

# THE SPACE TO MAKE HISTORY



Hackman  
Capital  
Partners

CBRE



NEWMARK



**NORTH DOUGLAS**  
EL SEGUNDO, CALIFORNIA



# A ONE-OF-A-KIND CREATIVE CAMPUS

On this 20-acre site, massive buildings originally utilized for transportation and aerospace manufacturing have been thoughtfully transformed for the modern workforce, while preserving irreplaceable architectural features.

## THE CAMPUS

- Soaring 45' ceilings
- Abundant natural light
- Open floor plans
- Exclusive patios
- Park-like outdoor campus
- Campus-wide wifi
- Landscaped outdoor workspaces
- Dog friendly
- Basketball court
- Bicycle lockers
- Ample parking

## TRANSPORTATION

- LAX adjacent
- Walkable to two Metro stops
- Immediate access to the 105 and 405





# 390,000 SF OF FLEXIBLE SPACE

Original sawtooth roof and exposed wood beams welcome natural light into the voluminous workspace, reworked to craft a true indoor-outdoor environment connected by original structural steel latticework open to the sky.







45' ORIGINAL SAWTOOTH CEILINGS



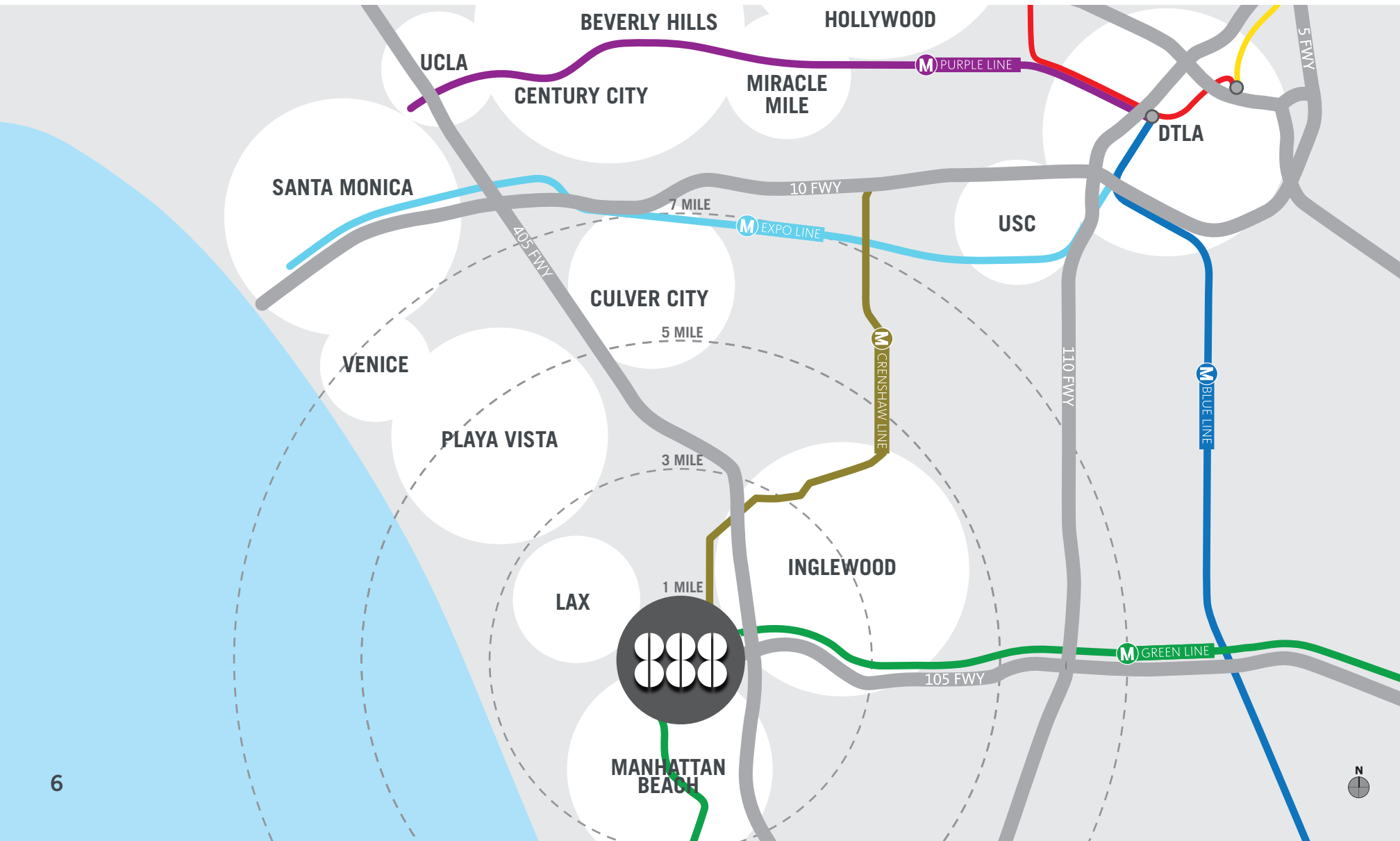
# IMMEDIATELY SOUTH OF LAX, WITH 2 METRO STATIONS IN WALKING DISTANCE

From 888 North Douglas you are only minutes to everything you need—from fast food to fine dining, health clubs to hotels, and coffee to childcare. Close to downtown El Segundo and Dockweiler beaches, as well as shopping and dining at The Point.



# EFFORTLESS ACCESS BY AUTO OR METRO

Less than a mile to the 105, 405 and LAX. Walkable to the Metro Green Line Douglas and Crenshaw/LAX stations. Easy drives to Playa Vista, Culver City, Venice, Santa Monica, Manhattan Beach and the South Bay.







