



# CAMPUS 2100

#campus2100

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 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.



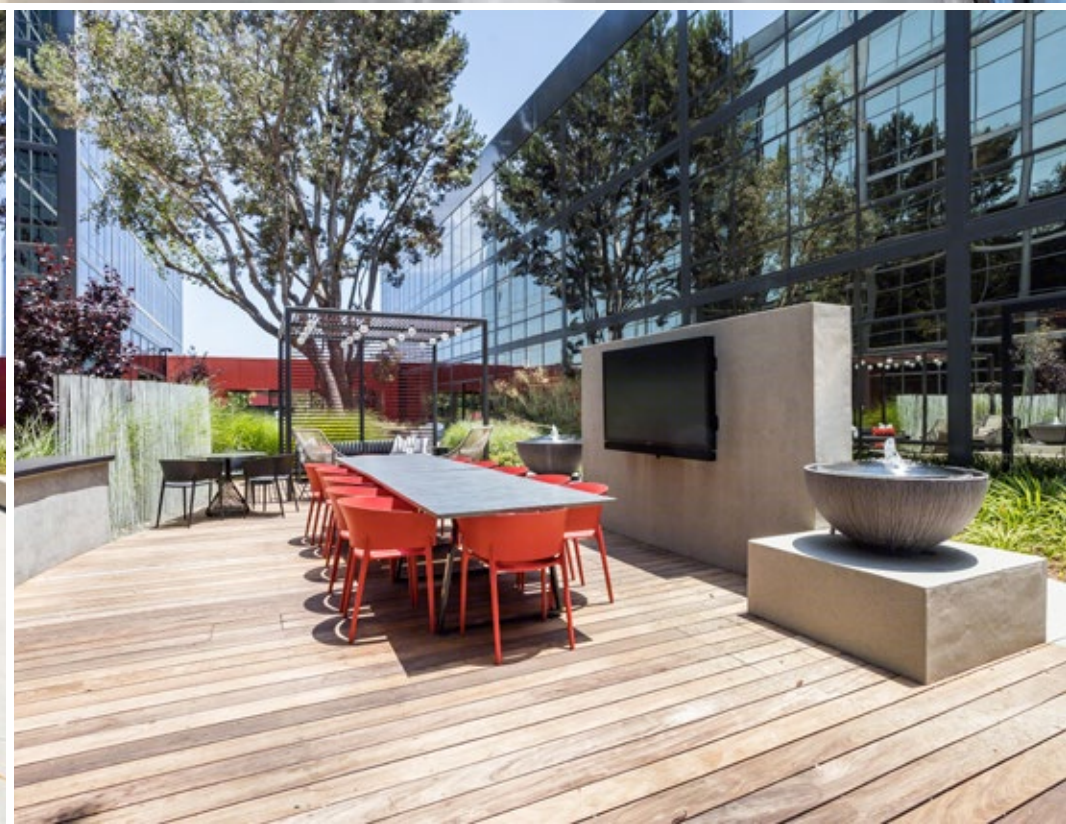
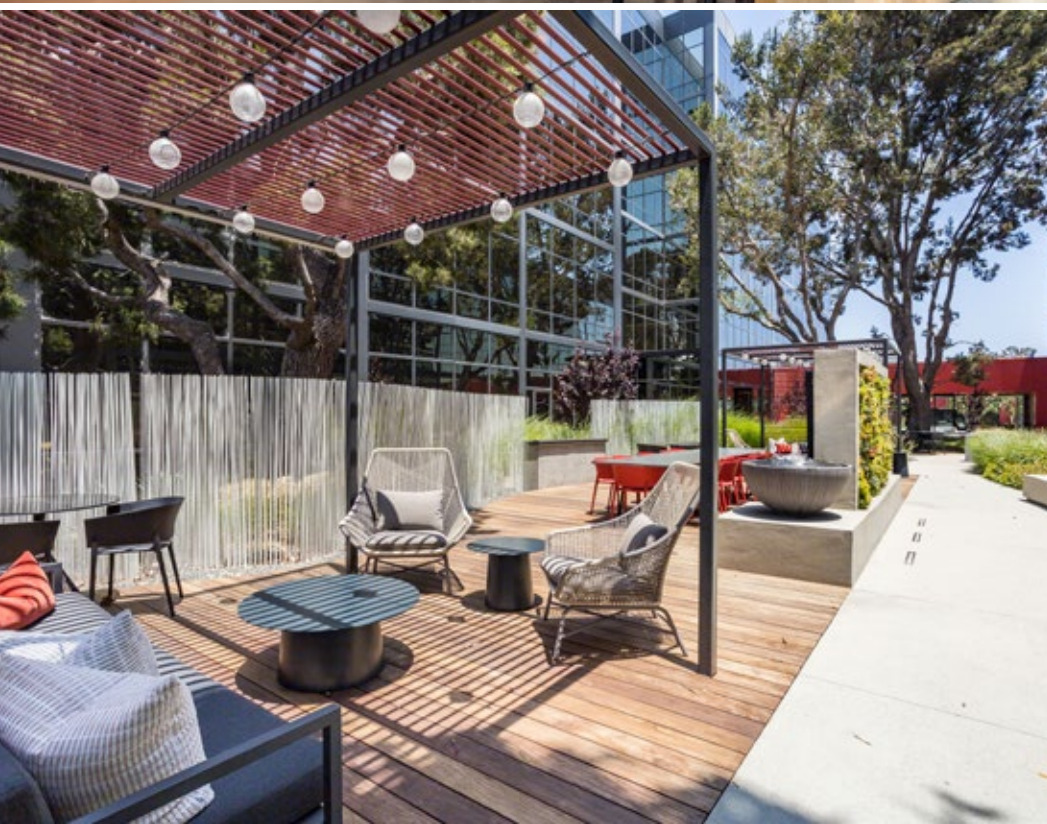


