



SPECTACULAR TURN-KEY CREATIVE SPACE AVAILABLE

800 APOLLO STREET, EL SEGUNDO
ONE-OF-A-KIND 139,000 SF SUBLEASE

madison
PARTNERS

NEWMARK
PACIFIC

800
APOLLO
STREET

SUBLEASE HIGHLIGHTS



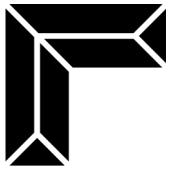
Executive Offices



Seven (7) Exterior
Balconies



3 Kitchens



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



Five (5) Studios



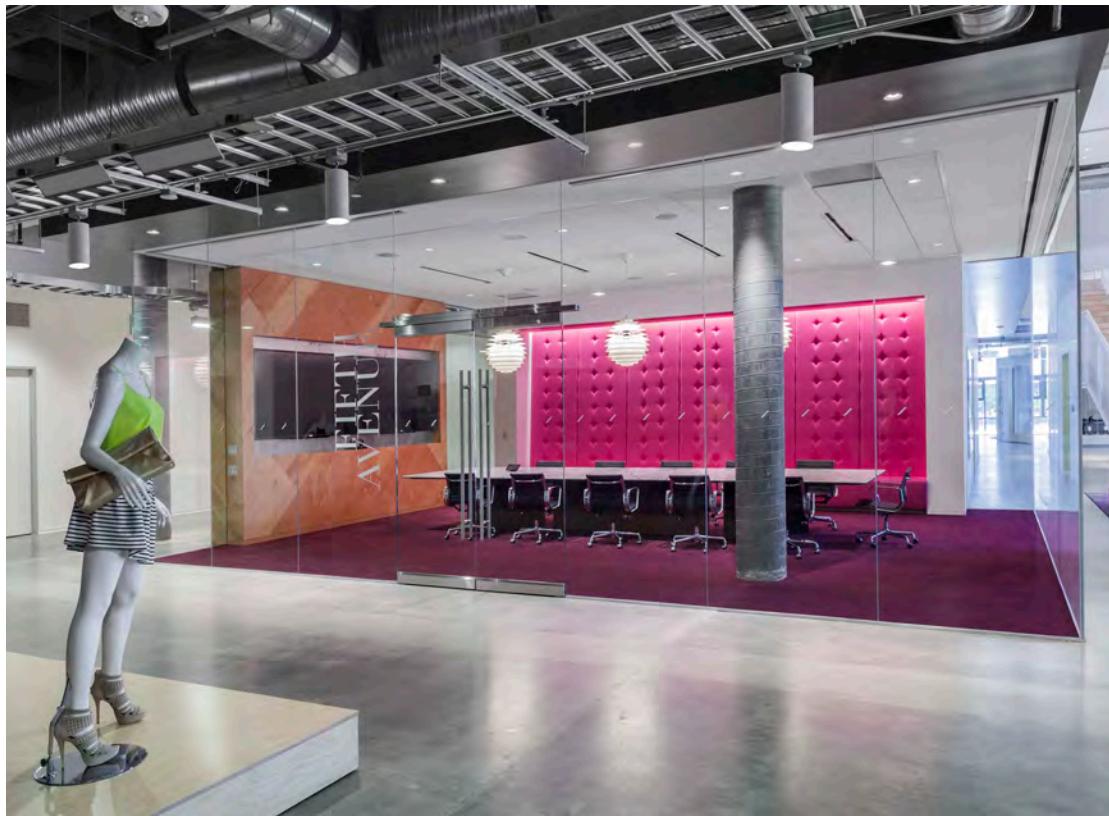
Walking distance to Bay Club
and Rosecrans Corridor