## FOOD & FITNESS

1. Starbucks  
Noah's NY Bagels  
One Poke  
Hummus Republic  
Kaya Sushi  
Il Romanista  
The Flame Broiler
2. Bowlology
3. Fork-In Aussie Pie  
Jaranin Thai  
Frijoles Mexican Restaurant  
Tony's Subs and Pizza
4. Denny's  
Burger King
5. The Proud Bird
6. Sender One Climbing & Yoga
7. Coast Fitness
8. In-N-Out Burger  
Jersey Mike's Subs  
Five Guys  
Anytime Fitness
9. Chipotle Mexican Grill  
The Habit Burger Grill  
Thrill Athletics
10. F45 Training  
Crossfit Rising Wave  
R6 Distillery



## BUSINESSES

1. Los Angeles Times HQ
2. AT&T
3. DirectTV
4. Northrop Grumman
5. LA Lakers Training Facility
6. Evaair
7. Toyota Sports Center
8. Boeing
9. Mattel
10. The Aerospace Corporation
11. Raytheon



## HOTELS

1. Hyatt Place  
AC Hotel by Marriott
2. Hilton Garden Inn
3. Hampton Inn & Suites
4. Travelodge by Wyndham
5. DoubleTree by Hilton
6. Residence Inn by Marriott
7. Cambria Hotel
8. Aloft  
Fairfield Inn & Suites
9. Embassy Suites



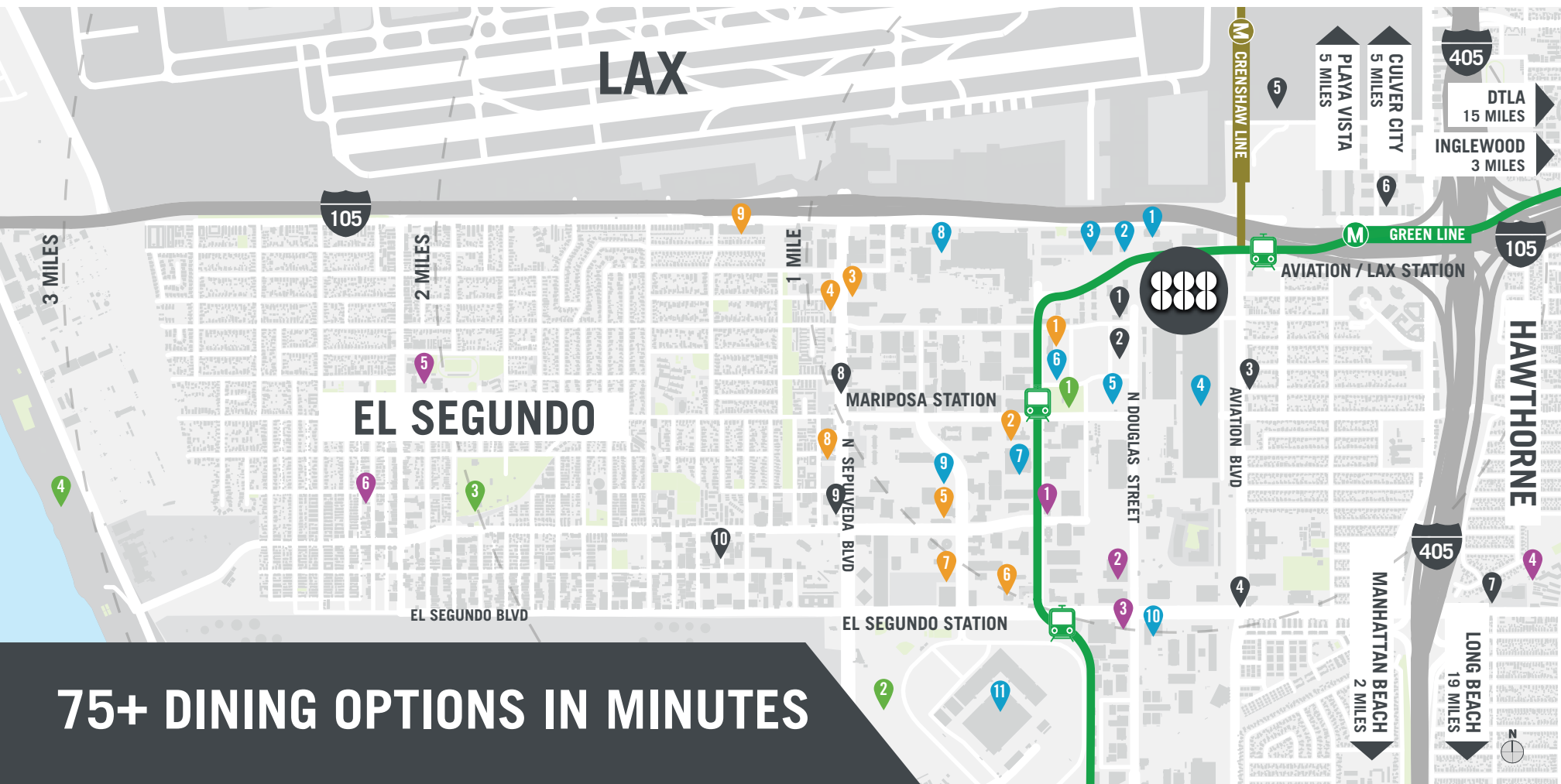
## SCHOOLS & CHILDCARE

1. Beach Babies
2. Da Vinci Schools
3. Beach Babies
4. Hawthorne High School
5. El Segundo High School
6. St. Michael's Children's Center



## RECREATION

1. Campus El Segundo Athletic Fields
2. The Lakes Golf Course
3. El Segundo Parks & Recreation
4. El Segundo Beach & Dockweiler Beach



