

A large, modern glass-walled building with a prominent red base and a courtyard area with trees and walkways. 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

[LEARN MORE >>](#)

 DWS

 CUSHMAN &
WAKEFIELD

CAMPUS 2100 IS A UNIQUE 3-BUILDING OFFICE COMPLEX

In the heart of El Segundo's Superblock submarket, Campus 2100 offers tenants and visitors an incredibly unique campus environment with modern finishes and an activated courtyard, complete with outdoor conferencing and inviting fire pit. The newly completed speakeasy offers an exclusive club for meetings and events. Furthermore, Campus 2100 benefits from being LEED certified and has achieved the WELL Health-Safety Rating.

Campus 2100 offers a blend of creative and traditional office environments, providing tenants with a variety of floorplan choices and sizes. Located less than one mile from the ocean and within a short distance to numerous amenities and freeways, Campus 2100 is the best choice for your company's new home.



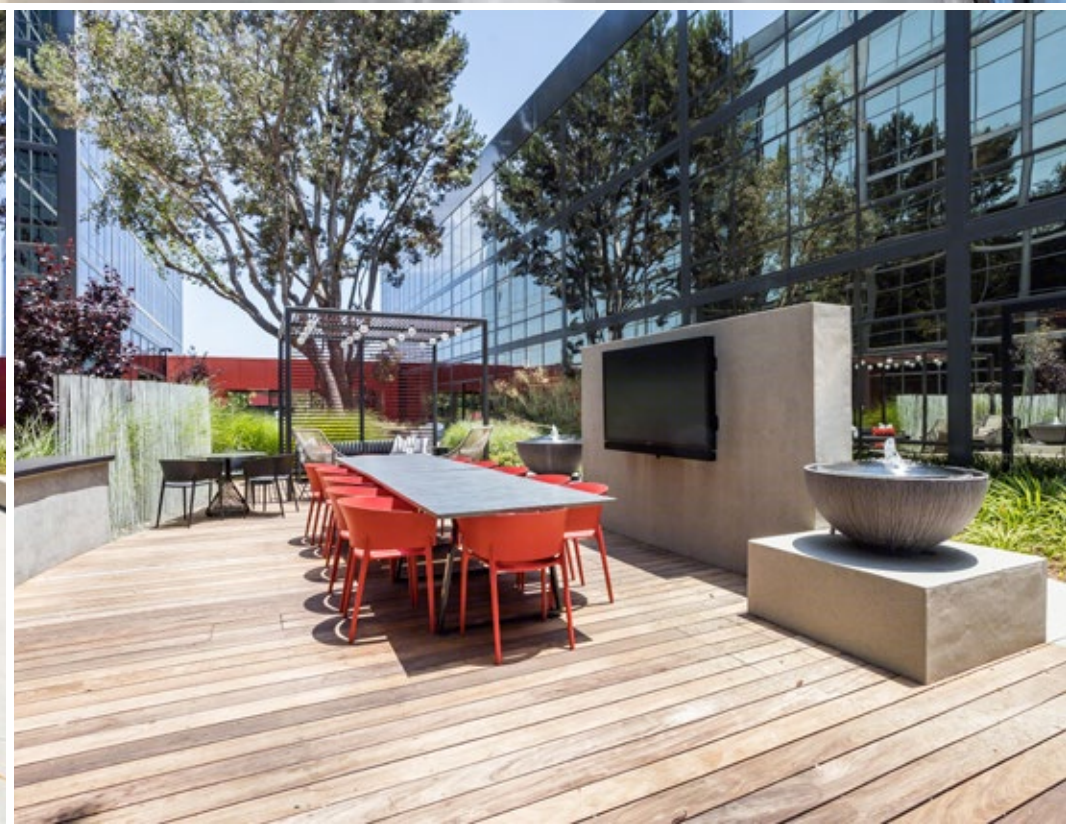
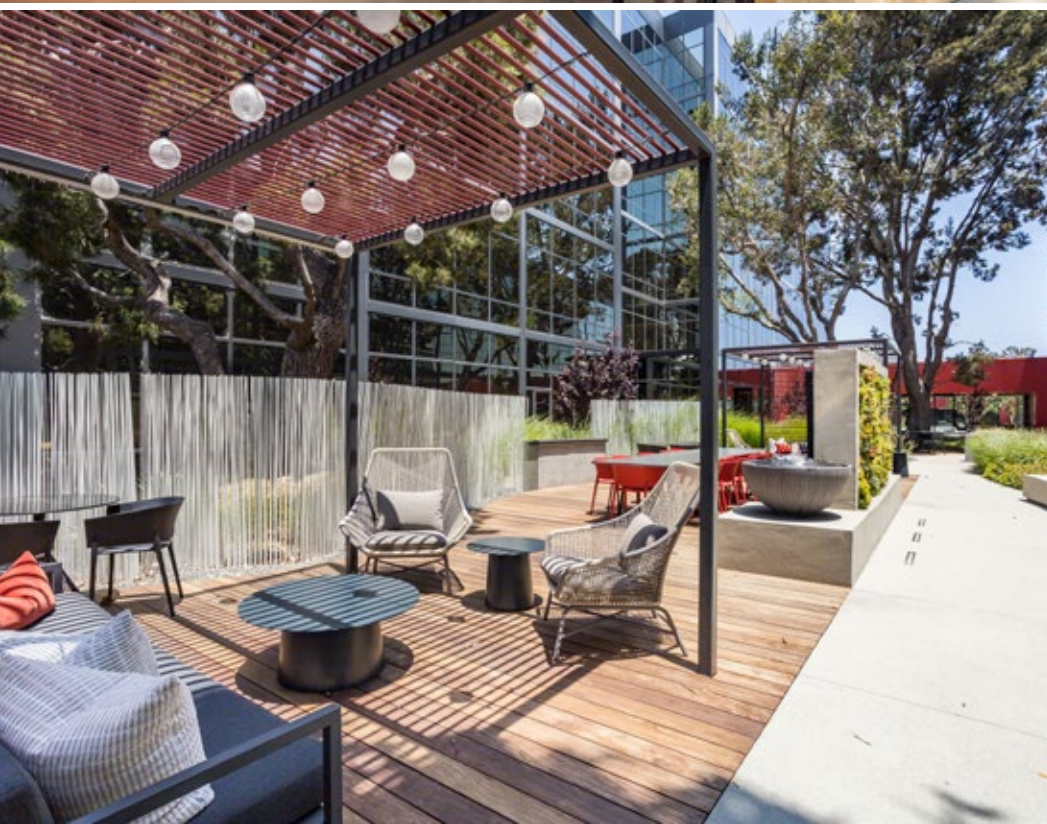


