



SPECTACULAR TURN-KEY CREATIVE SPACE AVAILABLE

800 APOLLO STREET, EL SEGUNDO

ONE-OF-A-KIND 139,000 SF SUBLEASE

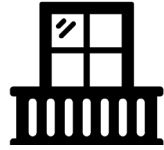


800
APOLLO
STREET

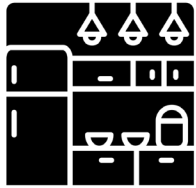
SUBLEASE HIGHLIGHTS



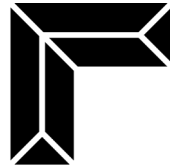
Executive Offices



Seven (7) Exterior
Balconies



3 Kitchens



13-14' Ceiling Heights & Floor to
Ceiling Glass Windows



Five (5) Studios



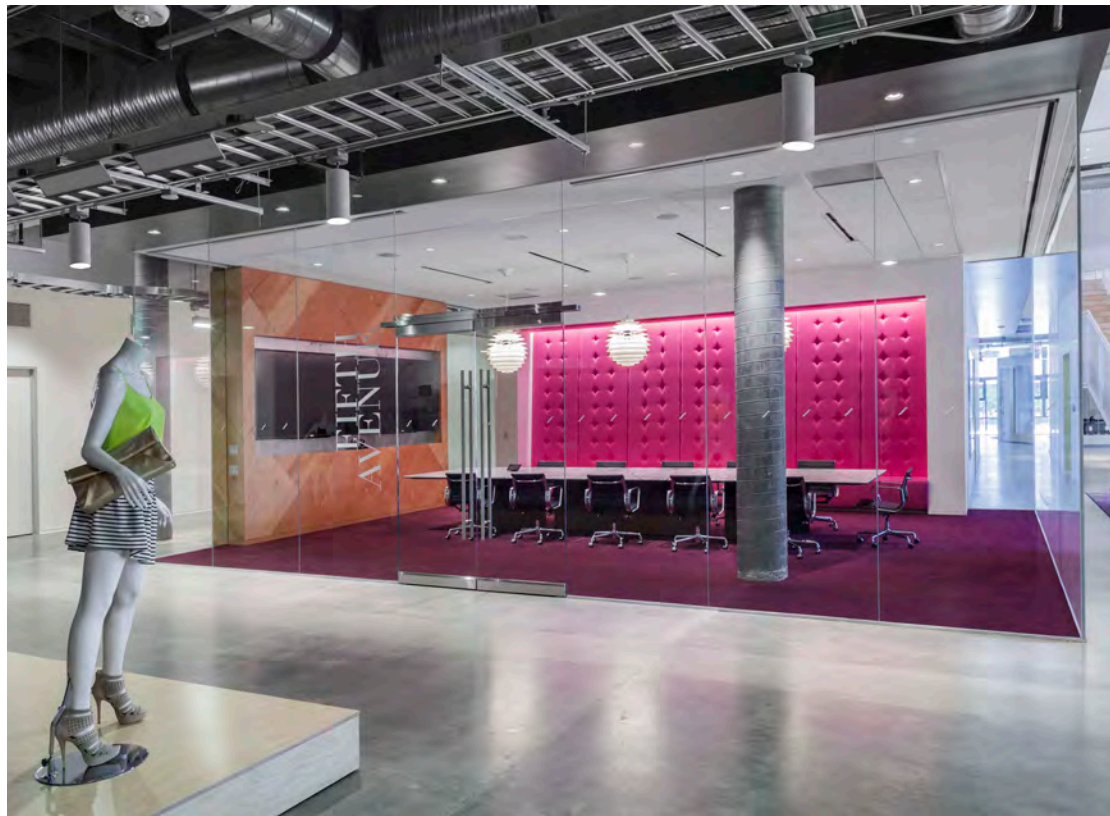
Walking distance to Bay Club
and Rosecrans Corridor



El Segundo Low Business Tax Rate



Three (3) Private Patios





800 APOLLO STREET

PROPERTY DETAILS

Premises	1ST FLOOR	77,253 SF*
	2ND FLOOR	61,824 SF
	TOTAL	139,077 SF
Rent	Negotiable	
Availability	Flexible	
Term	Through November 30, 2034 (Will consider shorter term)	
Furniture	Fully furnished at no additional cost	
Parking	4/1,000 at prevailing rates	

