

2155 Campus Drive

100% Leased NNN Jewel Box Office
Condominium in El Segundo with a 5-Year WALT



Jones Lang LaSalle Americas, Inc. ("JLL"),
Real Estate License #01223413





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Executive Summary

JLL, as exclusive advisor, is pleased to offer to qualified investors an opportunity to acquire the 100% fee simple condominium interest in 2155 Campus Dr. (the “Property”), a 10,039 RSF 100% leased NNN Property located in El Segundo with a 5-Year WALT.

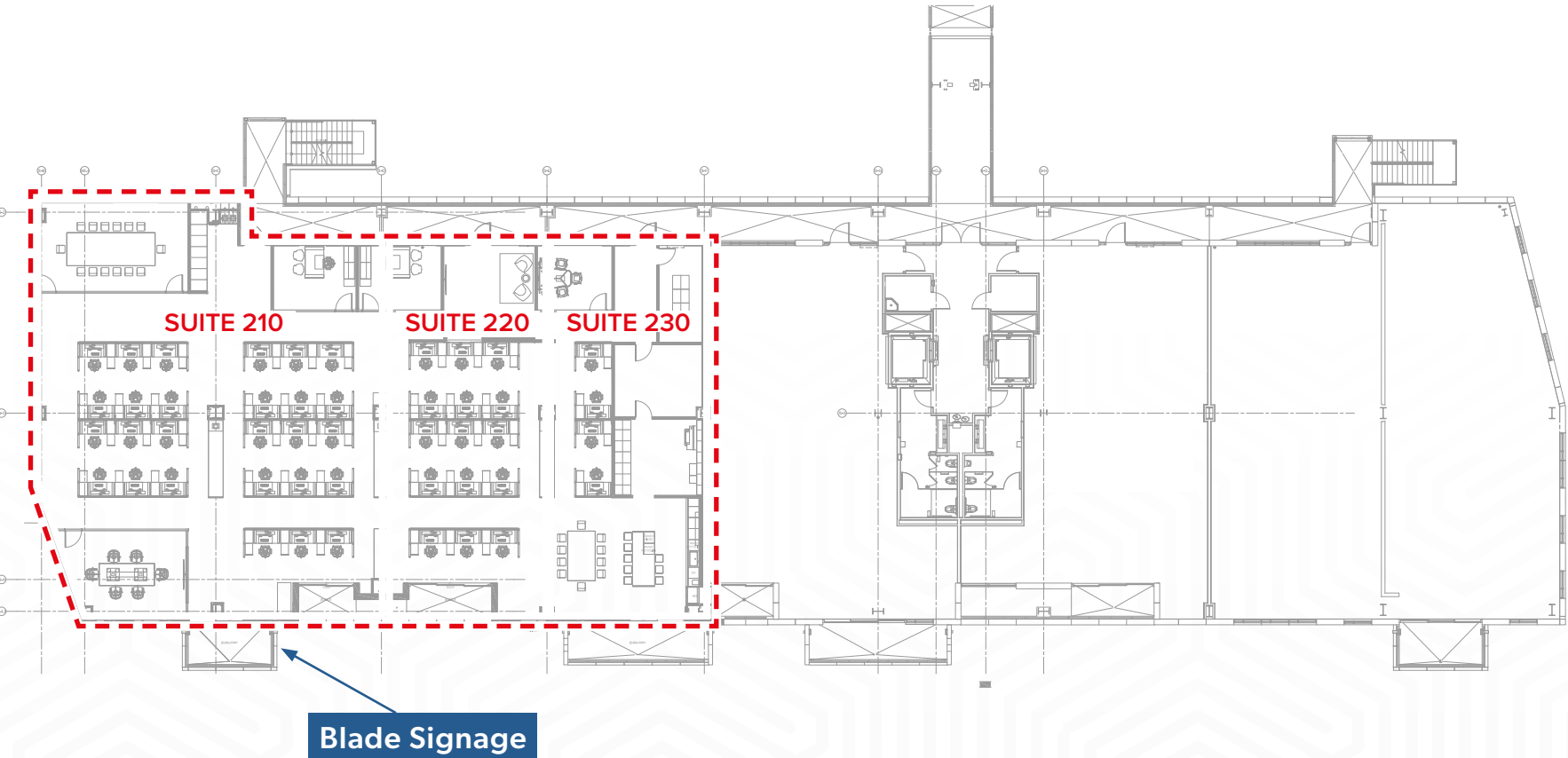
Tenant	AMA Consulting Engineers, PC
Units S210, S220 & S230	10,039 RSF
Parking Spaces	32 Spaces (\$2,500 Per Month)
Term	10-ysr - Expiring May 31, 2030
Current 2025 Rent	\$47,080 / mo (\$4.69 PRSF NNN)
Options	2x5 yr extension options at fixed rates (10th yr \$50,922.59/mo.)(15th yr \$53,520.16/mo.)
CAM Expenses	Inclusive of Electricity, Association Fees, Real Estate Taxes
Units	
Unit 210	5,382 RSF
Unit 220	2,387 RSF
Unit 230	2,270 RSF
Total:	10,039 RSF
Parcel #	4138-030-136 4138-030-138 4138-030-140
Total Acres	2.61 (Including Additional Properties)
Zoning	CCSP - Corporate Campus Specific Plan Zone



