL & FOOD WITHIN
WALKING DISTANCE

BISTRO & MEETING AREA

CAMPUS
2100

HIGHLIGHTS

COLLABORATIVE
EXTERIOR COURTYARDS
& SITTING AREA

THEATRE

SUPERB ACCESS TO
PUBLIC TRANSPORTATION
& FREEWAYS

IMMEDIATELY ADJACENT
TO DOUBLETREE HOTEL

RESPONSIVE OWNERSHIP

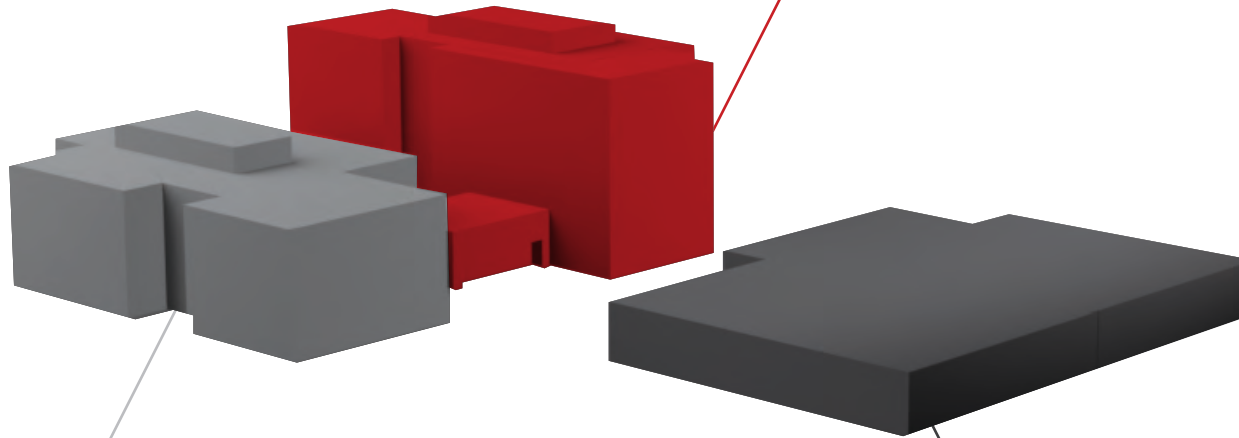
PRO-BUSINESS CITY WITH
LIMITED TAXATION

PROPERTY SPECS & AVAILABILITIES

2100 GRAND

Suite 300 - 2,377 RSF
Suite 400 - 14,485 RSF

- 6 story office building totaling 103,583 SF
- Spec Suites Available
- Flexible build out available
- Expansive lobby area
- Private landscaped garden area
- Fully fenced and secured area
- Excellent window line
- Conference/Bistro on ground floor for Tenants use



2120 GRAND

Suite 120 - 7,055 RSF
Suite 145 - 6,765 RSF
Suite 300 - 23,683 RSF

- 3 story office building totaling 68,755 SF
- Full floor opportunity
- Opens to central courtyard
- Separate defined lobby area
- Fully secure building

2150 GRAND

FULLY LEASED

LAX



I-105



I-405

PCH-1



CAMPUS
2100







CAMPUS 2100

EXCLUSIVE AGENTS

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 #campus2100

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