

**NOW LEASING PERMANENT TOY
SHOWROOMS FOR THE SPRING 2025 PREVIEW**



1960 ON GRAND

1960 E GRAND AVENUE EL SEGUNDO

Twelve (12) Story, Class A Office Building
Containing 262,349 SF on a 5.3 Acre Site,
Located in the Heart of El Segundo's Super Block

8.1.2024

NEWMARK



**ARTISAN
VENTURES**

FLOOR PLAN

SUITE 200: 1,979 RSF | 1,649 USF

TERMS

Available:

4th quarter of 2024

Delivery Condition:

- Front door is directly off the floor lobby
- Showroom comes "as-is" condition of built out with fresh paint and carpeting (current flooring is polished concrete with a matte finish)
- Showroom has open, drop ceiling (See below)
- Pendant lighting and floor plan
- Standard electrical
- Offices with 4' x 6' panels
- Kitchenette with sink and lower cabinets, island and under-counter refrigerator

Lease Term:

5 years (3 year minimum)

Rent:

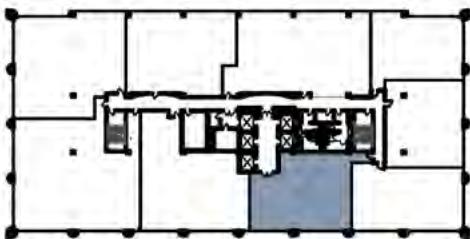
- Year 1: \$100,000 (\$51.00 per RSF)
- Year 2: \$103,957 (3% increase)
- Year 3: \$107,076 (3% increase)
- Year 4: \$110,288 (3% increase)
- Year 5: \$113,596 (3% increase)

Free Rent:

- 2nd month free on a 3 year deal
- 2nd and 3rd months free on a 4 year deal
- 2nd, 3rd and 4th months free on a 5 year deal

Additional Terms:

- 2 months Security Deposit for qualified Tenants
- No additional expense pass-throughs during Lease Term, however Landlord reserves the right to pass through expenses over an Expense Base Year, if Tenant extends the Lease beyond the initial Lease Term
- Tenant is responsible for the cost of any furniture, fixtures and equipment, display materials and additional display lighting, if needed



FLOOR PLAN

SUITE 220: 1,875 RSF | 1,563 USF

TERMS

Available:

4th quarter of 2024

Delivery Condition:

- Showroom comes in "as-is" condition, fully built out
- Fresh paint and carpeting (current floors are polished concrete with a matte finish)
- Showroom has an open, creative ceiling (see below)
- Pendant lighting and floor plan
- Standard electrical
- Office with a sink
- Kitchenette with cabinets, sink and
- Independent counter top for

Lease Term:

5 years (year 1 - year 5)

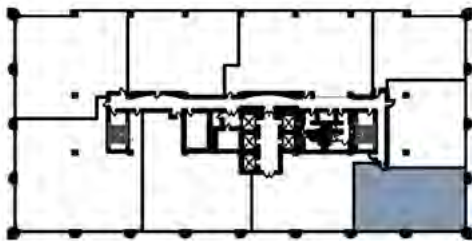
- Year 1: \$95,625 (\$5,000 per sq ft)
- Year 2: \$100,506 (5% increase)
- Year 3: \$101,449 (3% increase)
- Year 4: \$104,492 (3% increase)
- Year 5: \$107,627 (3% increase)

Free Rent:

- 2nd month free on a 3 year deal
- 2nd and 3rd months free on a 4 year deal
- 2nd, 3rd and 4th months free on a 5 year deal

