

BUILD TO SUIT OPPORTUNITY

IMPACT AT NASH

100 & 200 SOUTH NASH STREET,
EL SEGUNDO, CALIFORNIA

Creative Office Campus

Up to 600,000 RSF Ground Up Opportunity
Office / Flex Industrial / Retail / Production



CONTINENTAL
DEVELOPMENT
CORPORATION



MAR VENTURES, INC.



CUSHMAN &
WAKEFIELD

IMPACT

AT NASH



EL SEGUNDO



BUILDING SUMMARY

Address: 100 & 200 South Nash Street,
El Segundo, California

Total Project Size: Up to 600,000 RSF (BTS Opportunity)

Parking: $\pm 3.75/1,000$ Sq. Ft.

Estimated Delivery: Build to Suit Opportunity - Q1 2023

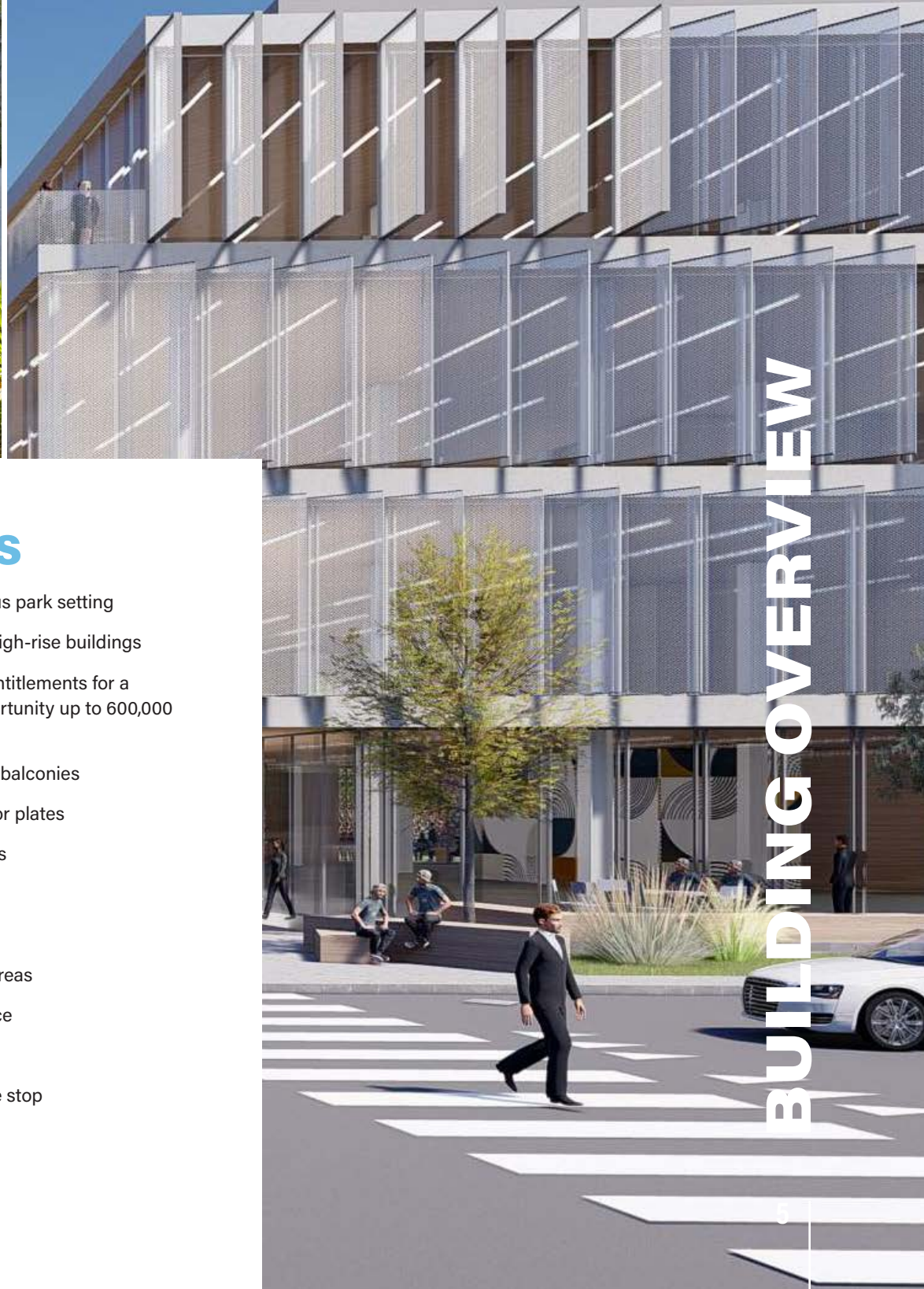




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EL SEGUNDO



BUILDING OVERVIEW

HIGHLIGHTS

- Project situated in campus park setting
- Potential for low-rise or high-rise buildings
- Flexible, fully approved entitlements for a custom build to suit opportunity up to 600,000 RSF
- Private tenant decks and balconies
- Efficient, column-free floor plates
- Outdoor gathering spaces
- Dedicated tenant entries
- Signage opportunities
- Common outdoor work areas
- Indoor/outdoor experience
- Rooftop amenity decks
- On-site Metro Green Line stop

IMPACT NORTH & SOUTH





Los Angeles
International Airport,
(LAX)



El Segundo

C Line (Green)

Impact North

Future Nash St. Extension



ACT
T N A S H

Future Nash St. Extension

Impact South

C Line (Green)