Interior View Looking West



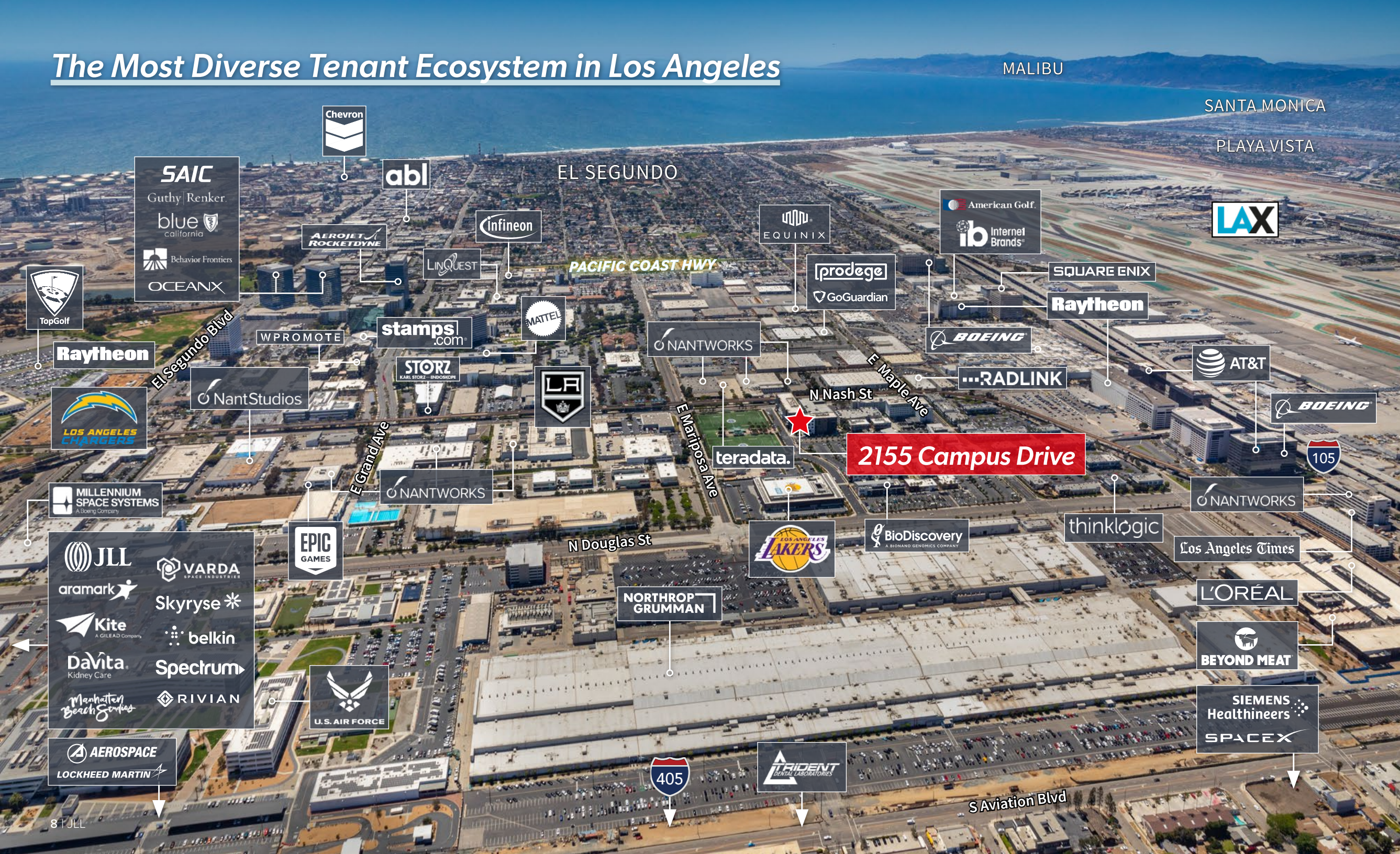
Floor Plan (2nd Floor Only)