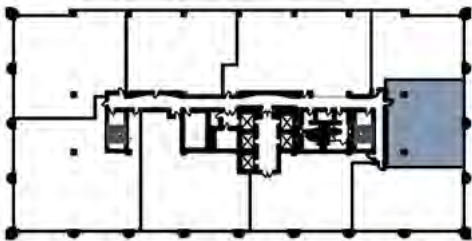
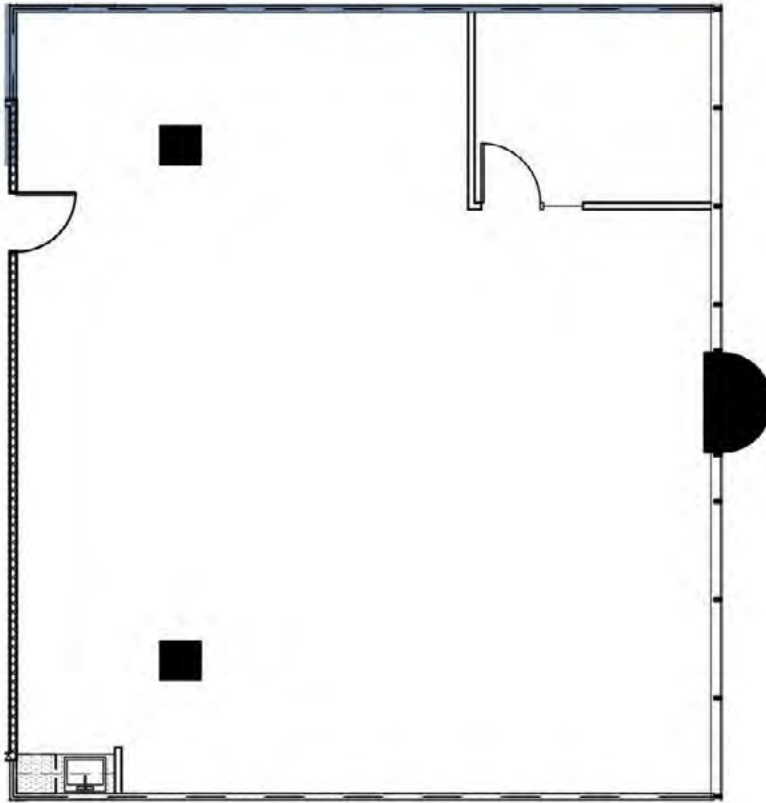
Additional Terms:

- 2 months Security Deposit for qualified Tenants
- No additional expense pass-throughs during Lease Term, however Landlord reserves the right to pass through expenses over an Expense Base Year, if Tenant extends the Lease beyond the initial Lease Term
- Tenant is responsible for the cost of any furniture, fixtures and equipment, display materials and additional display lighting, if needed



FLOOR PLAN

SUITE 230: 1,754 RSF | 1,461 USF



TERMS

Available:

4th quarter of 2024

Delivery Condition:

- Showroom comes in "as-is" condition, fully built out
- Fresh paint and carpeting (current flooring is polished concrete with a matte finish)
- Showroom has an open, creative ceiling (See below)
- Pendant lighting suited for open plan
- Standard electrical
- 1 office with a sidelight
- Kitchenette with upper and lower cabinets, sink and under-counter refrigerator

Lease Term:

3 to 5 years (3 year minimum)

Rent:

- Year 1: \$89,454 (\$51.00 per RSF)
- Year 2: \$92,138 (3% increase)
- Year 3: \$94,902 (3% increase)
- Year 4: \$97,749 (3% increase)
- Year 5: \$100,681 (3% increase)

Free Rent:

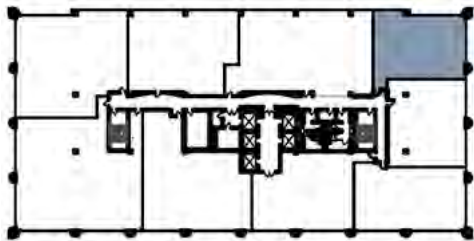
- 2nd month free on a 3 year deal
- 2nd and 3rd months free on a 4 year deal
- 2nd, 3rd and 4th months free on a 5 year deal

Additional Terms:

- 2 months Security Deposit for qualified Tenants
- No additional expense pass-throughs during Lease Term, however Landlord reserves the right to pass through expenses over an Expense Base Year, if Tenant extends the Lease beyond the initial Lease Term
- Tenant is responsible for the cost of any furniture, fixtures and equipment, display materials and additional display lighting, if needed

FLOOR PLAN

SUITE 235: 1,638 RSF | 1,366 USF



TERMS

Available:

4th quarter of 2024

Delivery Condition:

- Showroom comes in "as-is" condition, fully built out
- Fresh paint and deep cleaning (current floors are polished concrete with a matte finish)
- Showroom has an open, creative ceiling (see below)
- Pendant lighting and floor plan
- Standard electrical
- Office with a sink
- Kitchenette with cabinets, sink, and independent counter top for

Lease Term:

5 years (year 1 to year 5)

- Year 1: \$83,539 (\$51.00 per sq ft)
- Year 2: \$86,046 (3% increase)
- Year 3: \$88,625 (3% increase)
- Year 4: \$91,284 (3% increase)
- Year 5: \$94,023 (3% increase)

Free Rent:

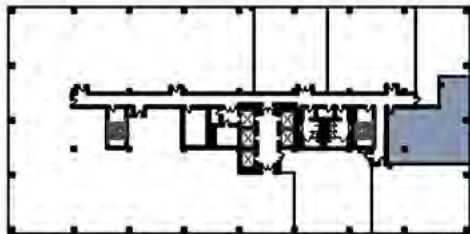
- 2nd month free on a 3 year deal
- 2nd and 3rd months free on a 4 year deal
- 2nd, 3rd and 4th months free on a 5 year deal

Additional Terms:

- 2 months Security Deposit for qualified Tenants
- No additional expense pass-throughs during Lease Term, however Landlord reserves the right to pass through expenses over an Expense Base Year, if Tenant extends the Lease beyond the initial Lease Term
- Tenant is responsible for the cost of any furniture, fixtures and equipment, display materials and additional display lighting, if needed

FLOOR PLAN

SUITE 1175: 1,510 RSF | 1,258 USF



TERMS

Available:

4th quarter of 2024

Delivery Condition:

- Showroom comes in "as-is" condition, built out
- Fresh paint on the walls
- Showroom has a conventional 2' by 2' ceiling grid
- Building Standard kitchen fixtures
- Standard electrical
- 1 office with sink, with 10' counter with upper and lower cabinets, and under counter refrigerator

Lease Term:

5 years (3 year minimum)

- Year 1: \$76,776 (\$50.80 per RSF)
- Year 2: \$77,454 (3% increase)
- Year 3: \$78,132 (3% increase)
- Year 4: \$78,810 (3% increase)
- Year 5: \$84,636 (3% increase)

Free Rent:

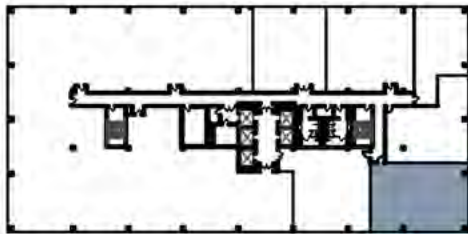
- 2nd month free on a 3 year deal
- 2nd and 3rd months free on a 4 year deal
- 2nd, 3rd and 4th months free on a 5 year deal

Additional Terms:

- 2 months Security Deposit for qualified Tenants
- No additional expense pass-throughs during Lease Term, however Landlord reserves the right to pass through expenses over an Expense Base Year, if Tenant extends the Lease beyond the initial Lease Term
- Tenant is responsible for the cost of any furniture, fixtures and equipment, display materials and additional display lighting, if needed

FLOOR PLAN

SUITE 1180: 1,827 RSF | 1,523 USF



TERMS

Available:

4th quarter of 2024

Delivery Condition:

