

OWNER USER OR REDEVELOPMENT OPPORTUNITY

±258,000 SF ON
±13.31 ACRES
IN THE HEART OF
EL SEGUNDO, CA

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AVIATION
BLVD





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This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of the Property.

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Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

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THE OFFERING

Cushman & Wakefield's Southbay Office Group is pleased to announce the opportunity to purchase 555 Aviation Boulevard. 555 is an incredible Owner User or Redevelopment Opportunity for sale in the heart of El Segundo. This $\pm 258,000$ square foot, 1-story corporate office facility is currently occupied by Xerox Corporation through mid 2017 at well below market rents. The Property is situated on Aviation Boulevard, just north of Rosecrans Avenue and South of the 105 Freeway. It has abundant parking and access to a plethora of amenities.

This unique opportunity represents the largest block of contiguous office space all on one floor in the Southbay.



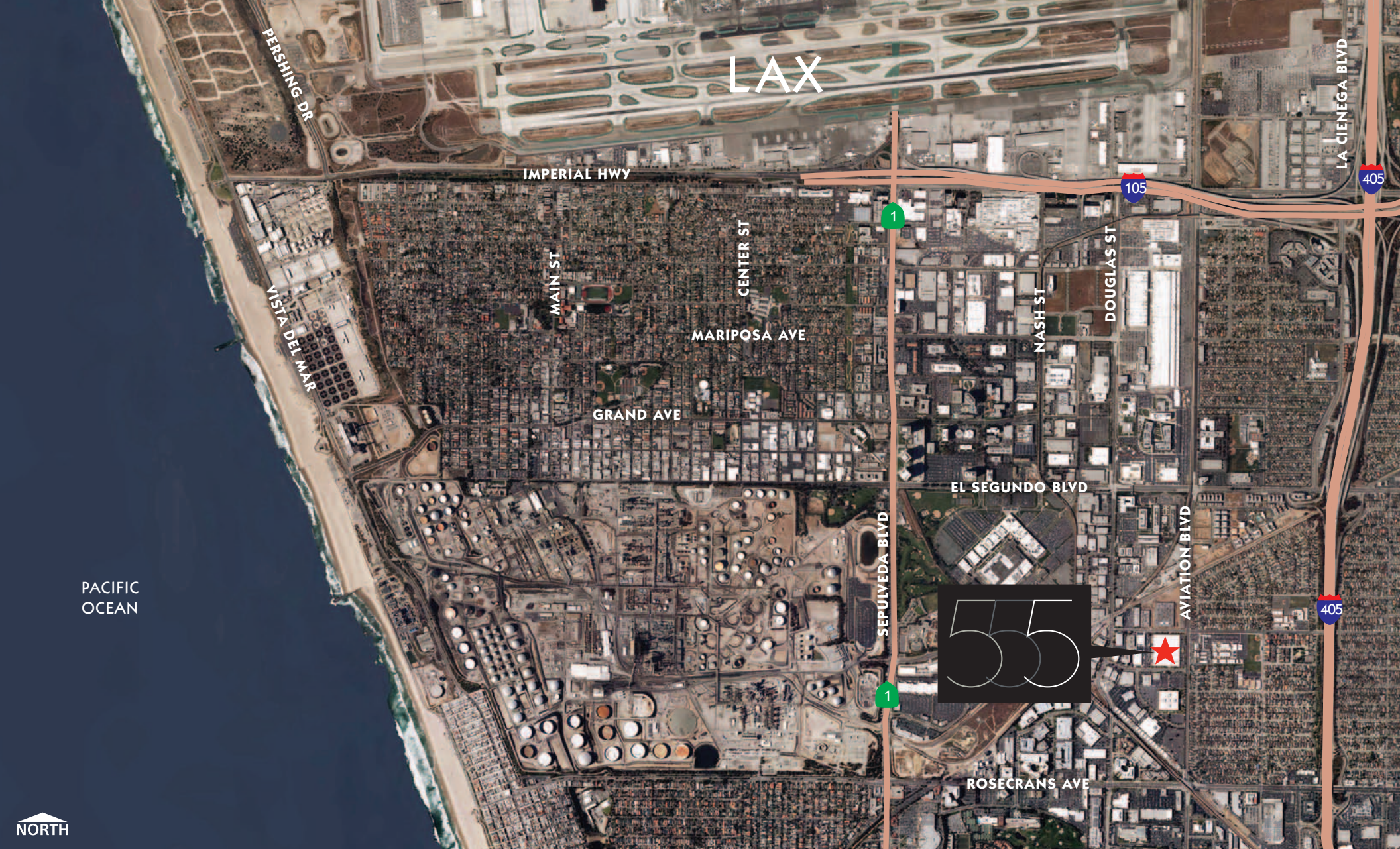
PROPERTY FACTS

Offering.....Owner User or Redevelopment Opportunity
Property 555 Aviation Boulevard, El Segundo, CA
Asking Price.....\$45 Million
Year Completed 1966
Building Size.....±258,000 SF
Lot Size±579,848 SF or ±13.31 Acres
Assessor's Parcel 4138-009-004, 4138-009-016
Number of Floors 1 Story

Shape..... 4138-009-004 is rectangular; 4138-009-016 is irregular
Topography..... Generally level at grade
Frontage..... Approx. 867+ feet on S. Aviation Boulevard,
1,017+ feet on Alaska Avenue, 621+ feet on Utah
Avenue, and 70+ feet on Hawaii Street
Occupancy..... Xerox thru mid 2017
Additional Amenities..... Rosecrans Corridor, 405 and 105 Freeway Access,
the Pacific Ocean

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THE LOCATION



Located in the heart the El Segundo, 555 Aviation is within an essential location for many traditional corporations as well as the creative user base. The Property benefits greatly from its close proximity to the 405 and 105 freeways. As a result, tenants enjoy convenient access into the extensive Southern California freeway system and one of the most extensive/elaborate distribution networks on the globe. One mile from the Pacific Ocean and access to several amenities provides users of 555 Aviation tremendous lifestyle amenities.

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