



GRAND+NASH

Where life comes to work
and work comes to life.





Cultivate greatness

001 _____

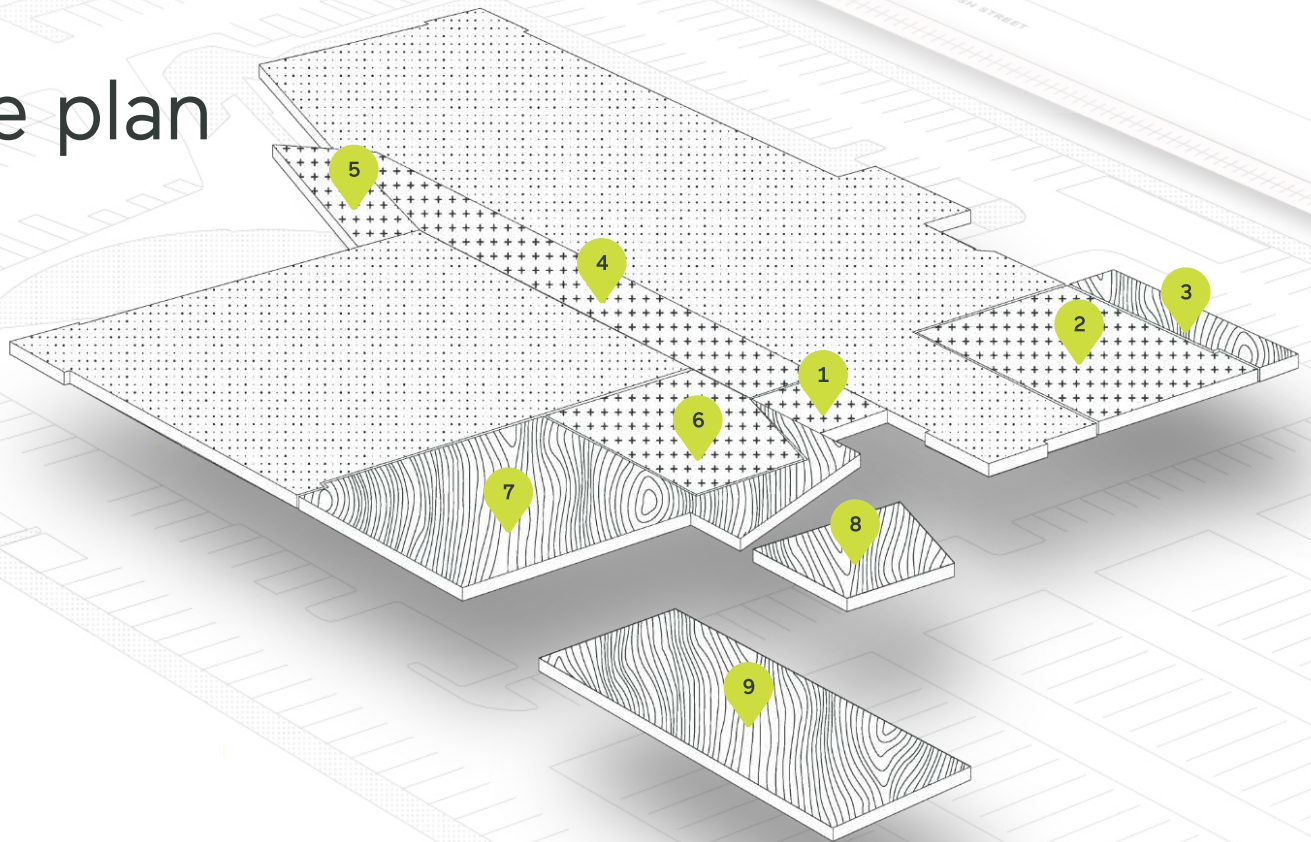
Grand + Nash redefines what a modern workplace can be. Amenities include a new high-end fitness center, modern communal spaces, spacious rooftop decks for 2nd + 3rd floor tenants and an ideal location just minutes away from LAX and numerous mass transit options, as well as many vibrant El Segundo restaurants.