75+ DINING OPTIONS IN MINUTES

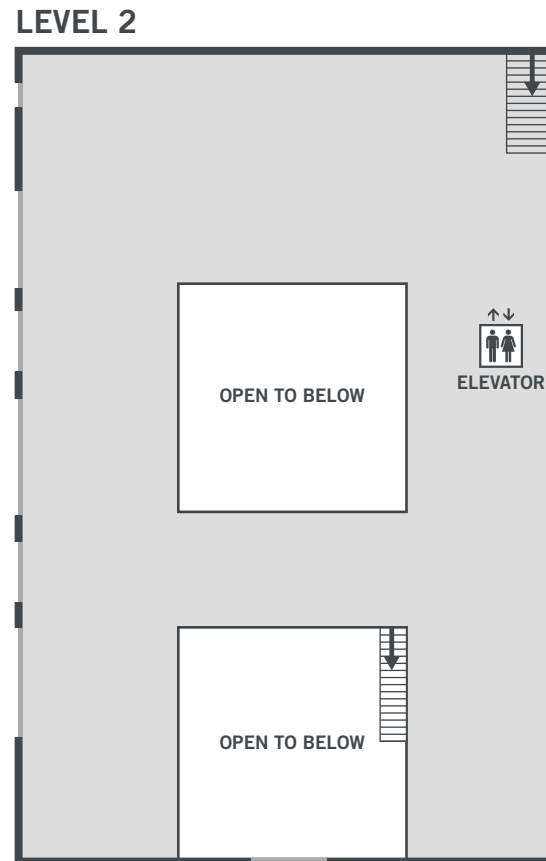
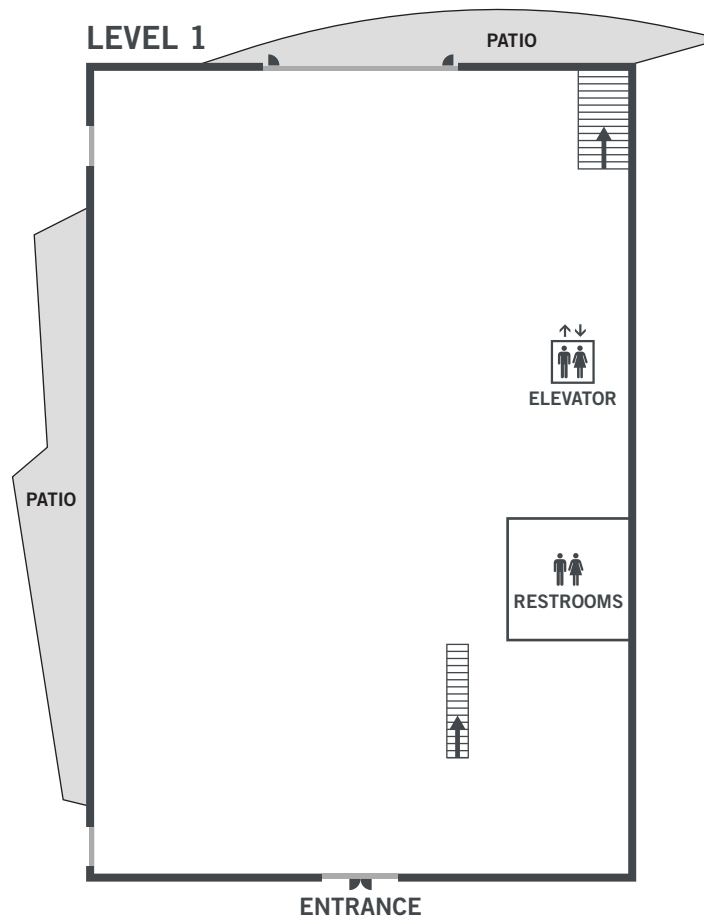




**4+ ACRES OF LANDSCAPED  
OUTDOOR AREA**



# SUITE A



**60,716 SF**

**Level 1** 34,163 SF

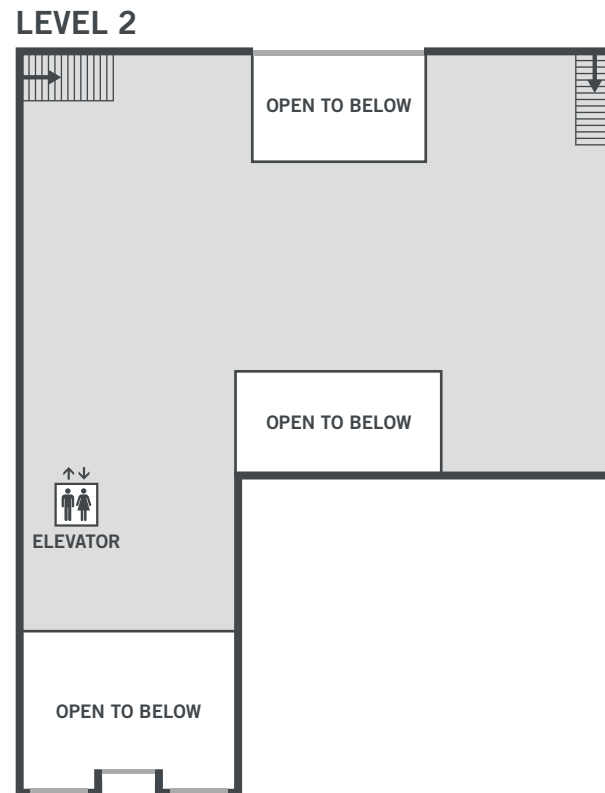
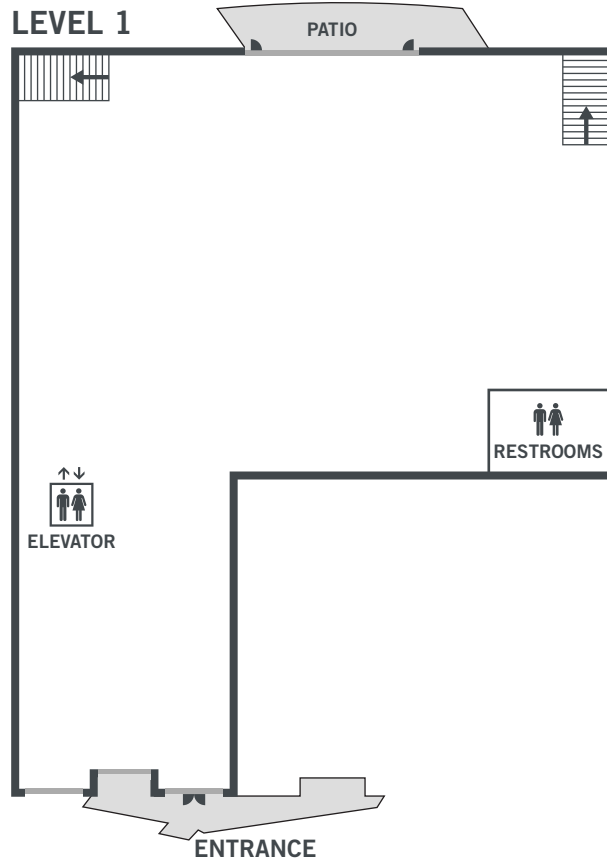
**Level 2** 26,553 SF