CAMPUS
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UNIQUE 3-BUILDING
CAMPUS SETTING

NEW LANDSCAPE
& HARDSCAPE

COMPLETELY RENOVATED
& REDEVELOPED

COVERED PARKING
STRUCTURE WITH
EV CHARGING

RETAIL & FOOD WITHIN
WALKING DISTANCE

BISTRO & MEETING AREA
EXCLUSIVE TENANT
SPEAKEASY

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HIGHLIGHTS

COLLABORATIVE
EXTERIOR COURTYARDS
& SITTING AREA

THEATRE

SUPERB ACCESS TO
PUBLIC TRANSPORTATION
& FREEWAYS

IMMEDIATELY ADJACENT
TO DOUBLETREE HOTEL

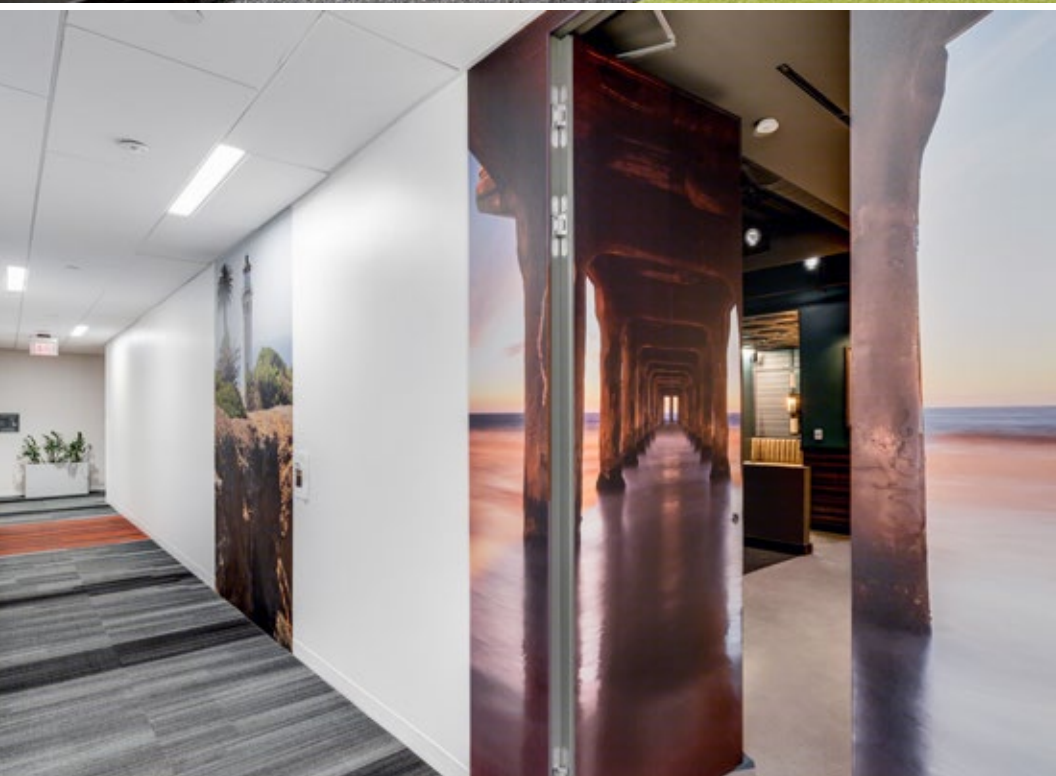
RESPONSIVE OWNERSHIP

PRO-BUSINESS CITY WITH
LIMITED TAXATION



CAMPUS 2100
BUNKER
EST 2024

CAMPUS
2100



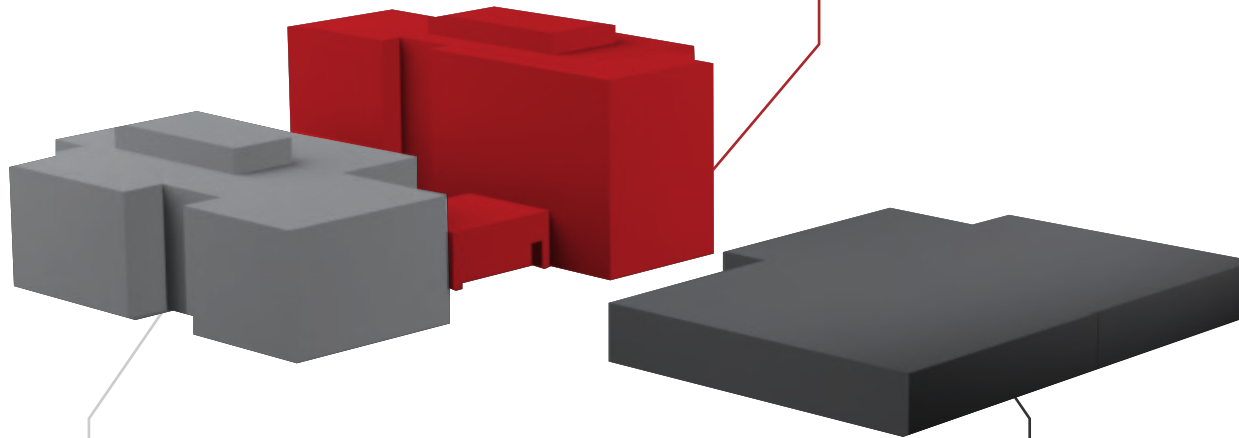
PROPERTY SPECS & AVAILABILITIES

2100 GRAND

- ▶ Suite 200 - 17,561 RSF
- ▶ Suite 300 - 2,377 RSF
Available 3/1/2025
- ▶ Suite 320 - 2,721 RSF
- ▶ Suite 350 - 3,037 RSF
- ▶ Suite 375 - 5,124 RSF
Available 1/1/2025
- ▶ Suite 500 - 7,914 RSF
- ▶ Suite 501 - 2,379 RSF
- ▶ Suite 520 - 852 RSF

Suites 501 & 520 are contiguous
for approximately 3,231 SF.