The space to grow

Grand + Nash's newly designed 6,500 SF tenant amenity and experience center will feature a modern lounge with a café and an espresso bar, state-of-the-art gym and extensive indoor-outdoor seating + meeting areas providing employees the flexibility to work where they choose—creating a more enjoyable and productive office environment.



Site plan



164,000

SQ. FEET

4

PER 1,0000
PARKING RATIO

8,500

SQ. FEET OUTDOORS

3

FLOORS

1 Breezeway

2 Fitness Center

3 Fitness Center Patio

4 Lobby

5 Front Door

6 G+N Lounge

7 Backyard

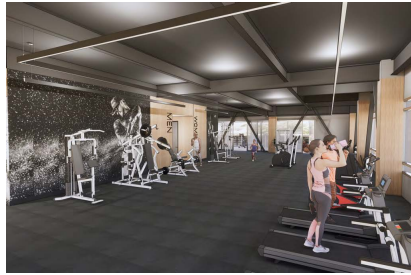
8 Roof Decks

9 Solar Shaded Parking



1 Breezeway

This sunlit, renovated, upscale space makes a modern statement, welcoming tenants and visitors to Grand + Nash.



2 Fitness Center

State-of-the-art facility with multiple workout stations, dedicated lockers, yoga area, and private showers.



3 Fitness Center Patio

Work out, then cool down, stretch, and relax in the sea breeze.



4 Lobby

A warm welcome with modern decor, interior greenery, and inspiring natural light.



5 Front Door

Striking architectural columns and an indoor/outdoor entry make an impactful first impression upon arrival.



6 G+N Lounge

Get away from the day, redefine the "meeting" and reconnect with colleagues in this modern lounge featuring plentiful contemporary seating, meeting tables, and an espresso bar serving coffee, pastries and many lunchtime options.



7 Backyard

This landscaped pedestrian + pet-friendly area is the perfect place to meet colleagues, or simply add a breath of fresh air to a workday.



8 Roof Decks

A gathering place and daily escape under the beautiful SoCal sun for 2nd and 3rd floor tenants.



9 Solar Shaded Parking

Shaded parking stalls keep vehicles cool while solar panels help power the building.



003 —————

Work. Life. Balanced.

This workplace has so much more to offer than work. With considered amenities such as curated lounge areas, state-of-the-art fitness facilities, and inspiring outdoor spaces, Grand + Nash promotes productivity and creativity.



G+N Lounge

Redefine the “meeting” in the Grand + Nash lounge. Connect, refresh, and relax in this comfortable common space, well-appointed with modern sofas, meeting tables and flatscreen TVs.

ABUNDANT SEATING AREAS

COFFEE AND TEA BAR

TVS, GAMES AND MORE





003 AMENITIES — 2

Fitness Center

Simplify your commute & break a sweat in the state-of-the-art fitness center featuring dozens of workout stations and a dedicated yoga area. Then freshen up in the locker rooms complete with private shower stalls.