## FEATURES

- Double-height glass entrance
- Exclusive tenant patios
- Dedicated elevator



# SUITE B



**52,082 SF**

**Level 1** 29,284 SF

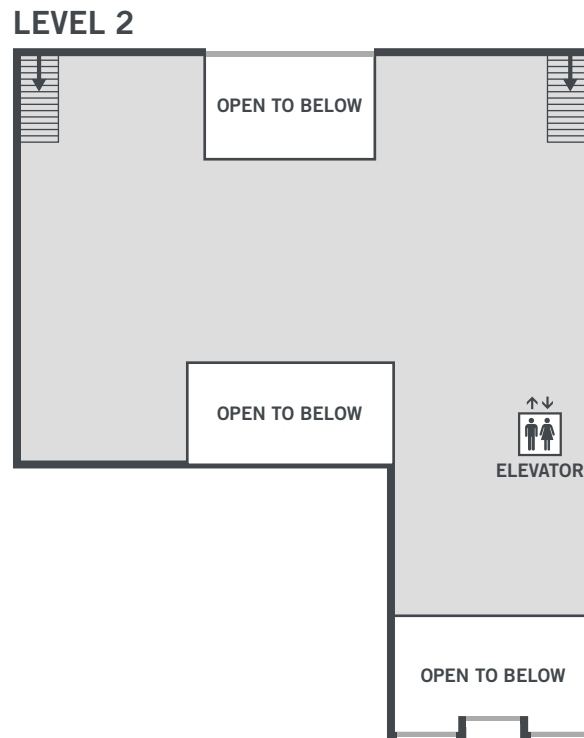
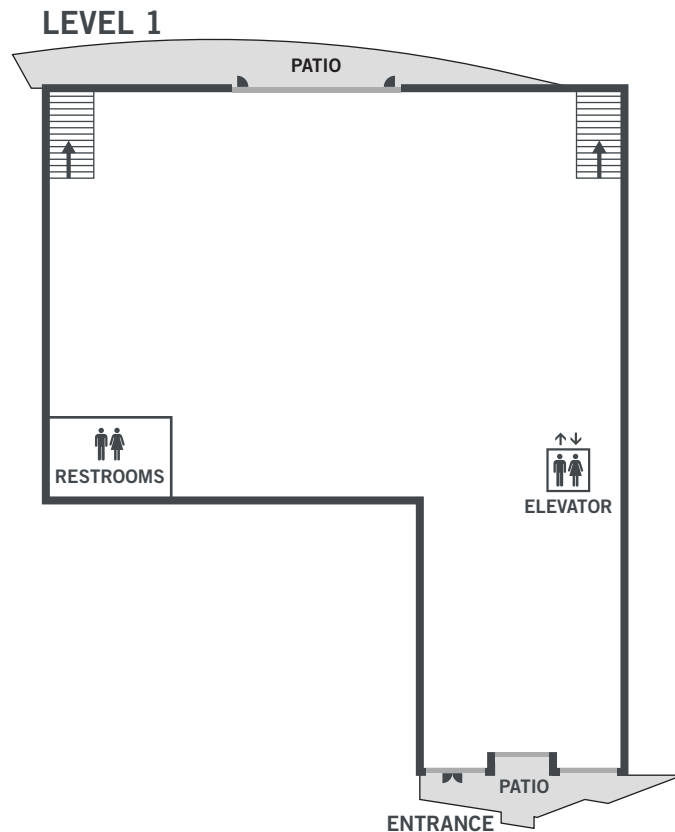
**Level 2** 22,798 SF

