

ASCEND

EL SEGUNDO CA

Imagine.
Collaborate.
Ascend.

ASCEND
310 595 3613



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Ascend is an 87,126-square-foot creative office project with a highly customizable design – an inspiring, future-focused work space for fast-emerging and established innovation firms. With 23,306 SF, still remaining, Ascend stands tall with 24 foot clear height ceilings, situated on a lofty podium above a covered structure offering 3.0/1,000 parking. With over 16,000-square-feet of private outdoor collaboration space, Ascend is the boldest new addition to the Utah Avenue Campus – an exhilarating, energetic and vibrant six-building office complex at the heart of El Segundo's coveted Utah Tract.

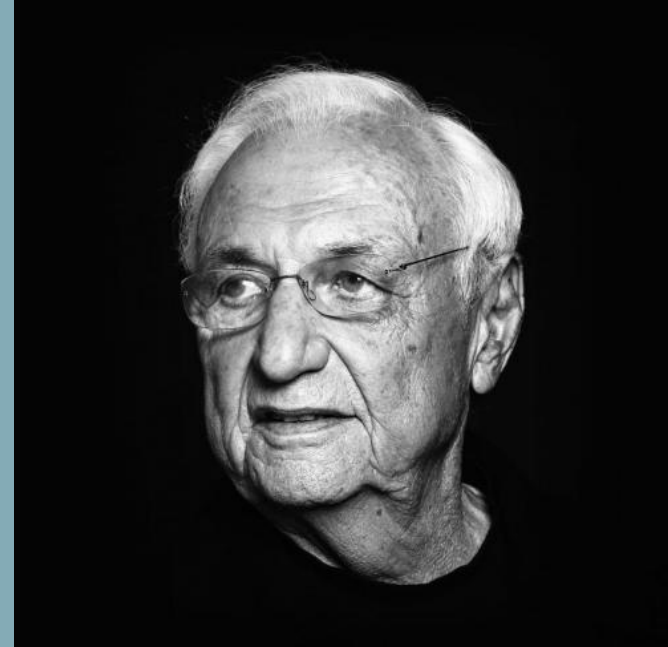




Ascend: a breakthrough design by Frank Gehry

Ascend brings you...

- Eminently customizable workplace design
- High-volume ceilings offering unique tenant improvement potential
- Sustainable, LEED-capable construction
- Private terraces for indoor/outdoor collaboration



Business-Friendly El Segundo

Widely recognized as the “Most business - friendly city in Los Angeles County,” El Segundo has no Gross Receipts Tax, and is home to more Fortune 500 companies than any other city in Southern California.

Magnetic Location

Ideal for attracting greater Los Angeles’ and SoCal’s unmatched pool of talented workers, with all the appeals of a beach city embedded in world-class innovation and technology.

Easy Commuting

Close to Sepulveda Boulevard, the 105 and 405 freeways, Beach Cities and West Los Angeles; walking distance to the MTA Green Line; and minutes away from LAX and Playa Vista.

Bountiful Natural Light

Illuminating sky-lights and vast glass panel walls under a 24’ clear-height ceiling create an inspiring work space complemented by expansive outdoor terraces.

World-Class Design

A ground-breaking and highly functional workspace, thanks to cutting-edge design by visionary architect Frank Gehry.

Plentiful Parking

This spacious workplace provides worker-friendly covered parking of 3.0 stalls per 1,000 RSF leased.

Annual Tax for first \$10m in receipts or first 100 employees



*As applicable. Source: Kosmont-Rose Institute Cost of Doing Business Survey 2015





NEARBY AMENITIES

DINING

1. Flemings
2. Houston's
3. McCormick & Schmidt
4. P.F. Chang's
5. Paul Martins
6. Romano's Macaroni Grill
7. In-N-Out
8. Five Guys
9. The Habit
10. Grimaldi's
11. Café Vida

RETAIL STORES

12. Bed, Bath & Beyond
13. FedEx Office
14. Golfsmith
15. Office Depot
16. Staples

GROCERY STORES

17. Bristol Farms

FITNESS

18. 24 Hour Fitness
19. Equinox Gym
20. Manhattan Country Club
21. Bay Club
22. The Lakes Golf Course

HOTELS

23. Double Tree
24. Homestead Studio Suites
25. Hyatt Summerfield Suites
26. Marriott
27. Ramada Plaza
28. Residence Inn
29. Spring Hills Suites
30. The Belamar Hotel
31. Aloft El Segundo
32. Fairfield Inn & Suites
33. Hilton Garden Inn
34. Hyatt Place