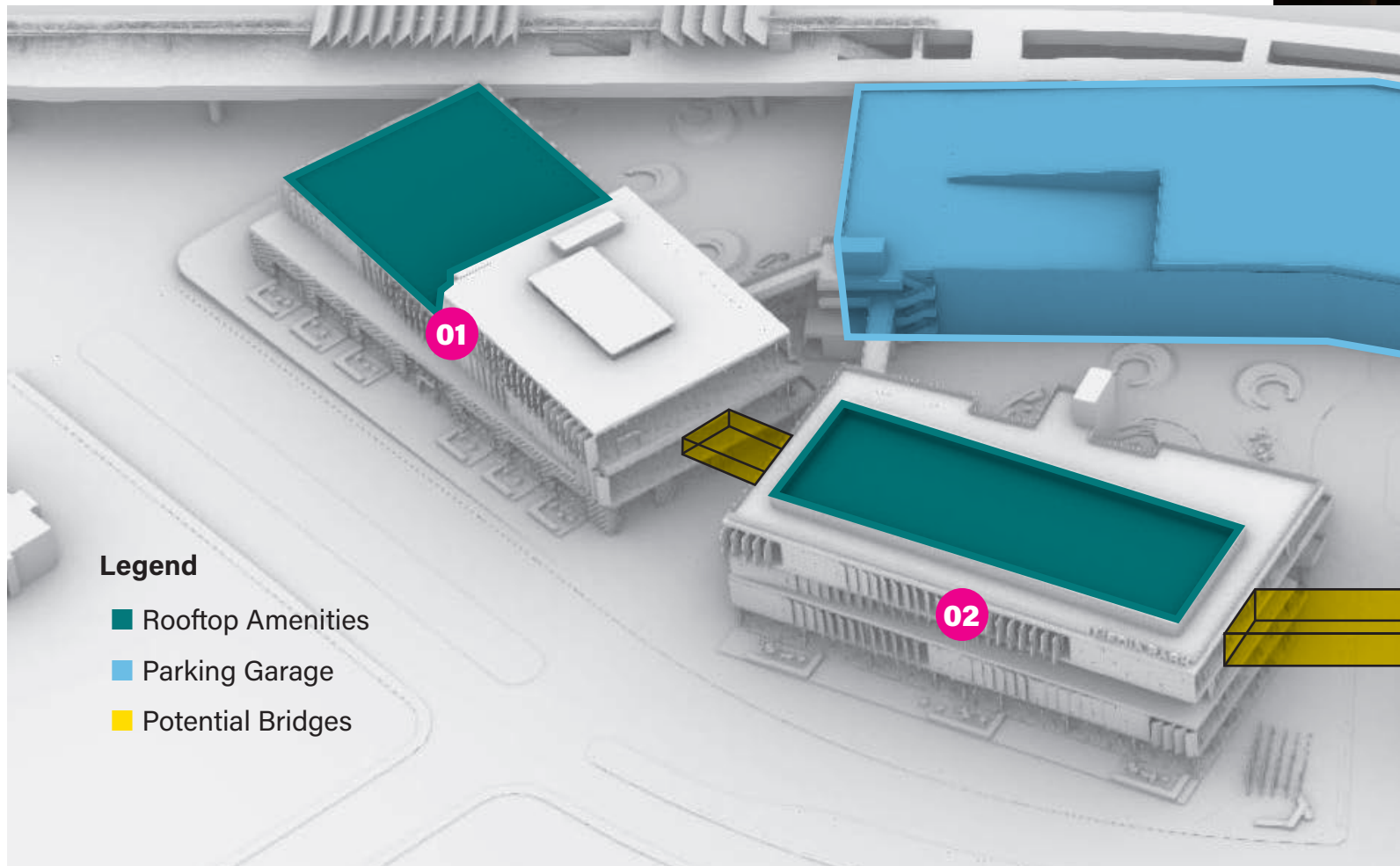
PHASE I

IMPACT NORTH POTENTIAL LOW-RISE CAMPUS CONCEPT

01	OFFICE BUILDING 01:	±60,000 Sq. Ft.
	Floors 1–2:	±24,000 Sq. Ft.
	Floor 3:	±12,000 Sq. Ft.
02	OFFICE BUILDING 02:	±84,000 Sq. Ft.
	Floors 1–4:	±21,000 Sq. Ft.
03	OFFICE BUILDING 03:	±72,000 Sq. Ft.
	Floors 1–4:	±18,000 Sq. Ft.
04	OFFICE BUILDING 04:	±108,000 Sq. Ft.
	Floors 1–5:	±21,600 Sq. Ft.
TOTAL:		±324,000 Sq. Ft.