Site Plan



The Most Diverse Tenant Ecosystem in Los Angeles



Defining the El Segundo Market



Life Sciences Market

- A core Los Angeles life sciences market seeing immense growth
- Life sciences rents of \$5.00 NNN will push the overall market rents as space is absorbed and traditional office tenants are displaced



Aerospace / Aviation

- Funding in these industries are at all time highs for Los Angeles, with most of the companies concentrating in El Segundo and broader South Bay



Proximity to Executives

- Many of Los Angeles' decision makers and executives live in Manhattan Beach, Hermosa Beach and Palos Verdes



Media / Entertainment

- Home of the Chargers, Kings, Lakers, LA Times, Chevron and Manhattan Beach Studios
- Further media development by Boston Properties

Market Overview

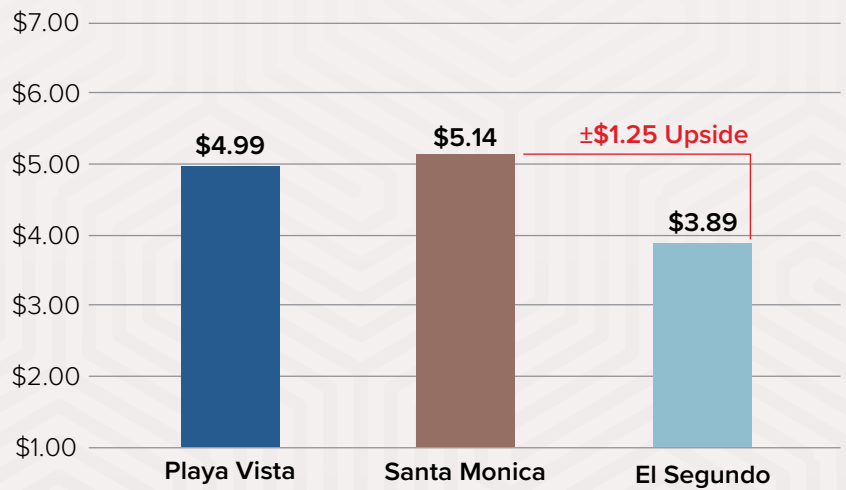


El Segundo commands an 11% rental premium to greater Los Angeles. El Segundo’s growth has been fueled by a strong base of Aerospace tenants and significant migration by tech, media, and life sciences firms seeking proximity to a strong labor pool and decision makers.



Low & mid-rise product were the clear beneficiaries of the COVID-19 fallout, which increased the already strong demand from tenants seeking creative, campus-like environments over traditional high-rise buildings.

32% Rental Upside vs. Los Angeles Coastal Submarkets



Source: JLL Research as of 2/2025

Recently Signed Leases in El Segundo are Indicative of Strong Tenant Demand

Aerospace		Entertainment			
					
145,000 SF	27,000 SF	61,000 SF	16,000 SF	25,000 SF	145,000 SF
Technology					
					
20,000 SF	25,000 SF	19,000 SF	15,000 SF	100,000 SF	
Professional Services			Other		
					
TBU SF	29,000 SF	72,000 SF	41,000 SF		95,000SF
Biotech		Healthcare			
					
56,000 SF	26,000 SF	26,000 SF		81,500 SF	

Booming Aerospace Hub







El Segundo’s Dominant Media Presence

Incredible growth in content budgets has created a media boom in Los Angeles.



Manhattan Beach Studios

The 22-acre site situated on Rosecrans features a 580,000 square foot studio and office facility and 15 soundstages. The media campus has been a base for multiple Marvel studios and is currently the home for Lucasfilm’s Star Wars spinoff for Disney’s streaming service as well as the next two sequels to the movie Avatar.