## FEATURES

- Double-height glass entrance
- Exclusive tenant patios
- Dedicated elevator



# SUITE C



**51,360 SF**

**Level 1** 28,544 SF

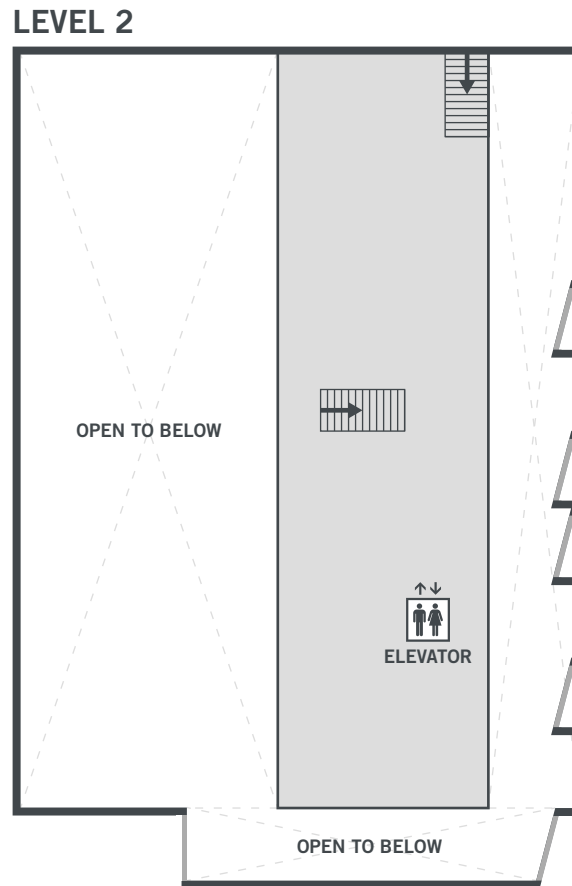
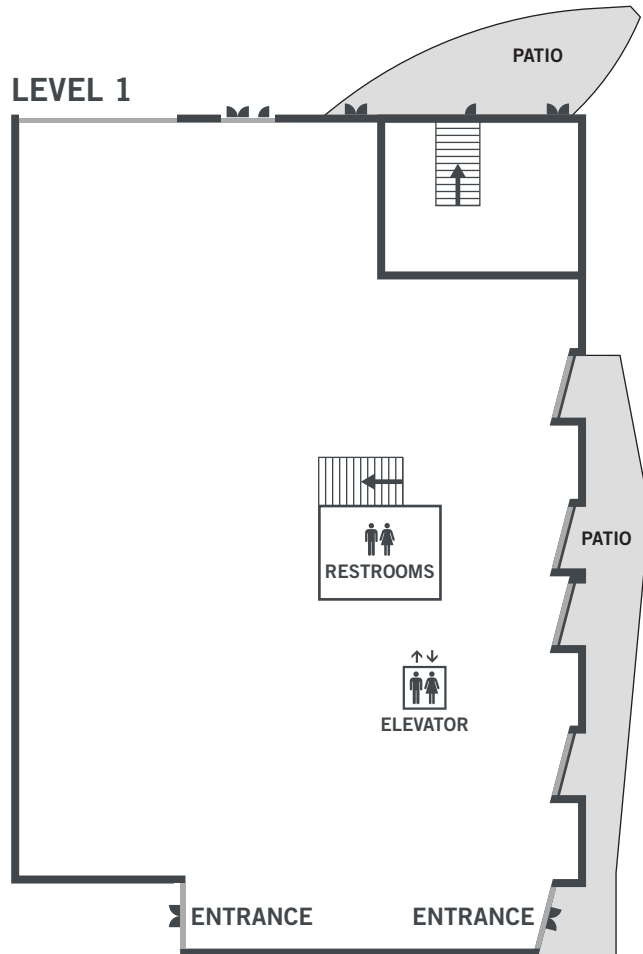
**Level 2** 22,816 SF

## FEATURES

- Double-height glass entrance
- Exclusive tenant patios
- Dedicated elevator



# SUITE D



**44,956 SF**

**Level 1** 32,207 SF

**Level 2** 12,749 SF

## FEATURES

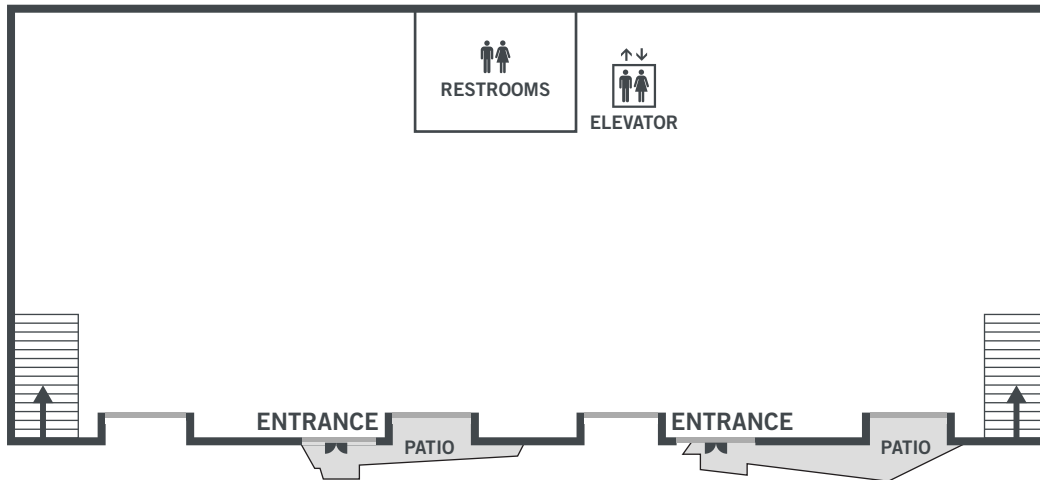
- Double-height glass entrance
- Exclusive tenant patios
- Floating mezzanine workspace
- Dedicated elevator