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UNIQUE 3-BUILDING  
CAMPUS SETTING

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

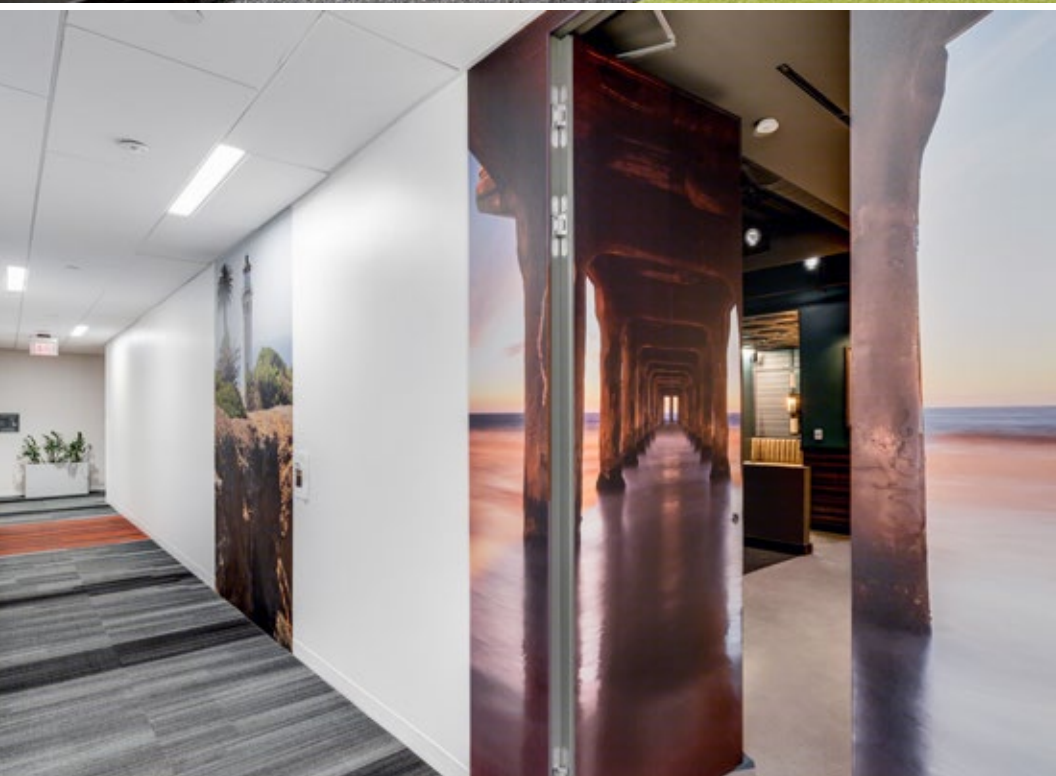
PRO-BUSINESS CITY WITH  
LIMITED TAXATION