Top Tier Media Clients



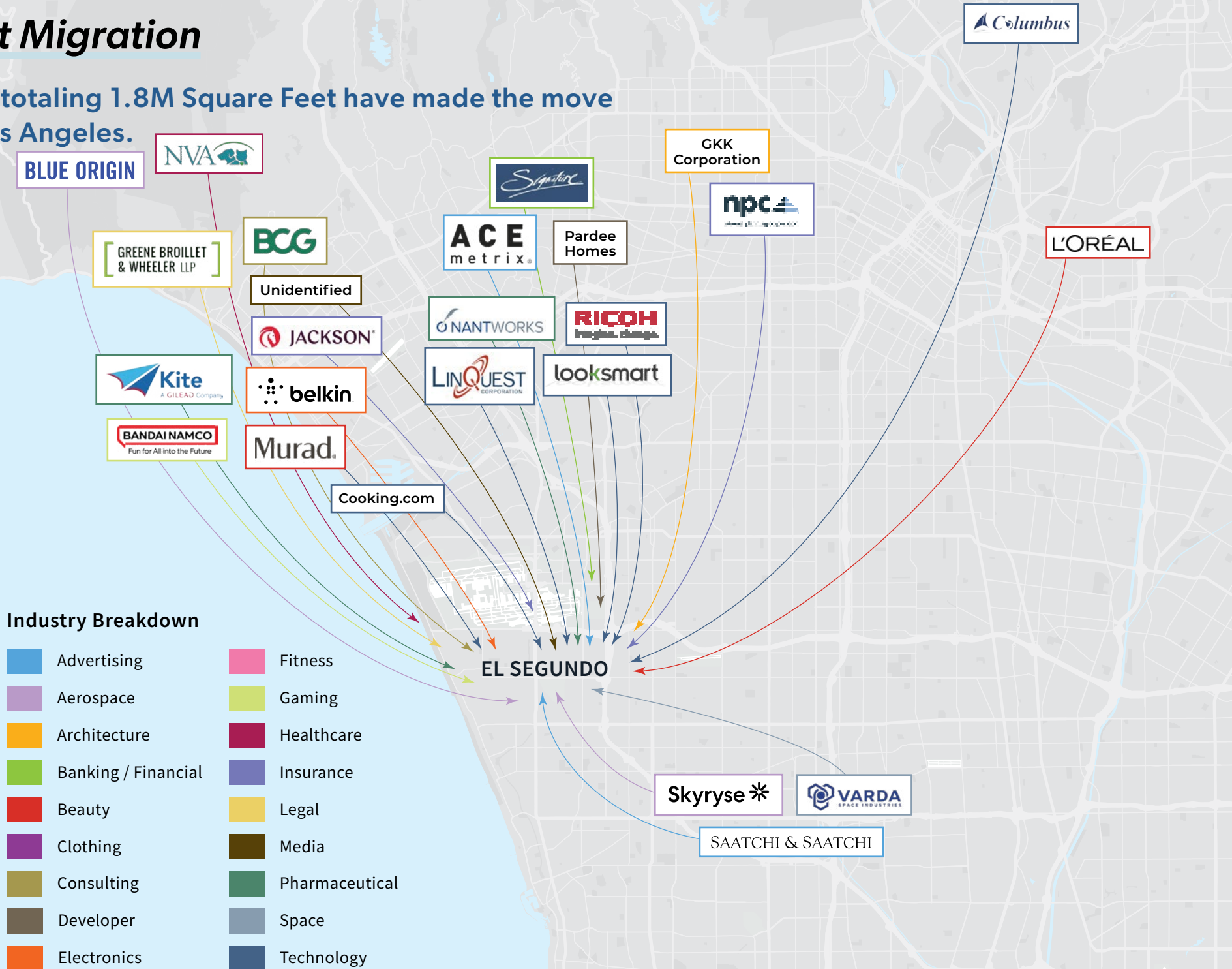
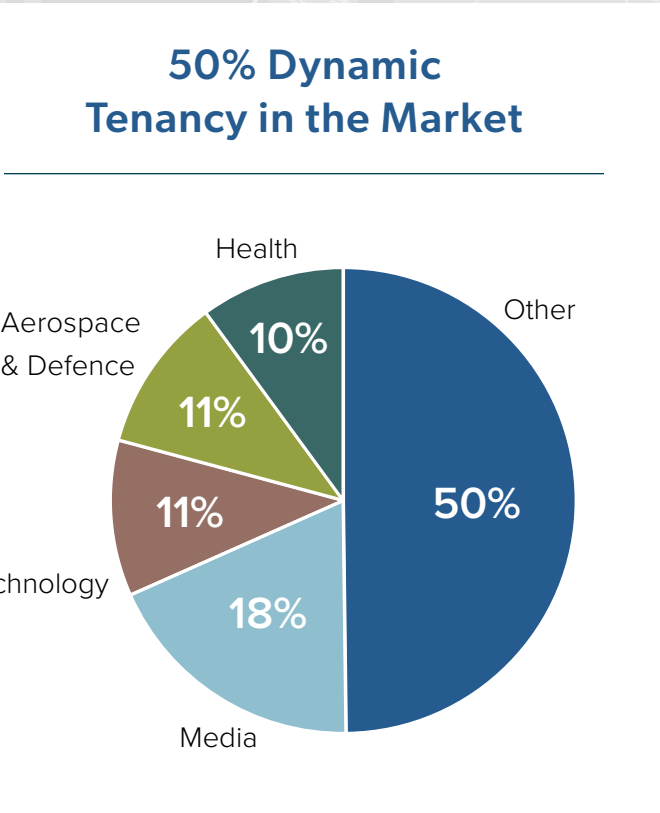
NantStudios