El Segundo Low Business Tax Rate



Three (3) Private Patios



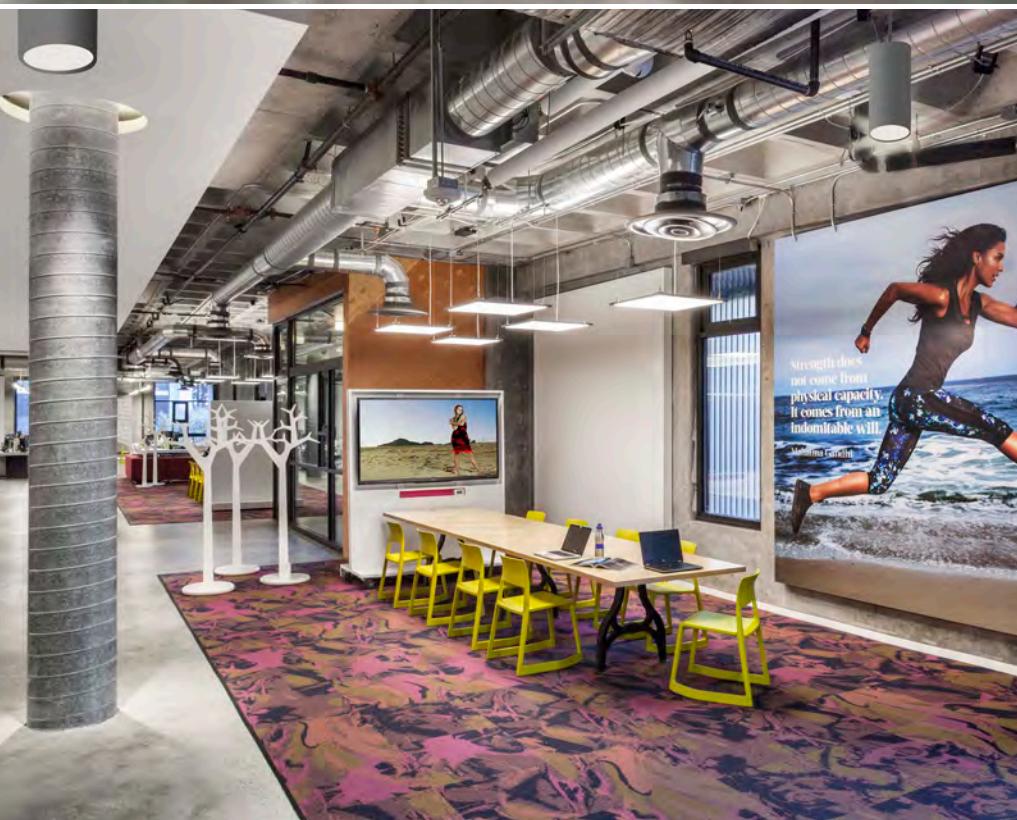


800 APOLLO STREET

PROPERTY DETAILS

Premises	1ST FLOOR 2ND FLOOR TOTAL	77,253 SF* 61,824 SF 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