CAMPUS 2100  
**BUNKER**  
EST 2024

CAMPUS  
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## 2100 GRAND

▶ Suite 300 - 2,384 RSF  
Available 3/1/2025

▶ Suite 320 - 2,721 RSF

▶ Suite 350 - 3,037 RSF

▶ Suite 375 - 5,228 RSF  
Available 1/1/2025

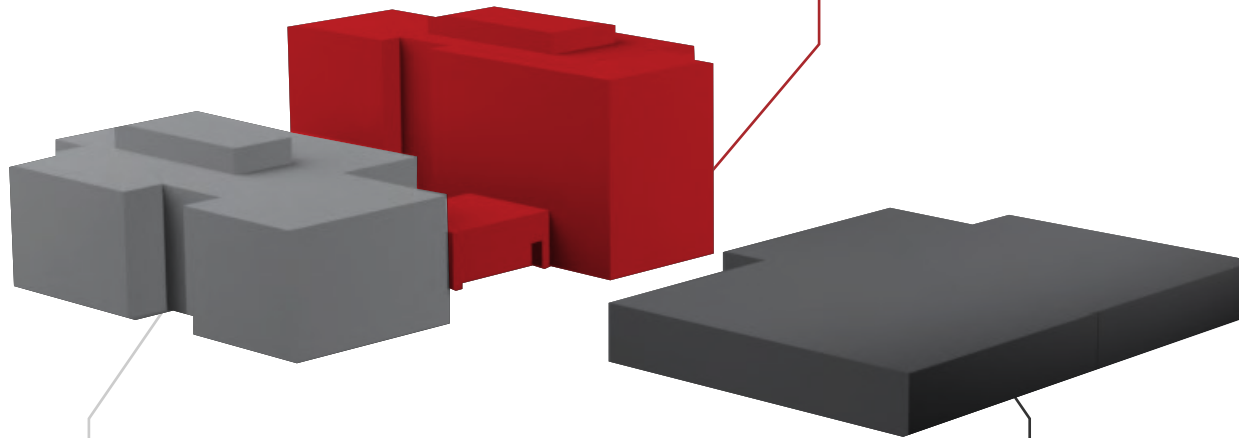
▶ Suite 500 - 7,914 RSF

▶ 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

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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