- 6 story office building totaling 103,691 SF
- Excellent full floor creative opportunities
- Highly improved spaces
- Flexible build out available
- Expansive lobby area
- Brand new amenity center in the courtyard
- Fully fenced and secured area
- Excellent window line



2120 GRAND

- ▶ Suite 120 - 6,356 RSF
- ▶ Suite 300 - 23,761 RSF

- 3 story office building totaling 68,389 SF
- Full floor opportunity
- Opens to central courtyard
- Separate defined lobby area
- Fully secure building

2150 GRAND

- ▶ Suite 100 - 33,386 RSF

- Unique 1-story totaling 33,386 RSF
- Opportunity for creative office, production, data center, or life science use
- On-site bistro and outdoor amenity center
- Conference capabilities

LAX



I-105



I-405

CAMPUS
2100

PCH-1



NEARBY AMENITIES

DINING

Blue Butterfly Coffee
Bread & Butter
California Fish Grill
Calo Kitchen
Capriotti's Sandwich Shop
Carl's Jr
Chick-fil-A
Eddie V's Prime Seafood
Fantastic Cafe
Farmer Boys
Five Guys
Fleming's Prime Steakhouse
Fogo de Chao
Ike's Sandwiches
In-N-Out Burger
L&L Hawaiian BBQ
McDonald's
Noah's Bagels
Offset Coffee Roasters
Panda Express
Panera Bread
Paul Martin's American Grill
Philz Coffee
Raising Cane's
Randy's Donuts
Rock & Brews
Rubio's
Shake Shack
Smoky Hollow Roasters
Starbucks (3)
Subway
Tender Greens
The Habit Burger Grill
The Kebab Shop
Two Guns Cafe
Urth Caffe

HOSPITALITY

AC Hotel
Aloft
Cambria Hotel LAX
DoubleTree
Embassy Suites by Hilton
Extended Stay America
Fairfield Inn & Suites
Hampton Inn & Suites
Hilton Garden Inn
Hyatt House
Hyatt Place LA
Manhattan Inn & Suites
Residence Inn
Sonesta Select
SpringHill Suites
The Belamar Hotel
TownePlace Suites
Travelodge
Westdrift - Manhattan Beach

SHOPPING

Barnes & Noble
Best Buy
Burlington
Costco
Hobby Lobby
Home Depot
Michaels
Office Depot
REI
Trader Joe's
Ulta Beauty
World Market