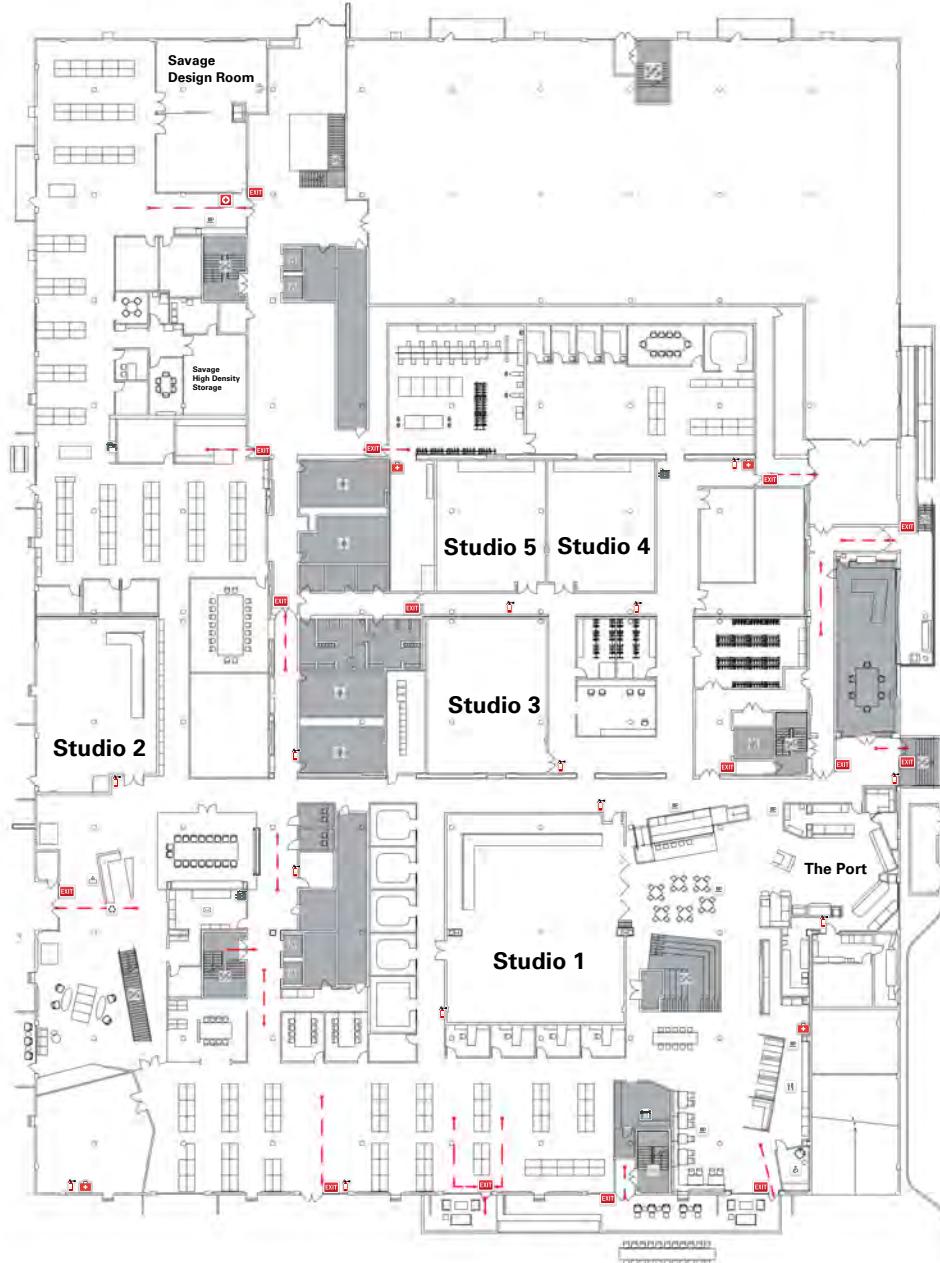




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1ST FLOOR PLAN

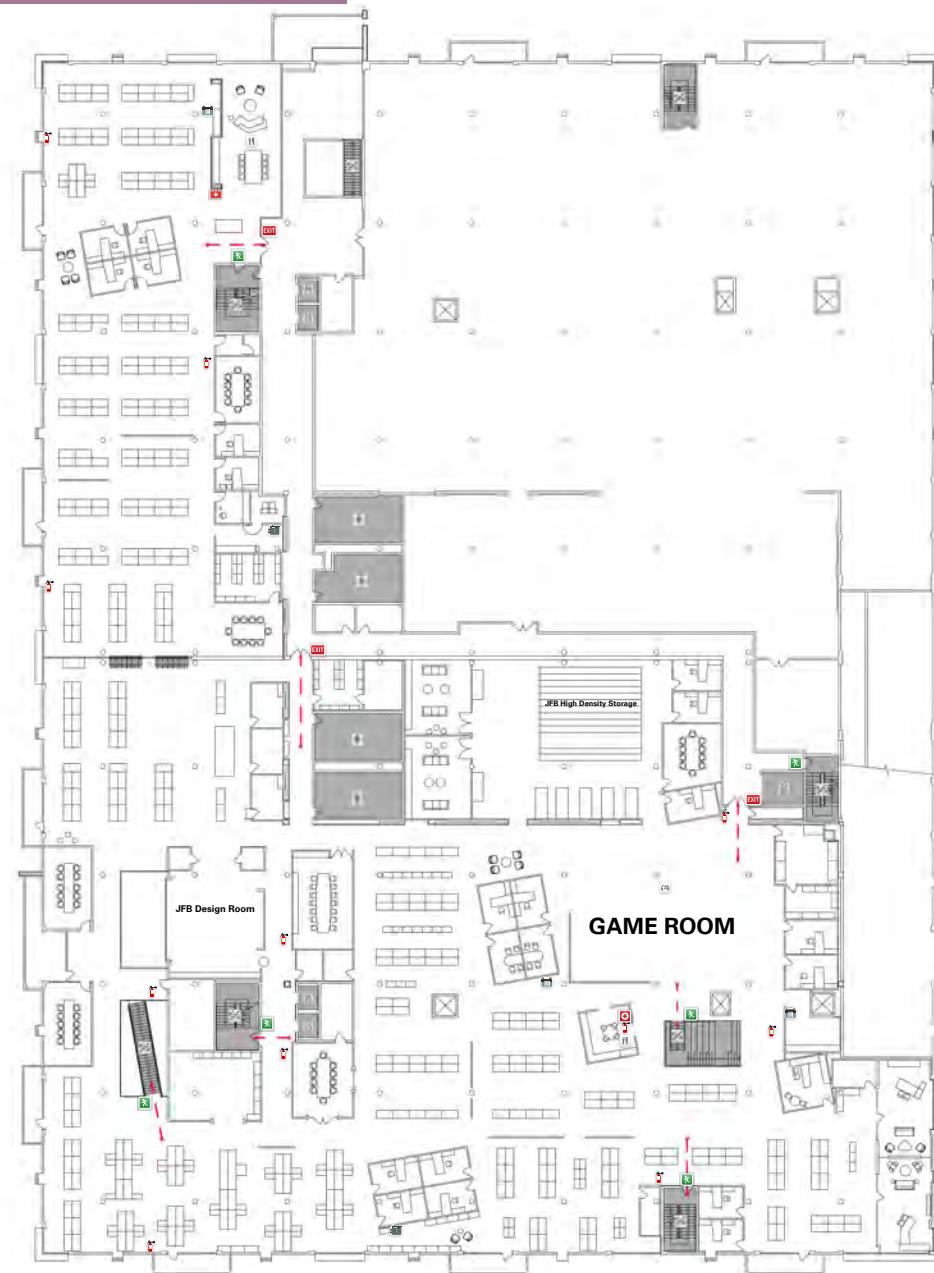
- Private Patios
- 210 Workstations
- Multiple Conference Rooms
- Board Room
- Commercial Kitchen with Seating and Bar
- 5 Studios
- Interconnecting Stairwell
- Fully Furnished



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



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