Concept designed by

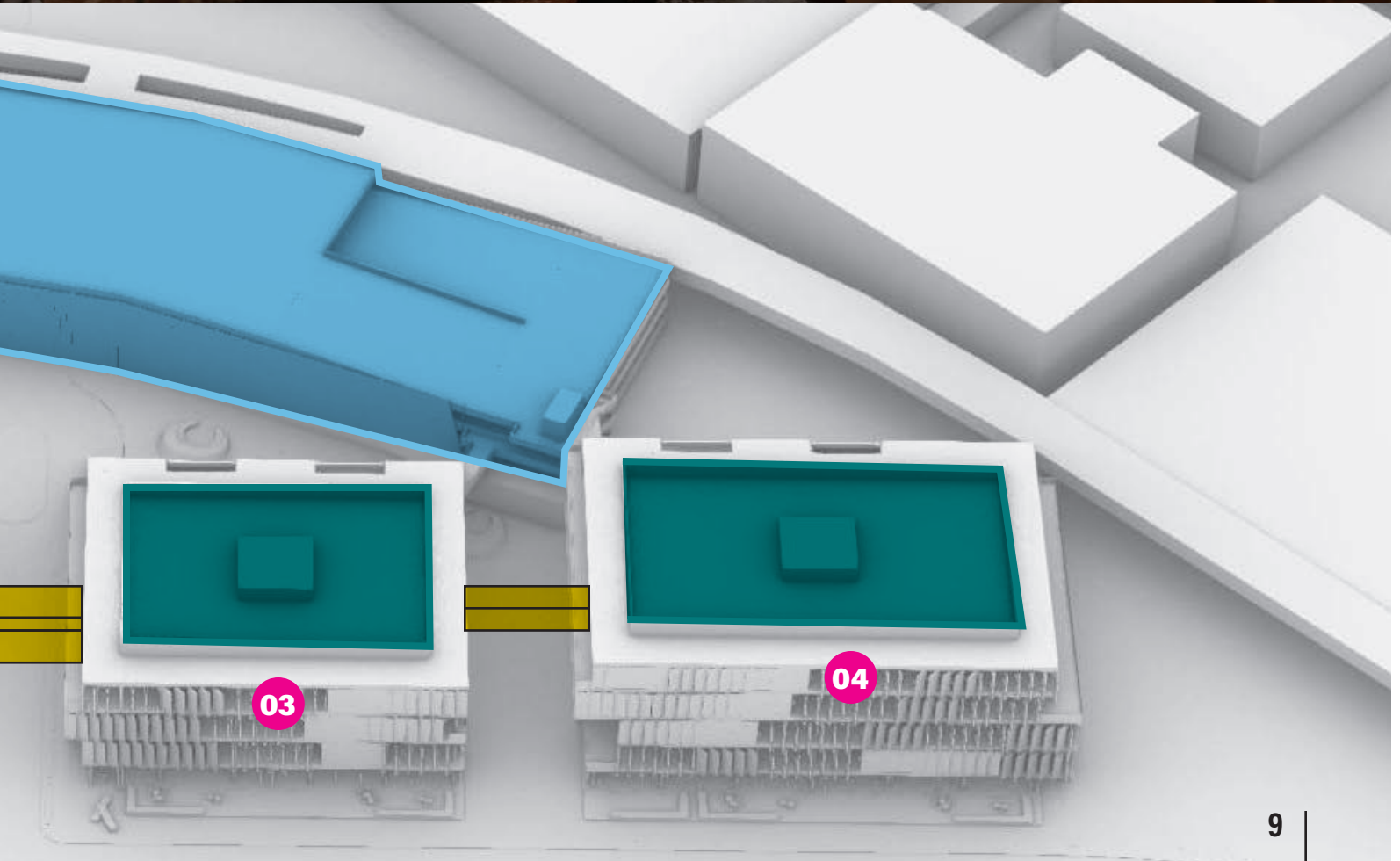
RIOS



FLEXIBLE ENTITLEMENTS FOR ENDLESS POSSIBILITY

IMPACT AT NASH

PRE-APPROVED AND FULLY ENTITLED FAR. A USER
HAS FLEXIBILITY TO DESIGN THEIR OWN CUSTOM AND
UNIQUE CAMPUS PLAN.



IMPACT NORTH & SOUTH



Pacific Ocean



Los Angeles
International Airport,
(LAX)

El Segundo

ACT
T N A S H

E. El Segundo Blvd.

Future Nash St. Extension

Impact North

Future Nash St. Extension

C Line (Green)



AMENITY

Restaurants

- 1 Hummus Republic
- 2 Noah's NY Bagel
- 3 Subway
- 4 Kaya Sushi
- 5 One Poke
- 6 Flora Rooftop Bar & Lounge
- 7 Eat Fantastic
- 8 Grill by Petros
- 9 Bowlology
- 10 Veggie Grill
- 11 California Fish Grill
- 12 Starbucks
- 13 Salt Creek Grille
- 14 Chick-fil-A
- 15 IHOP
- 16 Peet's Coffee
- 17 Tocaya Organica
- 18 Hopdoddy Burger Bar
- 19 Mendocino Farms
- 20 North Italia
- 21 True Food Kitchen
- 22 Jackson's Food & Drink
- 23 Chin Chin
- 24 The Butcher, The Baker, The Cappuccino Maker
- 25 Grimaldi's Pizzeria
- 26 Eddie V's Prime Seafood
- 27 Shake Shack