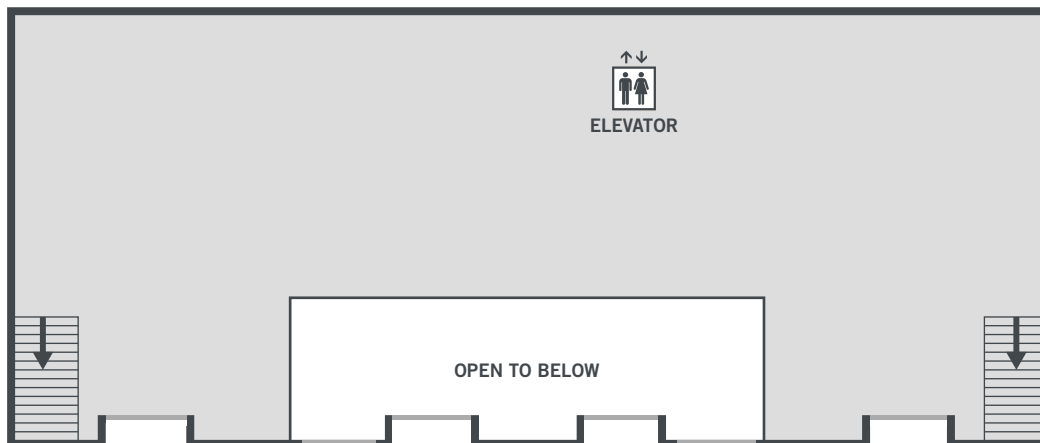
# SUITE E



LEVEL 1



LEVEL 2



41,396 SF

Level 1 22,300 SF

Level 2 19,096 SF

## FEATURES

- Double-height glass entrance
- Exclusive tenant patios
- Floating mezzanine workspace
- Dedicated elevator

# SUITE F



## 68,722 SF

**Level 1** 37,167 SF

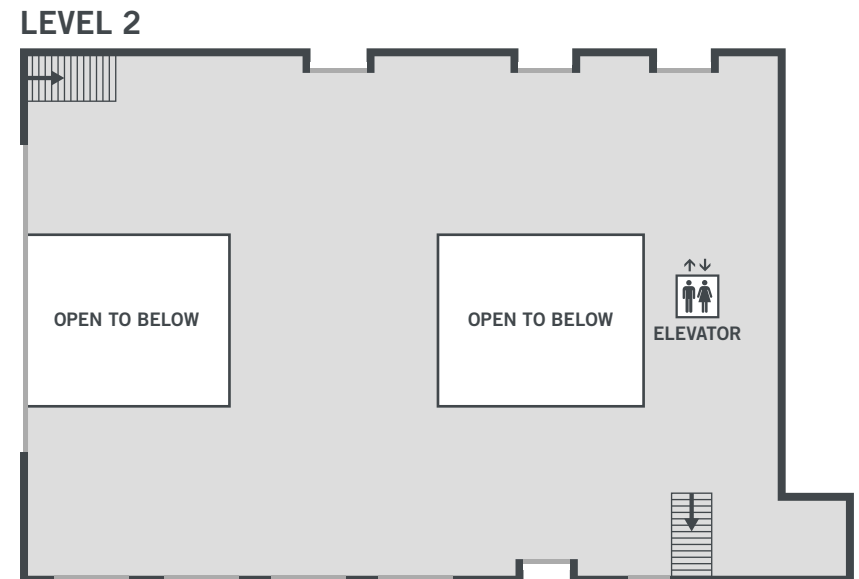
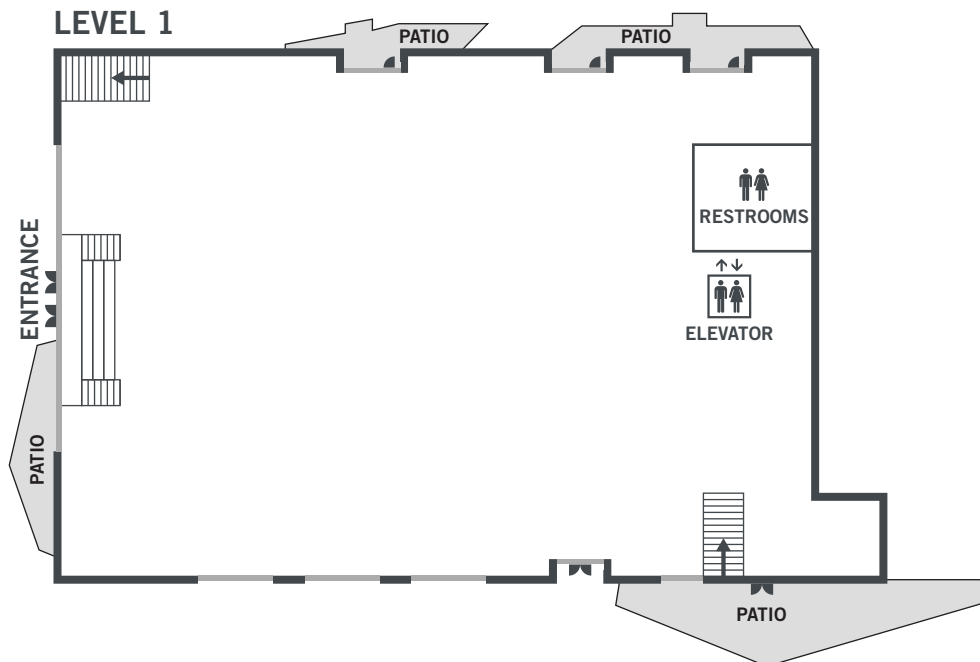
**Level 2** 31,555 SF