COFFEE

35. Starbucks
36. Starbucks
37. Starbucks
38. Starbucks
39. Starbucks
40. Coffee Bean and Tea Leaf
41. Coffee Bean and Tea Leaf

42. MANHATTAN GATEWAY

Dining
Cafe Rio Mexican Grill
Il Fornaio

Retail Stores
Barnes & Noble
Old Navy
REI
Bevmo
Office Depot

Grocery Stores
Trader Joes

43 THE POINT

Dining
True Food kitchen
Mendocino Farms
North Italia
Superba Food & Bread

Coffee/Dessert
Peet's Coffee & Tea
Pressed Juicery
Sugarfina

Retail Stores
Lucky Brand
Athleta
Blue Mercury
Kit Ace
Madewell
Michael Stars
Planet Blue

Fitness Centers
SoulCycle

44 MANHATTAN VILLAGE

Dining
California Pizza Kitchen
Chili's
China Grill
Tin Roof Bistro
Brickworks Roasthouse & Grill
Islands

Coffee/Bakery/Dessert
Coffee Bean & Tea Leaf
Corner Bakery
Susie Cakes

Banks
Bank of America
Chase
Citibank
U.S. Bank
Union Bank
Wells Fargo

Retail Stores

Apple
CVS Pharmacy
Gap/Baby Gap
Fry's Electronics
Macy's
Pottery Barn
Sephora
Victoria Secret
Williams Sonoma
Kiehl's
Sunglasses Hut
Supercuts

Grocery Stores
Ralph's

45 PLAZA EL SEGUNDO

Dining
La Sirena Grill
Marmalade Café
Salt Creek Grill
Sammy's Woodfired Pizza
The Counter
Veggie Grill
California Fish 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
World Market
Pet Smart
BCBGMAXAZRIA
Dry Bar
MAC Cosmetics
Nail Garden