**Divisible to 8,000 SF on 1st Floor*

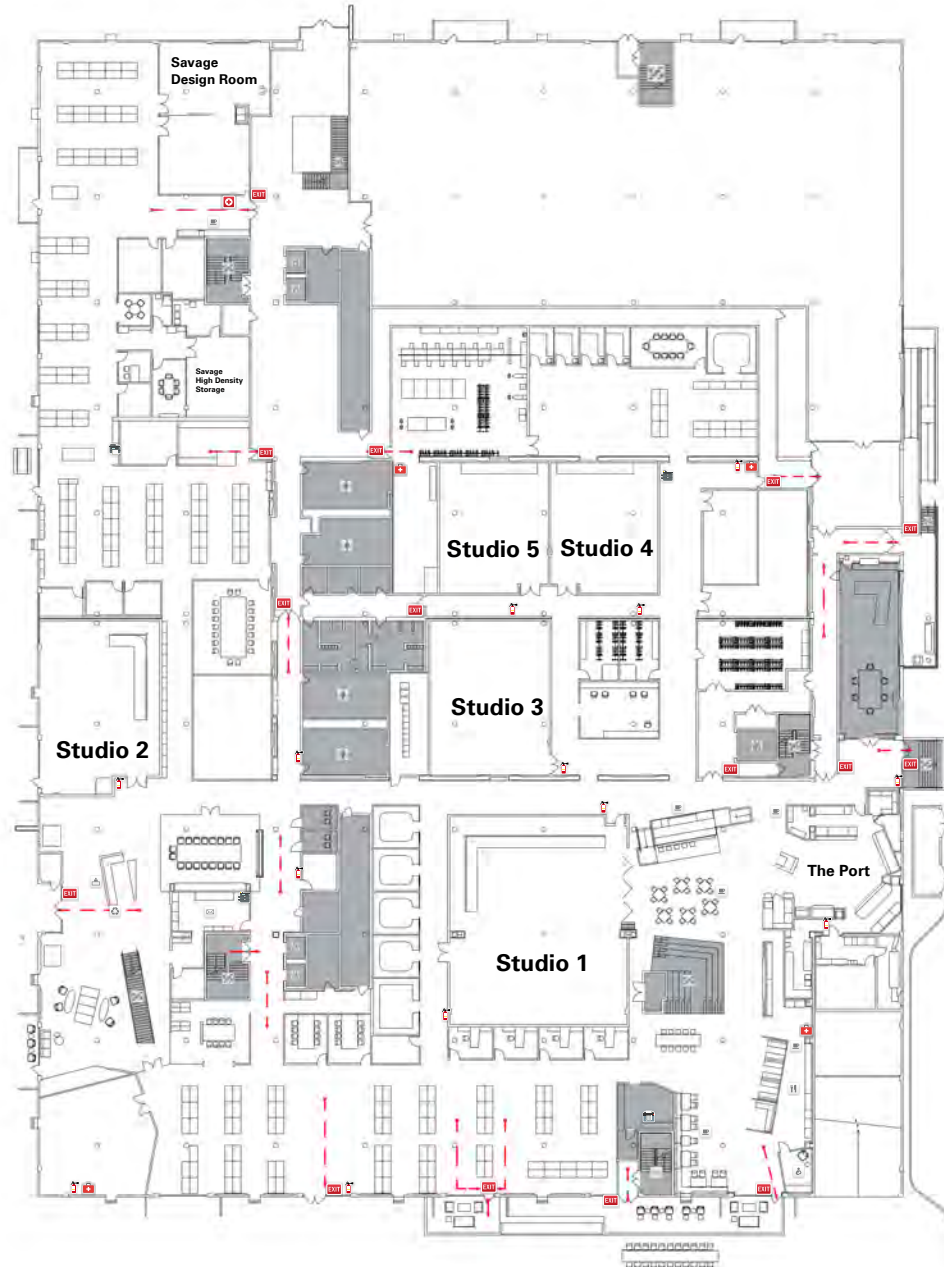




800 APOLLO STREET

1ST FLOOR PLAN

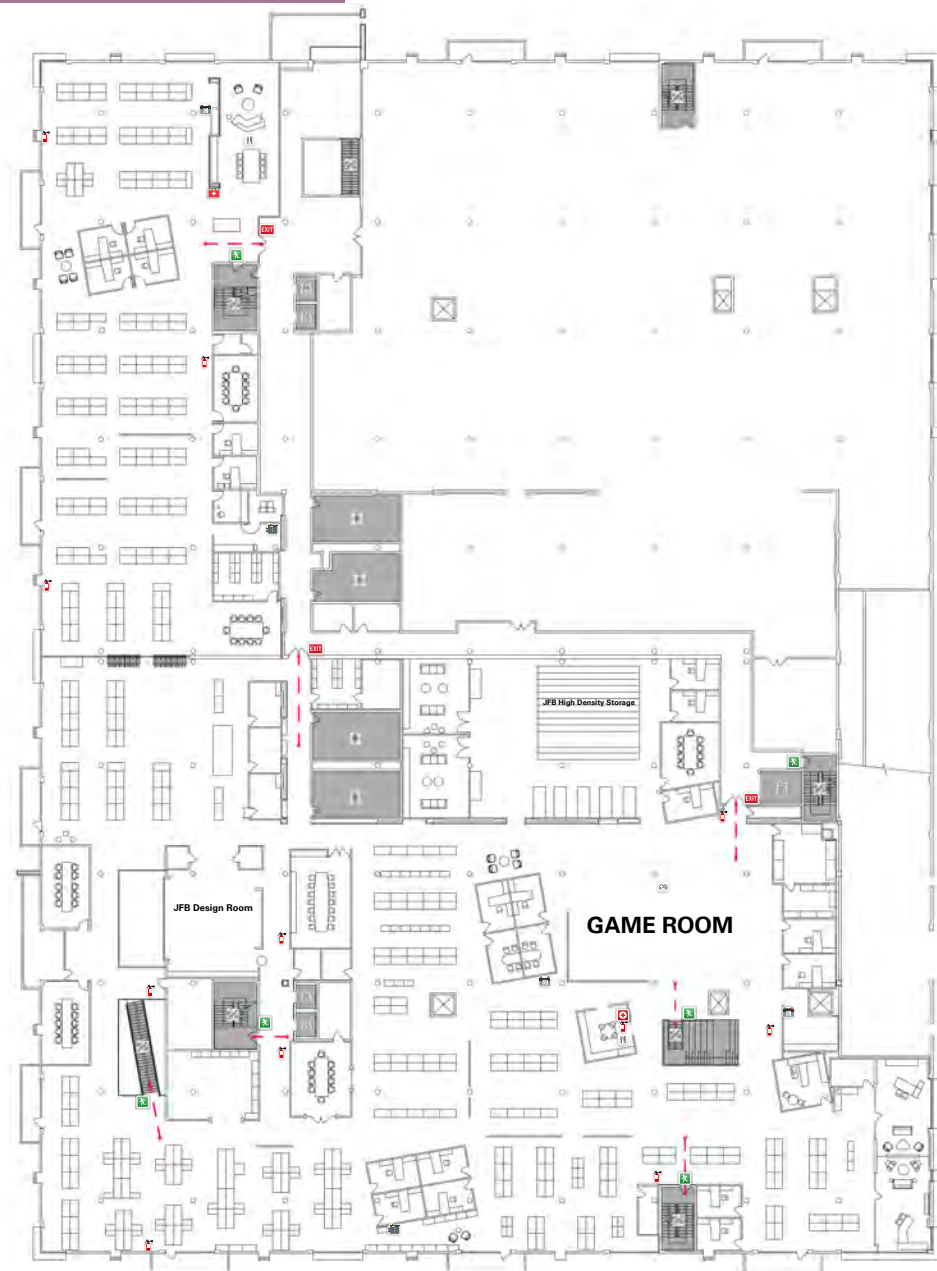
- Private Patios
- 210 Workstations
- Multiple Conference Rooms
- Board Room
- Commercial Kitchen with Seating and Bar
- 5 Studios
- Interconnecting Stairwell
- Fully Furnished



800 APOLLO STREET

2ND FLOOR PLAN

- 2 Executive Offices
- 200+ Work Stations
- 20 Private Offices
- 6 Conference / Board Rooms
- 2 Kitchens
- 7 Exterior Balconies
- Fully Furnished



800 APOLLO STREET

AMENITIES MAP



800 APOLLO STREET



NEWMARK
PACIFIC

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