### FEATURES

Expansive double-height glass entrance

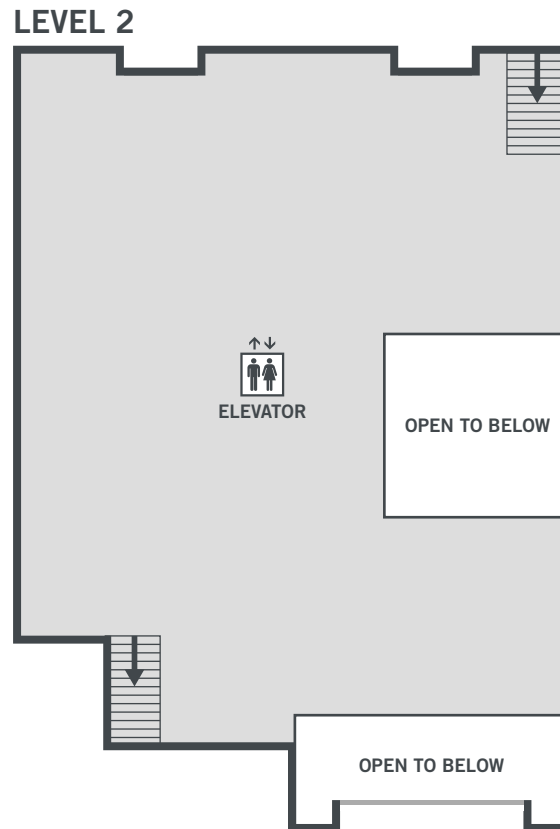
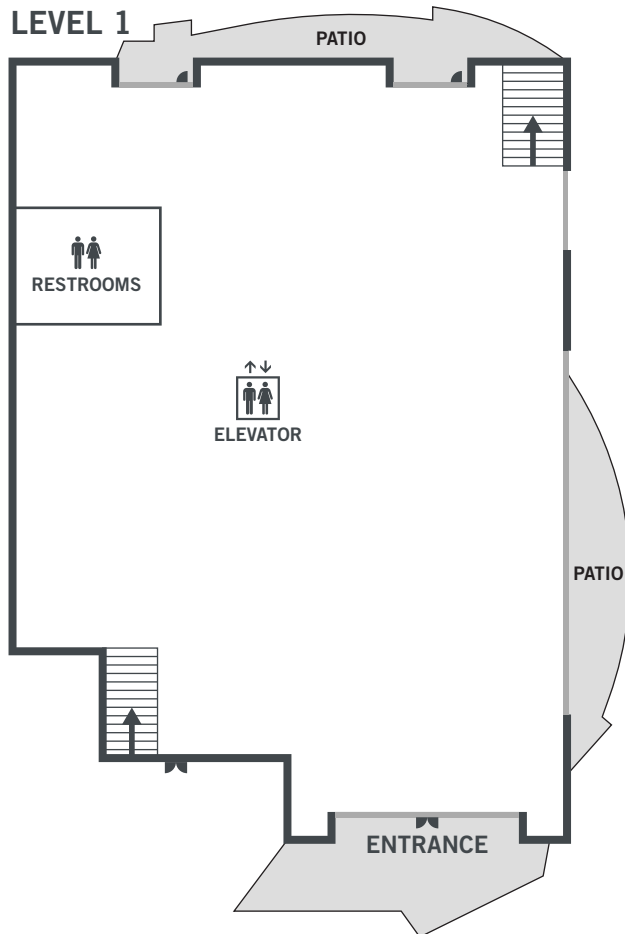
Exclusive tenant patios

Dedicated elevator





# SUITE G



**39,156 SF**

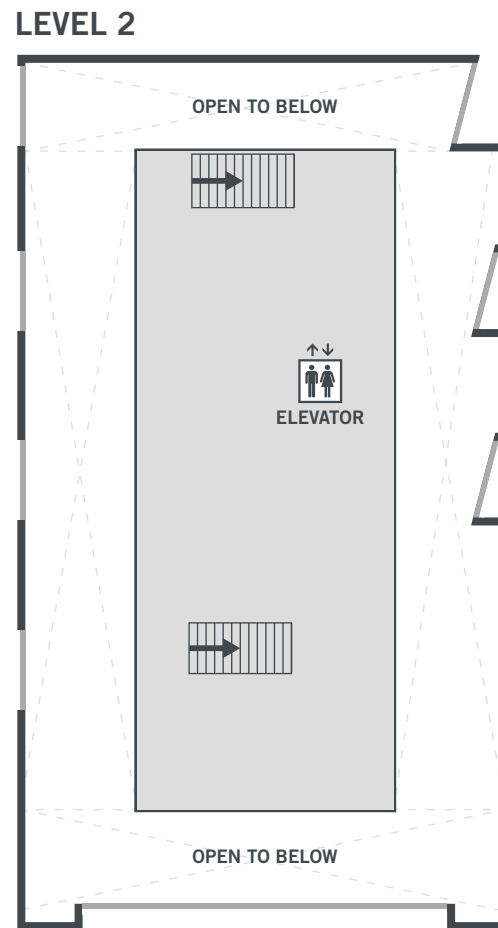
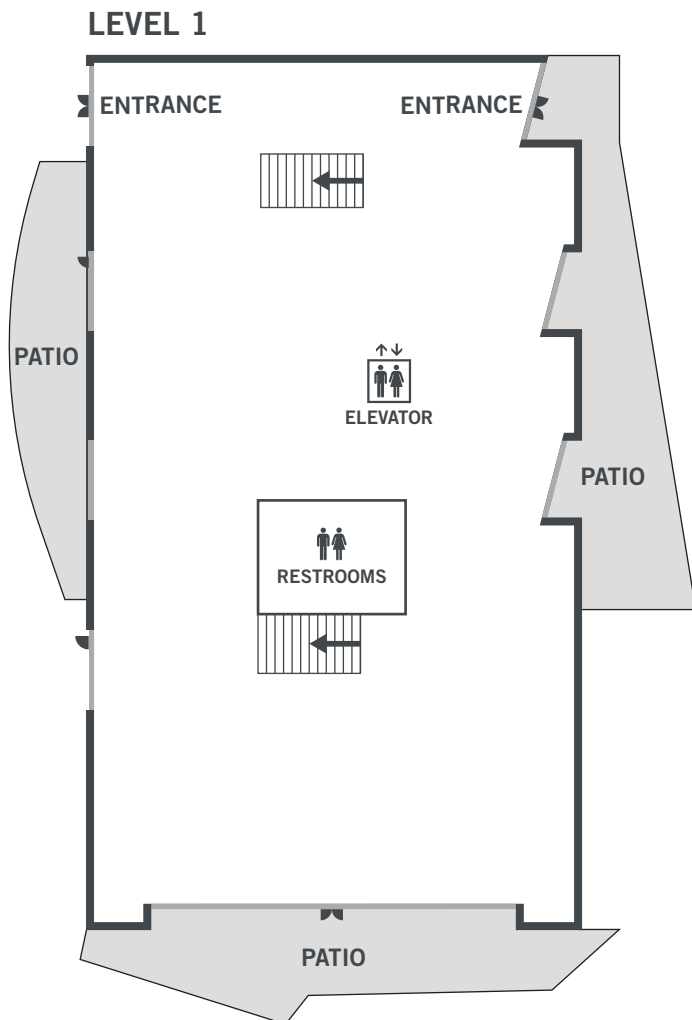
**Level 1** 20,766 SF