- Showroom comes in "as-is" condition with built out
- Fresh paint and carpet
- Showroom has a conventional 2' by 2' ceiling grid
- Building Standard kitchen fixtures
- Standard electrical
- 1 office with sink, with white counter top and lower cabinets, and under counter refrigerator

Lease Term:

5 years (3 year minimum)

- Year 1: \$90,526 (3% increase)
- Year 2: \$93,714 (3% increase)
- Year 3: \$96,926 (3% increase)
- Year 4: \$100,141 (3% increase)
- Year 5: \$102,404 (3% increase)

Free Rent:

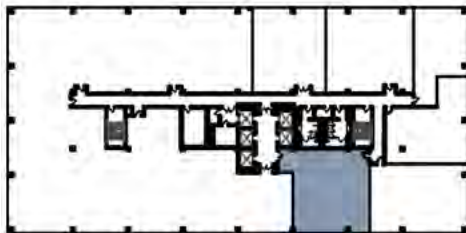
- 2nd month free on a 3 year deal
- 2nd and 3rd months free on a 4 year deal
- 2nd, 3rd and 4th months free on a 5 year deal

Additional Terms:

- 2 months Security Deposit for qualified Tenants
- No additional expense pass-throughs during Lease Term, however Landlord reserves the right to pass through expenses over an Expense Base Year, if Tenant extends the Lease beyond the initial Lease Term
- Tenant is responsible for the cost of any furniture, fixtures and equipment, display materials and additional display lighting, if needed

FLOOR PLAN

SUITE 1185: 1,834 RSF | 1,528 USF



TERMS

Available:

4th quarter of 2024

Delivery Condition:

- Front door is directly off the floor lobby
- Showroom comes "as-is" condition finished with built out with fresh paint and carpet
- Showroom has a conventional 2' by 2' ceiling grid
- Existing Standard lighting fixtures
- Standard electrical outlets
- Office with sideboard
- Kitchenette with sink and cabinets, sink and counter top for

Lease Term:

5 years (each year minimum)

Rent:

- Year 1: \$91,055 (\$49.09 per RSF)
- Year 2: \$93,988 (3% increase)
- Year 3: \$96,895 (3% increase)
- Year 4: \$99,802 (3% increase)
- Year 5: \$102,796 (3% increase)

Free Rent:

- 2nd month free on a 3 year deal
- 2nd and 3rd months free on a 4 year deal
- 2nd, 3rd and 4th months free on a 5 year deal

Additional Terms:

- 2 months Security Deposit for qualified Tenants
- No additional expense pass-throughs during Lease Term, however Landlord reserves the right to pass through expenses over an Expense Base Year, if Tenant extends the Lease beyond the initial Lease Term
- Tenant is responsible for the cost of any furniture, fixtures and equipment, display materials and additional display lighting, if needed

PROPERTY HIGHLIGHTS



MULTI-MILLION DOLLAR
renovation complete



TOY SPEC SUITE PROGRAM
with a variety of recently renovated
suites ranging from 900 to 2,500 SF



CAR WASH
& detailing service



TENANT AMENITY CENTER
including a conference room, kitchen
with complimentary draft cold brew
and beer and indoor/outdoor lounge



EXTERIOR SEATED AREAS
with covered pavilion and
outdoor TV



DAILY LUNCH SHUTTLES
to downtown El Segundo's retail
district



PANORAMIC
airport and ocean views



SECURITY GUARD ON-SITE
24 hours per day



ON-SITE
property management



RENTAL CAR
program with Kyte Rental Car allows
for on-site car pick up and drop-off



**ACCESS TO ADDITIONAL FITNESS
& CONFERENCE CENTER AMENITIES**
in the adjacent Starwood/Artisan
portfolio properties



BUILDING STORAGE
storage areas available in
parking garage



EV
charging stations



WELL CERTIFIED
building



REIMAGINED LOBBY



**1960 E GRAND AVENUE
EL SEGUNDO**

 **CLICK TO VIEW CEROS SITE**

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