MANHATTAN VILLAGE MALL

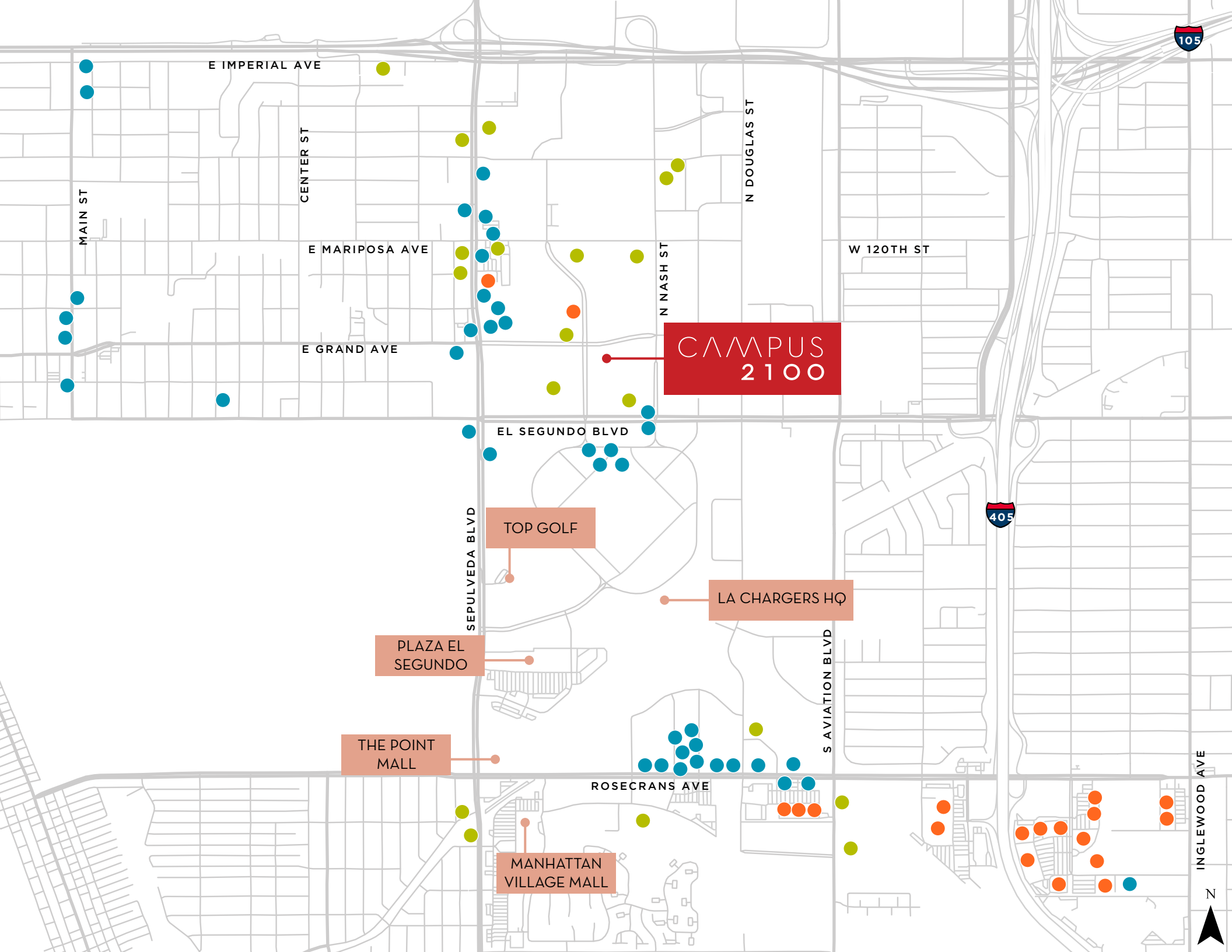
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|--------------------|------------------|
| DINING: | SHOPPING: |
| BOA Steakhouse | Alo |
| Dan modern Chinese | Anthropologie |
| Handel's Ice Cream | Apple |
| JOEY | Gorjana |
| Mercado Restaurant | Urban Outfitters |
| Sidecar Doughnuts | |
| Sushi Roku | |
| Tin Roof | |

THE POINT MALL

| | |
|-----------------------|------------------|
| DINING: | SHOPPING: |
| CAVA | Athleta |
| Little Sister | Bluemercury |
| Mendocino Farms | Nike |
| North Italia | Warby Parker |
| Pressed Juicery | |
| Tocaya Modern Mexican | |
| True Food Kitchen | |

PLAZA EL SEGUNDO

| | |
|-----------------------|-----------------------|
| DINING: | SHOPPING: |
| California Fish Grill | Dick's Sporting Goods |
| Salt Creek Grille | DryBar |
| Starbucks | HomeGoods |
| Veggie Grill | Nordstrom Rack |
| | PetSmart |
| | The Container Store |
| | Ulta Beauty |
| | Whole Foods |



E IMPERIAL AVE

CENTER ST

MAIN ST

E MARIPOSA AVE

E GRAND AVE

N DOUGLAS ST

N NASH ST

W 120TH ST

CAMPUS
2100

EL SEGUNDO BLVD

TOP GOLF

LA CHARGERS HQ

PLAZA EL
SEGUNDO

SEPULVEDA BLVD

THE POINT
MALL

S AVIATION BLVD

ROSECRANS AVE

MANHATTAN
VILLAGE MALL

INGLEWOOD AVE

105

405

N



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CAMPUS 2100

EXCLUSIVE AGENTS

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A CONSISTENT TOP 10 INSTITUTIONAL OWNER



- Campus 2100 was purchased by DWS, formerly known as RREEF in 2005.
- Campus 2100 was purchased by DWS's largest real estate fund, which is a \$20 billion Private REIT Fund owning office and industrial properties across North America.
- Stability and performance are important to consider when building your company to grow and prosper. Highlights about Campus 2100 and its ownership:

The entire fund has minimal debt and no debt on Campus 2100.

The fund is diversified with only 20% committed to high rise office buildings.

Per NCREIF, DWS is in the Top 5 for performance for open-ended diversified core funds.

- Tenants at Campus 2100 have also consistently rated the building in the Top 10 nationally for tenant satisfaction per the annual independent Kingsley Tenant Survey.

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