**Level 2** 18,390 SF

## FEATURES

- Double-height glass entrance
- Exclusive tenant patios
- Dedicated elevator

# SUITE H



**30,600 SF**

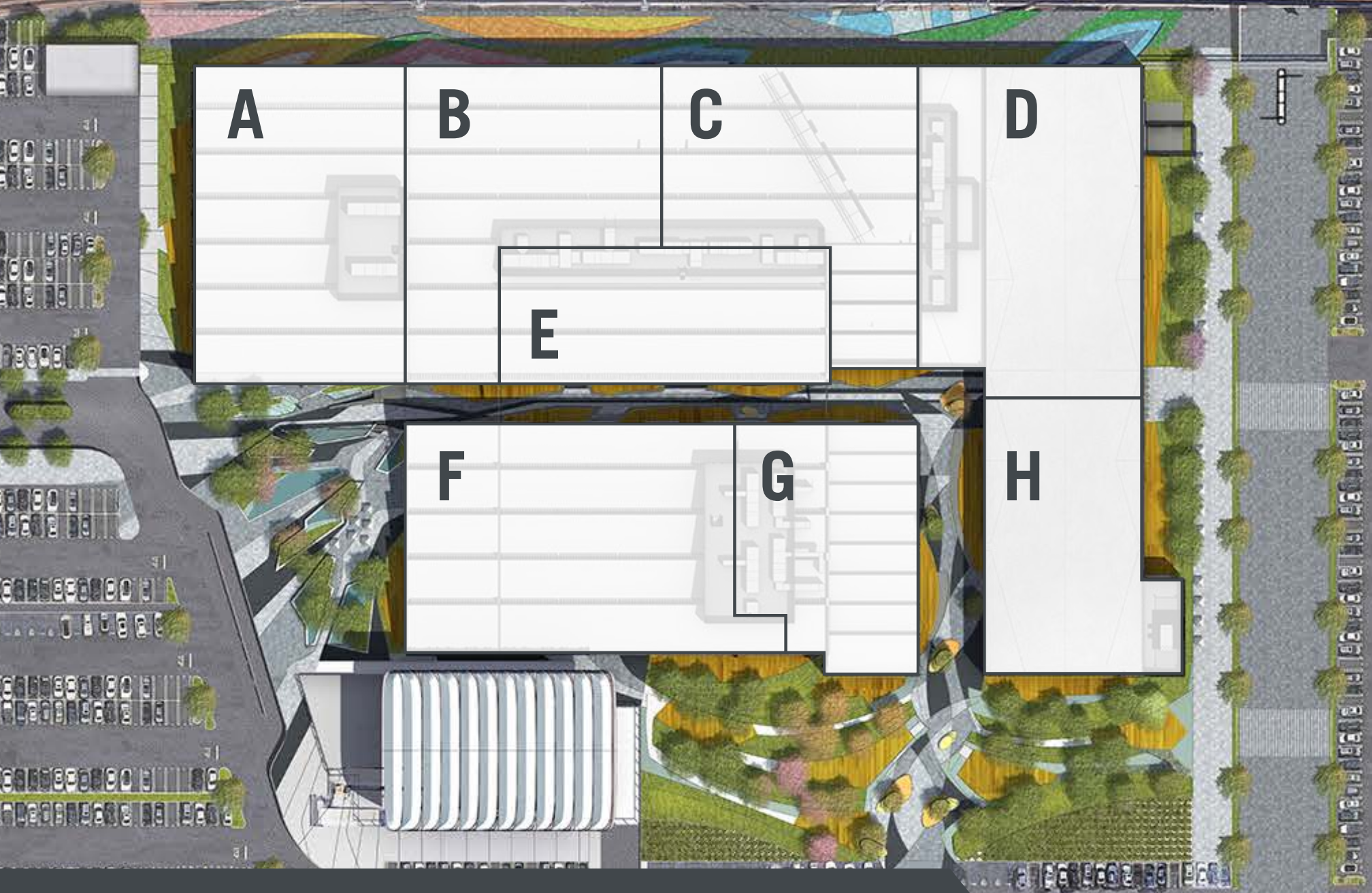
**Level 1** 21,683 SF

**Level 2** 8,917 SF

## FEATURES

- Exclusive tenant patios
- Floating mezzanine workspace
- Dedicated elevator





**OVER AN ACRE OF VERSATILE OUTDOOR  
SPACE FOR EVENTS & MEETINGS**





**NORTH DOUGLAS**  
EL SEGUNDO, CALIFORNIA



**CBRE**

**JEFF PION**

Lic. 00789549  
jeff.pion@cbre.com  
+1 310 550 2537

**JOHN AYOOB**

Lic. 00789549  
john.ayob@cbre.com  
+1 310 363 4884

**NEWMARK**

**BILL BLOODGOOD**

Lic. 01152045  
bill.bloodgood@ngkf.com  
+1 310 491 2039

**888DOUGLAS.COM**

**Hackman  
Capital  
Partners**

© 2020 Hackman Capital Partners. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Newmark Knight Frank logo is a service mark of Newmark & Company Real Estate, Inc. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Newmark & Company Real Estate or CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.