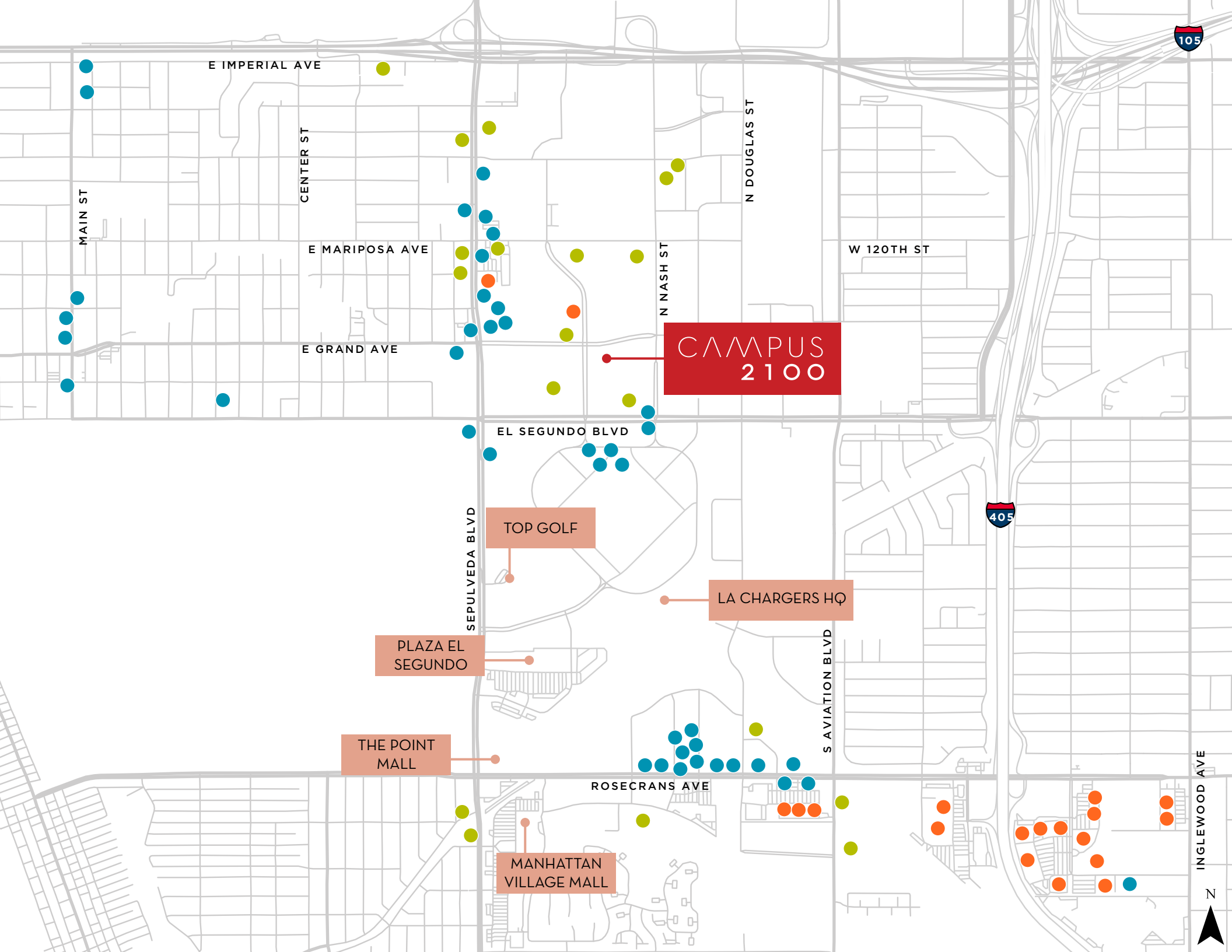
<b>DINING:</b>	<b>SHOPPING:</b>
BOA Steakhouse	Alo
Dan modern Chinese	Anthropologie
Handel's Ice Cream	Apple
JOEY	Gorjana
Mercado Restaurant	Urban Outfitters
Sidecar Doughnuts	
Sushi Roku	
Tin Roof	

## THE POINT MALL

<b>DINING:</b>	<b>SHOPPING:</b>
CAVA	Athleta
Little Sister	Bluemercury
Mendocino Farms	Nike
North Italia	Warby Parker
Pressed Juicery	
Tocaya Modern Mexican	
True Food Kitchen	

## PLAZA EL SEGUNDO

<b>DINING:</b>	<b>SHOPPING:</b>
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



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TOP GOLF

LA CHARGERS HQ

PLAZA EL  
SEGUNDO

THE POINT  
MALL

MANHATTAN  
VILLAGE MALL

105

405

INGLEWOOD AVE

N



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## EXCLUSIVE AGENTS

### CHRIS SINFIELD

Vice Chairman  
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CA Lic. 01107208

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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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