Part of Nantworks’ move to El Segundo includes expanding their media presence. Their recent NantStudios has a 24,000 SF stage with the most advanced independent in-camera visual effects (ICVFX) volume and suite of services designed from the ground up to work directly with productions of all type. Epic Games has co-located their newest Lab at the site.



Prime Submarket - Tenant Migration

Over the previous decade, tenants totaling 1.8M Square Feet have made the move to El Segundo from elsewhere in Los Angeles.



Over 3.8M RSF signed in El Segundo since 2020.

Highly Amenitized Location

The Property is located within Campus El Segundo, a 46-acre development in the heart of El Segundo. The campus is home to the Los Angeles Lakers and over 50 businesses within the adjacent Edge and Elevon office communities. Campus El Segundo also includes 30,000 square feet of retail space, the Hyatt Place hotel, and the new AC Hotel, which features El Segundo's only rooftop lounge.



Fogo de Chão



Veggie Grill



True Food Kitchen

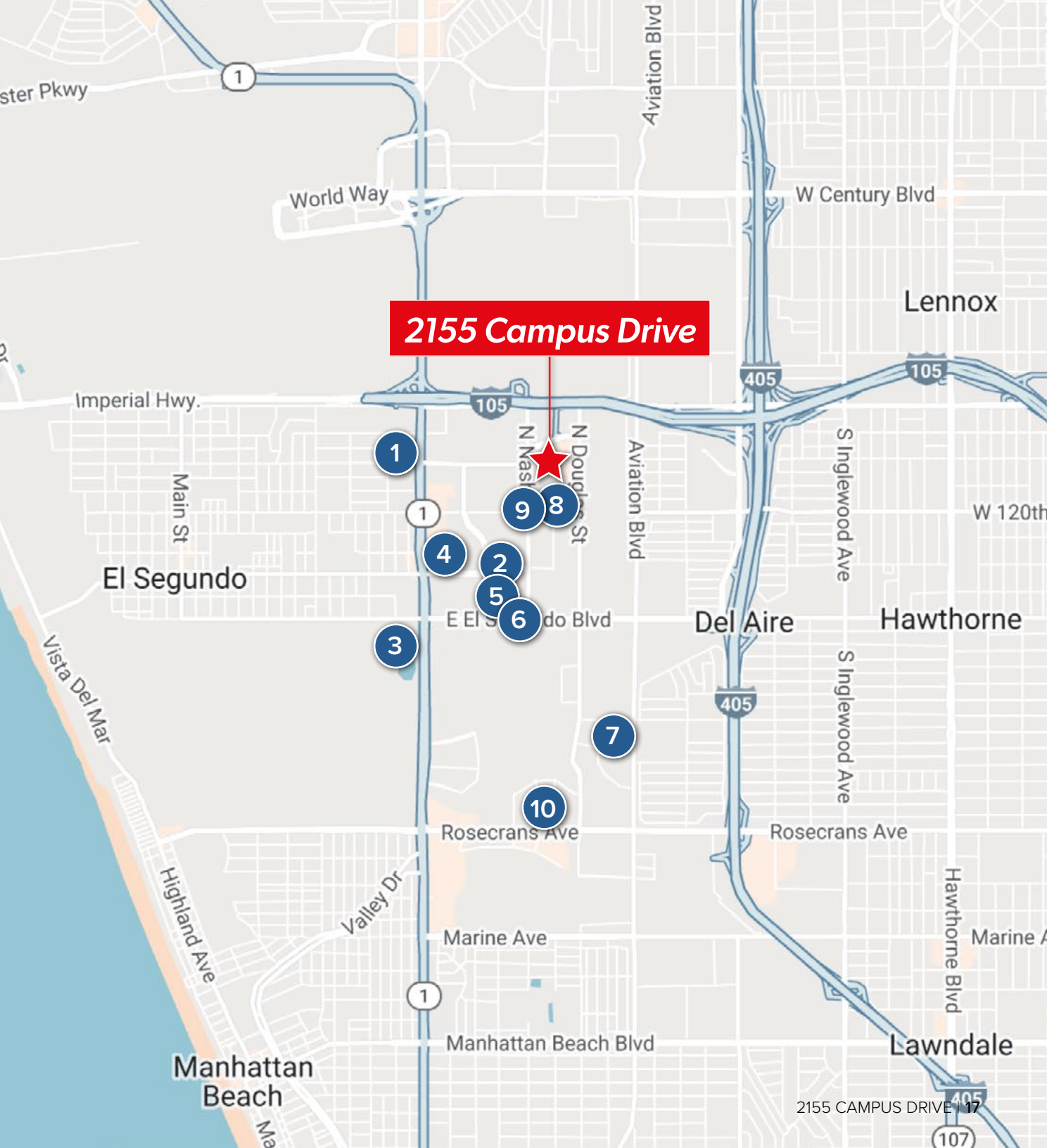


Urth Caffé



Low-Rise Competitive Set

		1	2	3	4	5	6	7	8	9	10	
Building Name	EVA AIR Campus	1700 E Walnut	Continental Grand	101 Pacific Coast Highway	Open El Segundo	Campus 2100	2101 E El Segundo	555 Aviation	Elevon at Campus El Segundo	The Edge at Campus El Segundo	Apollo at Rosecrans	Average/Weighted Average
Address	2155 Campus Drive - Units S210, S220 & S230	1700 E Walnut	300 & 400 Continental Boulevard	101 Pacific Coast Highway	300 - 390 N Pacific Coast Highway	2100 -2150 E Grand Ave	2101 E El Segundo	555 Aviation	2201-2217 E Maple Ave	Various	Apollo at Rosecrans	