- 28 Tender Greens
- 29 Pier 76 Fish Grill
- 30 Philz Coffee
- 31 Houston's
- 32 Bristol Farms
- 33 Starbucks
- 34 Noah's NY Bagels
- 35 Fleming's Prime Steakhouse & Wine Bar
- 36 Paul Martin's American Grill
- 37 Mother's Market and Kitchen
- 38 Il Fornaio Manhattan Beach
- 39 Farmer Boys
- 40 Poke Bar
- 41 Raising Cane's
- 42 Panera Bread
- 43 In-N-Out
- 44 The Habit Grill
- 45 Chipotle
- 46 Rubio's Coastal Grill

- 47 Sabra Beirut Mix
- 48 Lil' Simmzy's
- 49 Pressed Juicery
- 50 Corner Bakery
- 51 Island's Fine Burgers & Drinks
- 52 Randy's Donuts

Retail

- 53 Top Golf
- 54 Lakers HQ
- 55 Campus El Segundo Athletic Fields
- 56 Barry's Bootcamp
- 57 YogaWorks
- 58 Dick's Sporting Goods
- 59 Whole Foods Market
- 60 HomeGoods
- 61 Best Buy
- 62 Nordstrom Rack
- 63 The Dry Bar
- 64 Nail Garden
- 65 Sur La Table
- 66 THE POINT SHOPPING MALL
- 67 Soul Cycle
- 68 Sugarfina
- 69 MANHATTAN VILLAGE
- 70 Apple
- 71 Pottery Barn
- 72 Sephora
- 73 William Sonoma
- 74 ArcLight Cinemas
- 75 Bay Club El Segundo
- 76 BevMo!
- 77 Office Depot
- 78 Trader Joe's