Grocery Stores
Whole Foods
Fitness Centers
YogaWorks

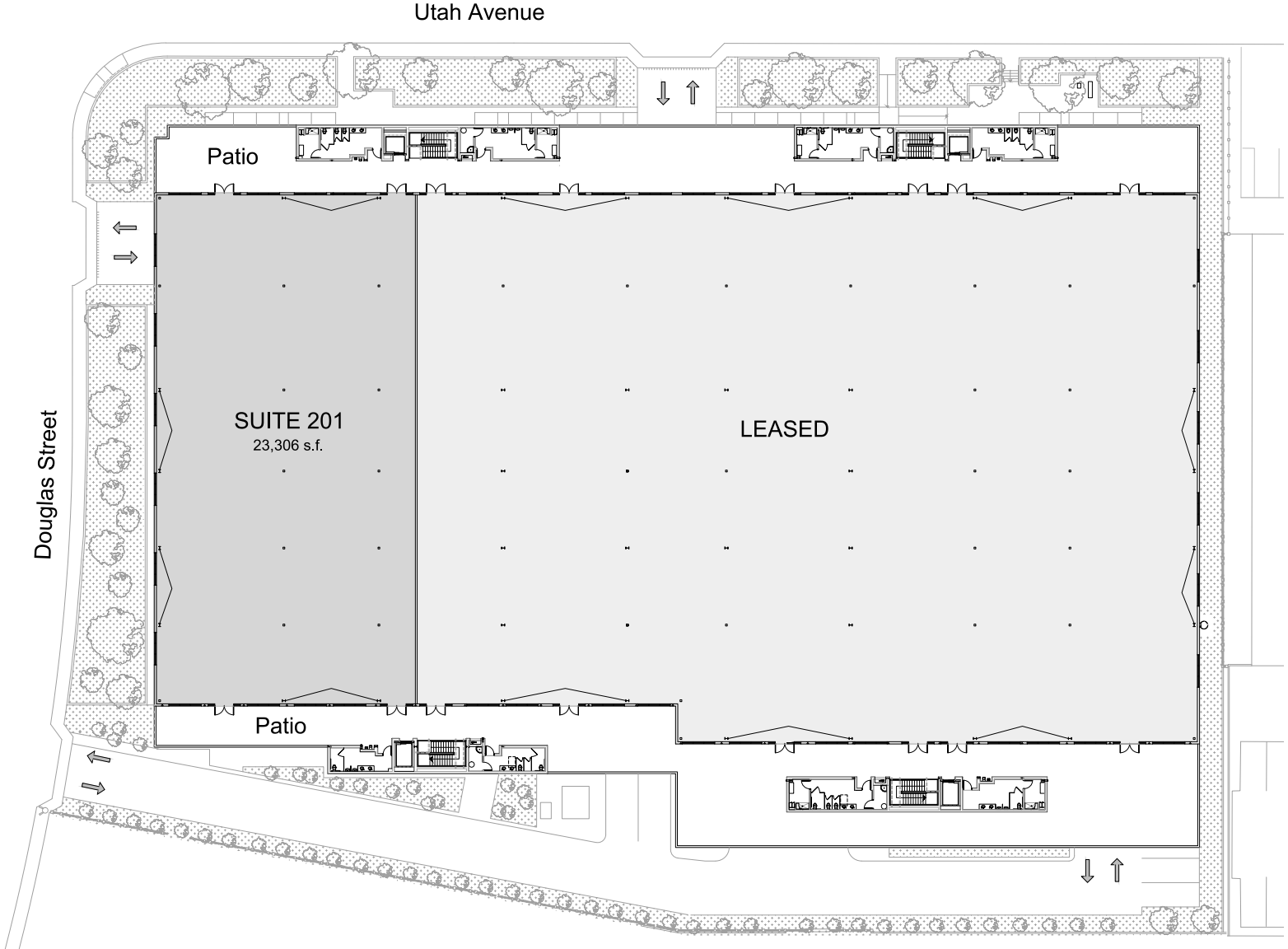
Banks
Chase

46 COSTCO

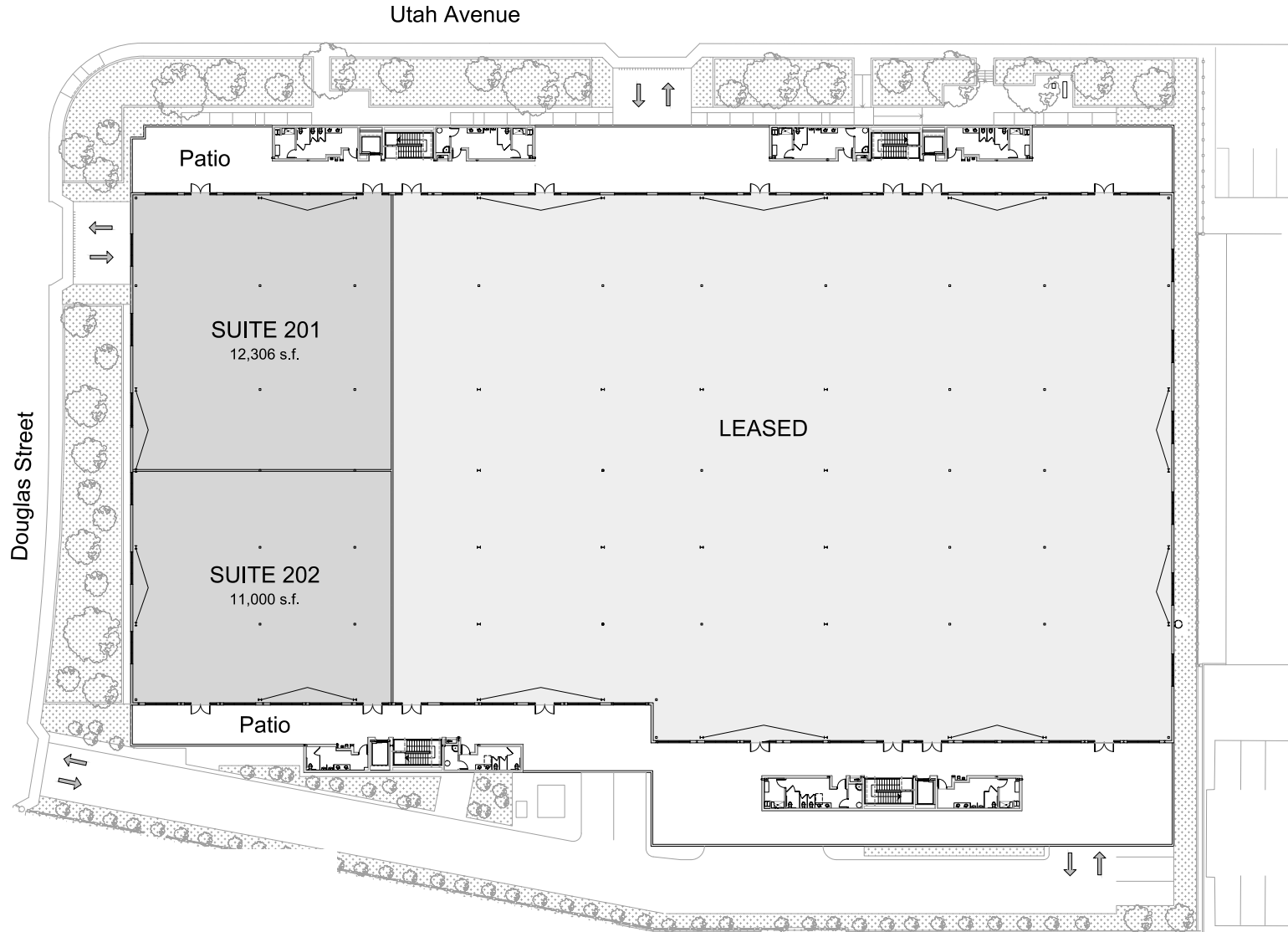