Ownership	ALTA Campus South Building FL2 LLC	Montana Avenue Capital Partners	Starwood	Nuveen/ Greymark Capital	Rockwood	DWS	Bolour	FS Investments	Continental Development	Insight, Redpoint Ventures, ZURU, Sila Realty, Darren Youngman, UNIVOIP	Continental Real Estate Corporation	
Rentable Area	10,039	120,000	493,722	206,023	344,740	68,898	113,694	259,754	210,000	13,495	59,400	181,790
Year Built	2020	1986	1985	1984	1980	1979	1979	2018	2015	2008	1971	1993
Year Renovated	N/A	2020	2020	2019	2005	2005	2014	N/A	N/A	N/A	2011	
# of Buildings	3	1	2		3	3	1	1	15	12	1	3
# of Floors	5	6	6	3	3	6	5	1	2	2	2	4
Building Class	A	B	A	A	B	B	B	A	B	B	A	
Asking Rent (FSG)	\$4.86	\$3.75	\$4.25	\$4.30	\$4.25	\$3.92	\$3.67	\$4.46	\$3.80	\$3.00	\$4.00	4
Parking Ratio	3.19	3.34	4.00	3.50	3.92	3.00	3.00	3.50	2.24	3.74	4.10	2.61
Occupancy	100%	56%	85%	99%	85%	77%	56%	100%	99%	93%	100%	66%



Tenant Overview



AMA Engineering

Lease Expiration	4/30/2030
RSF	10,039
Suite #	210, 220, 230

Over \$1.6M in tenant improvements have been invested in the space.

AMA Engineering is an engineering firm founded in 2000 specializing in mechanical, electrical, life safety, plumbing, sustainability, commissioning, renewable energy and special inspections.

The company is licensed in 34 states to provide mep services. AMA Group was acquired by Blackstone (aka Legence/CMTA) in 2024 with the corporate intention of growing LA market share.