Hotels

- 79 AC Hotel by Marriott
- 80 LAX Suites Hotel
- 81 Hyatt Place Los Angeles
- 82 Hilton Garden Inn
- 83 Aloft El Segundo
- 84 Fairfield Inn & Suites

Maryland St

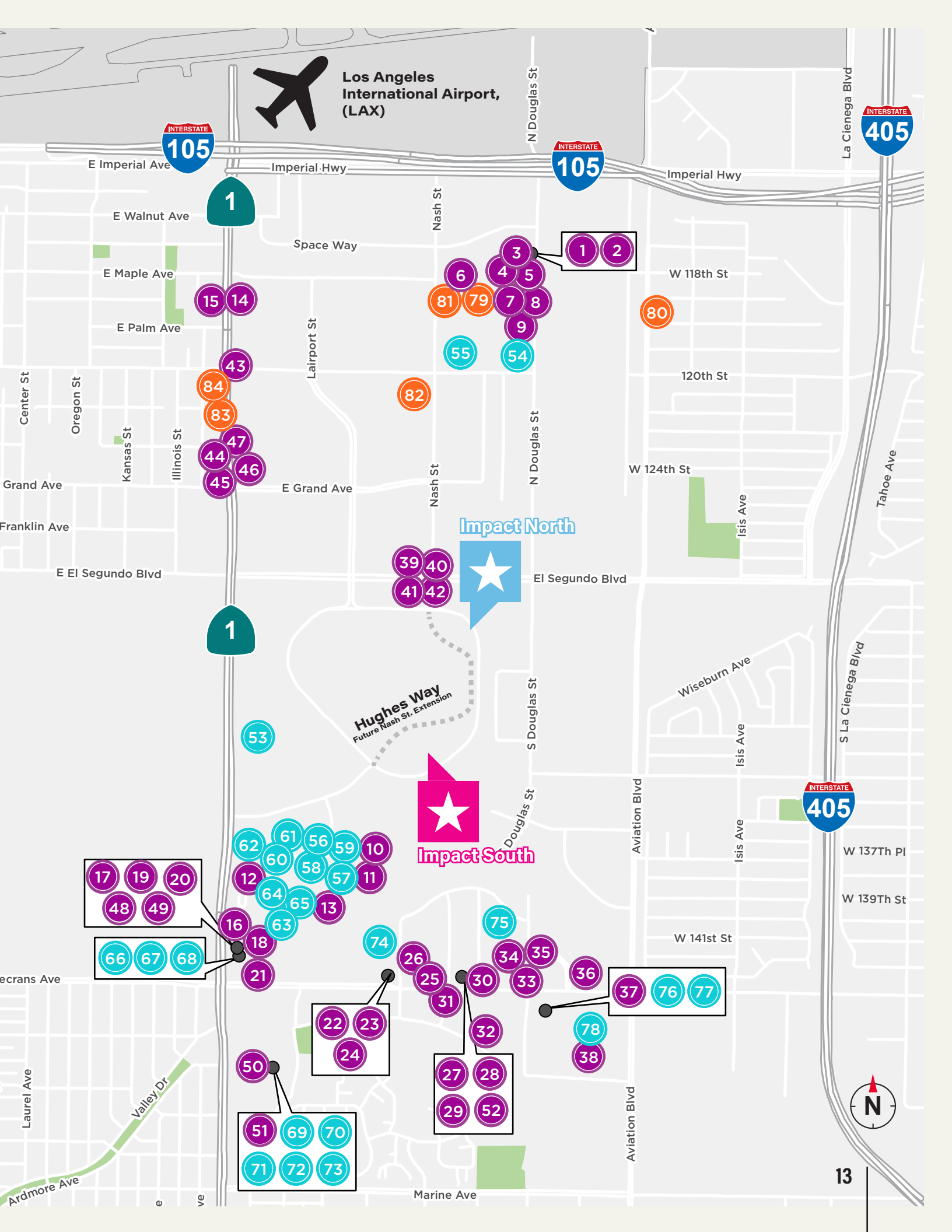
Lomita St

E

E

Ros

31st St



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