47 360 @ SOUTHBAY

Residential Development

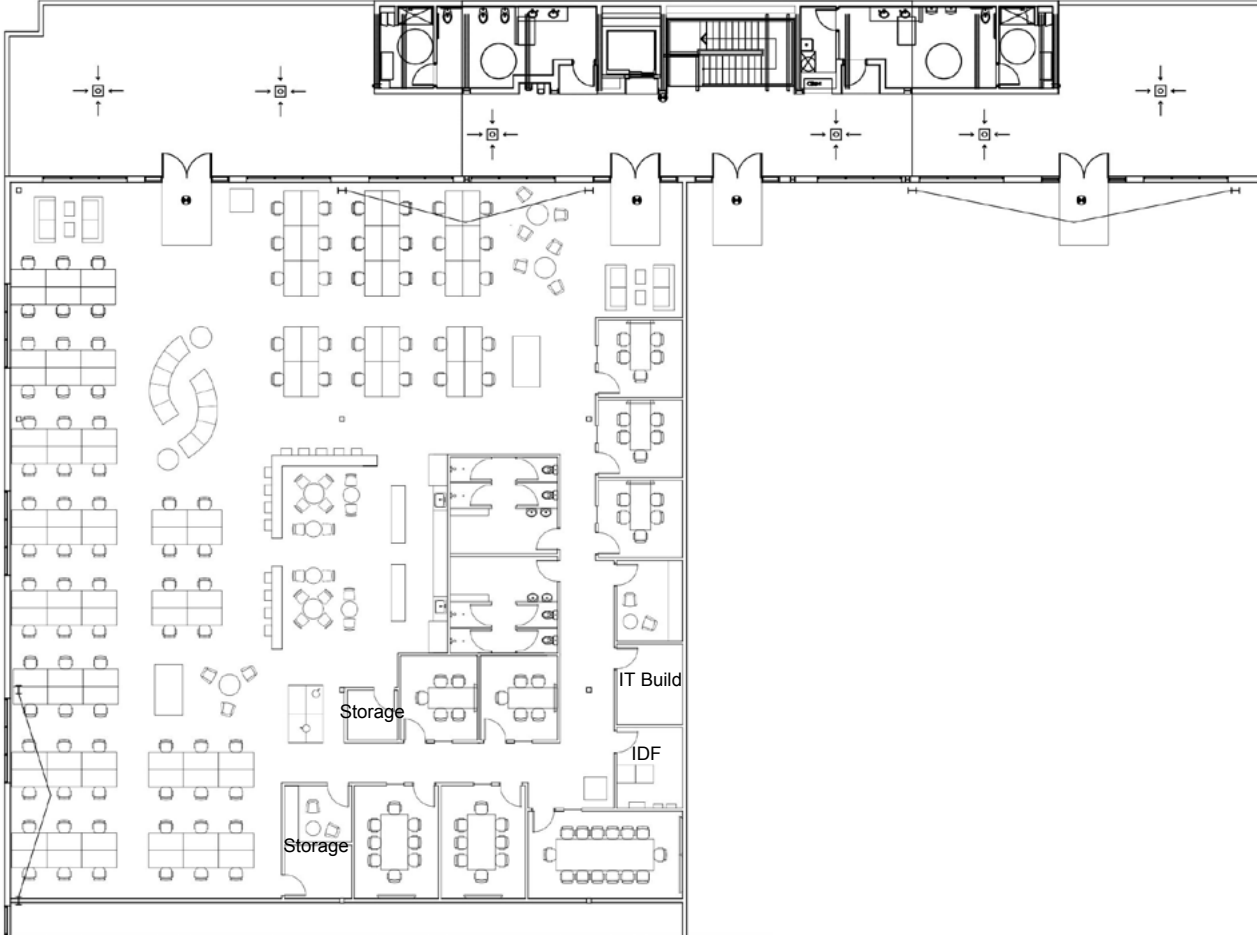
Single -Tenant



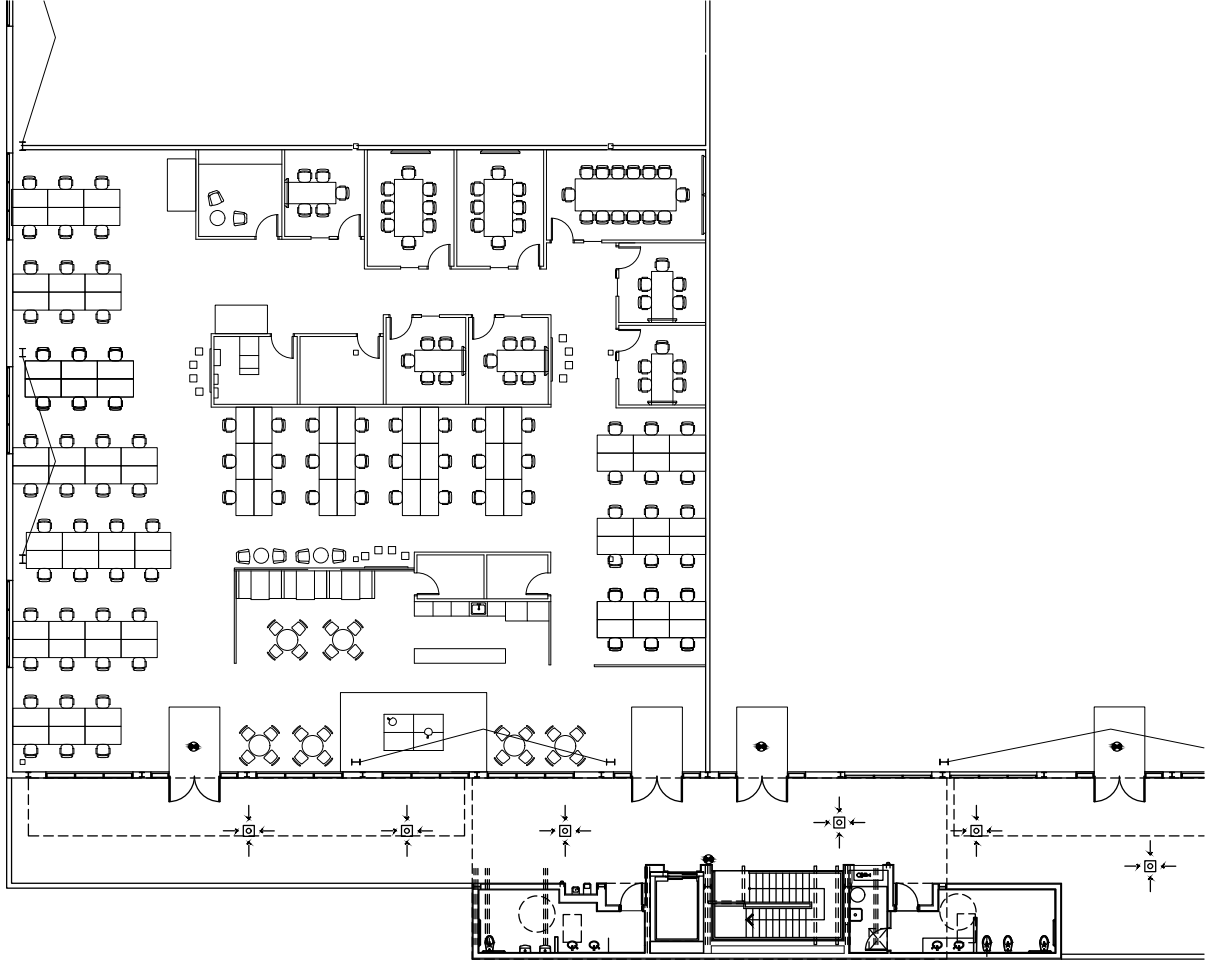
Multi-Tenant



Hypothetical Plan for Suite 201



Hypothetical Plan for Suite 202



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Quoted square footage and design are subject to modification