Base Rent

	Start Date	End Date	Monthly Rent	PSF	Annual Rent	PSF
	Current	5/31/25	47,080	4.69	564,960	56.28
	6/1/26	5/31/30	48,964	4.88	587,568	58.53

Renewals

Renewal Options: 2x5 yr extension options at fixed rates (10th yr \$50,922.59/mo.)(15th yr \$53,520.16/mo.) with annual increases.

Common Area Maintenance/Operating Costs

Common Area Maintenance	
Recovery Type	NNN
Expenses Recovered	Inclusive of Electricity, Association Fees, Real Estate Taxes

Parking

Parking Spaces: 32 Spaces (\$2,500 Per Month). Expansive parking deck has more than ample parking spaces and is policed 24x7x365 by Marwest Third-Party Security Service.

Signage

Signage Rights: Blade Signage is included. Additionally, the Main Lobby and Second Floor Lobby both come with Tenant rights for signage on the building directories.



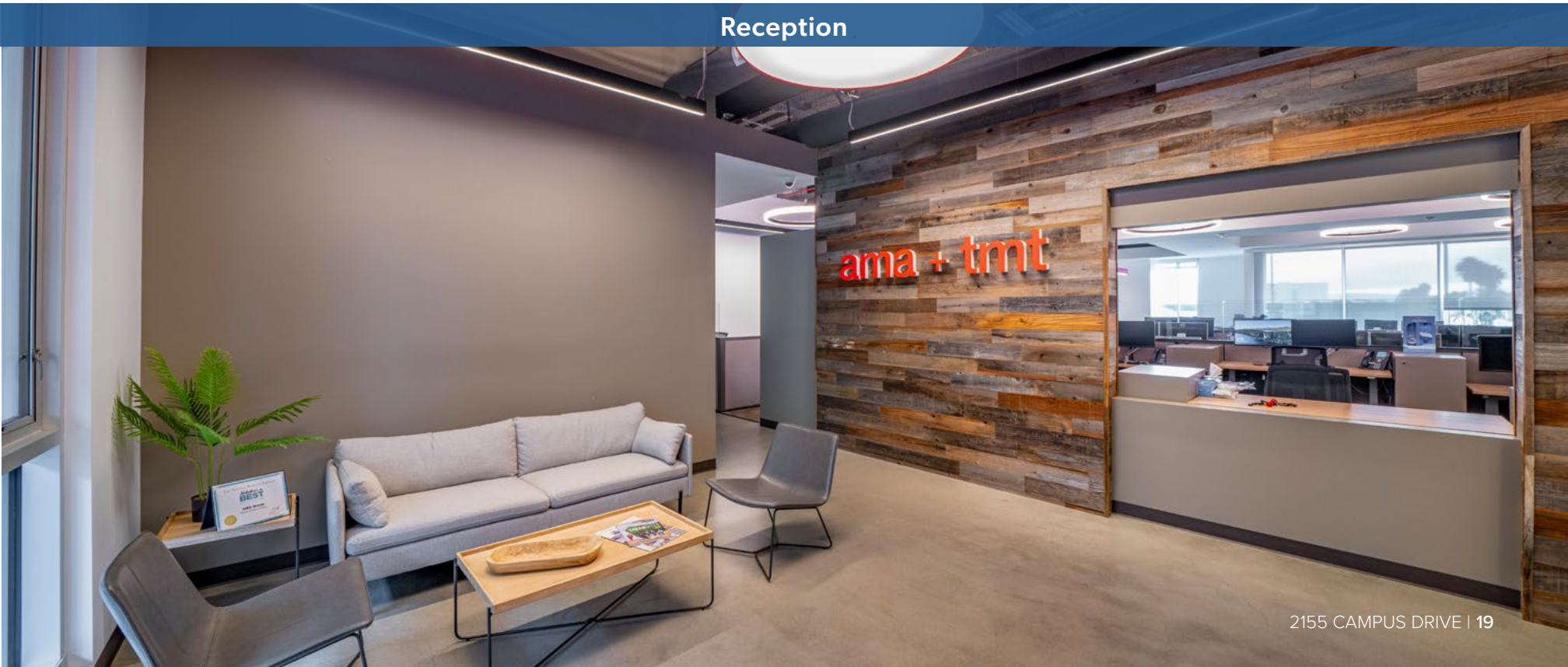
Courtyard



Cafe Area



Interior



Reception

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