MULTIPLE WORKOUT STATIONS

YOGA AREA

LOCKER ROOM AND SHOWERS

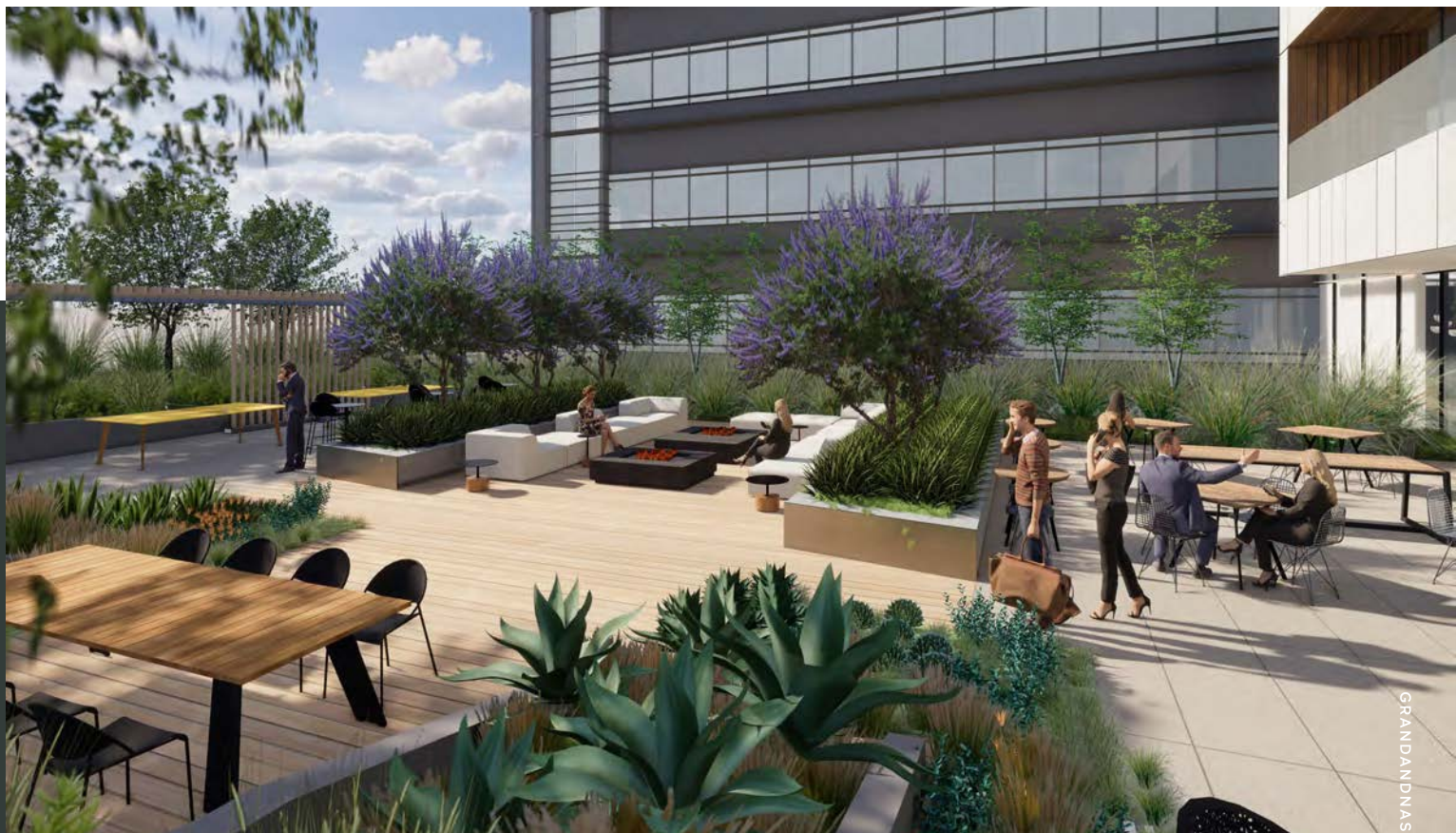
Backyard

Designed to restore and inspire, outdoor spaces set off the Grand + Nash experience. Shake off creative blocks, or take outdoor meetings in this lush outdoor space.

OUTDOOR SEATING AND GAMES

SOLAR PANELS

MULTIPLE PRIVATE MEETING AREAS





004

Design with nature in mind.

The modern workplace must be more than the sum of its parts. Throughout the property, carefully curated natural materials, inspiring greenery, and effortless functionality form a unique campus experience that's as inspiring as it is productive.



MATERIALS MATTER.

Throughout the campus, natural materials and lush greenery contrast with clean and modern architectural elements. This harmonious combination keeps Grand + Nash highly designed, yet highly functional.

NATURAL TEXTURES + CONTRASTING
CAST CONCRETE

INSPIRED BY SCANDINAVIAN +
JAPANESE DESIGN

GREENERY ADDS LIFE + HARMONY

UNINTERRUPTED WINDOW LINE ALLOWS
NATURAL LIGHT THROUGHOUT



GREEN. SPACE.

Grand + Nash is committed to reducing the footprint of all tenants. Modern, drought-tolerant landscaping uses less water and top-of-the-line mechanical systems ensure peak efficiency, while an extensive solar photovoltaic array powers the building—and sends sustainable power back to the grid.

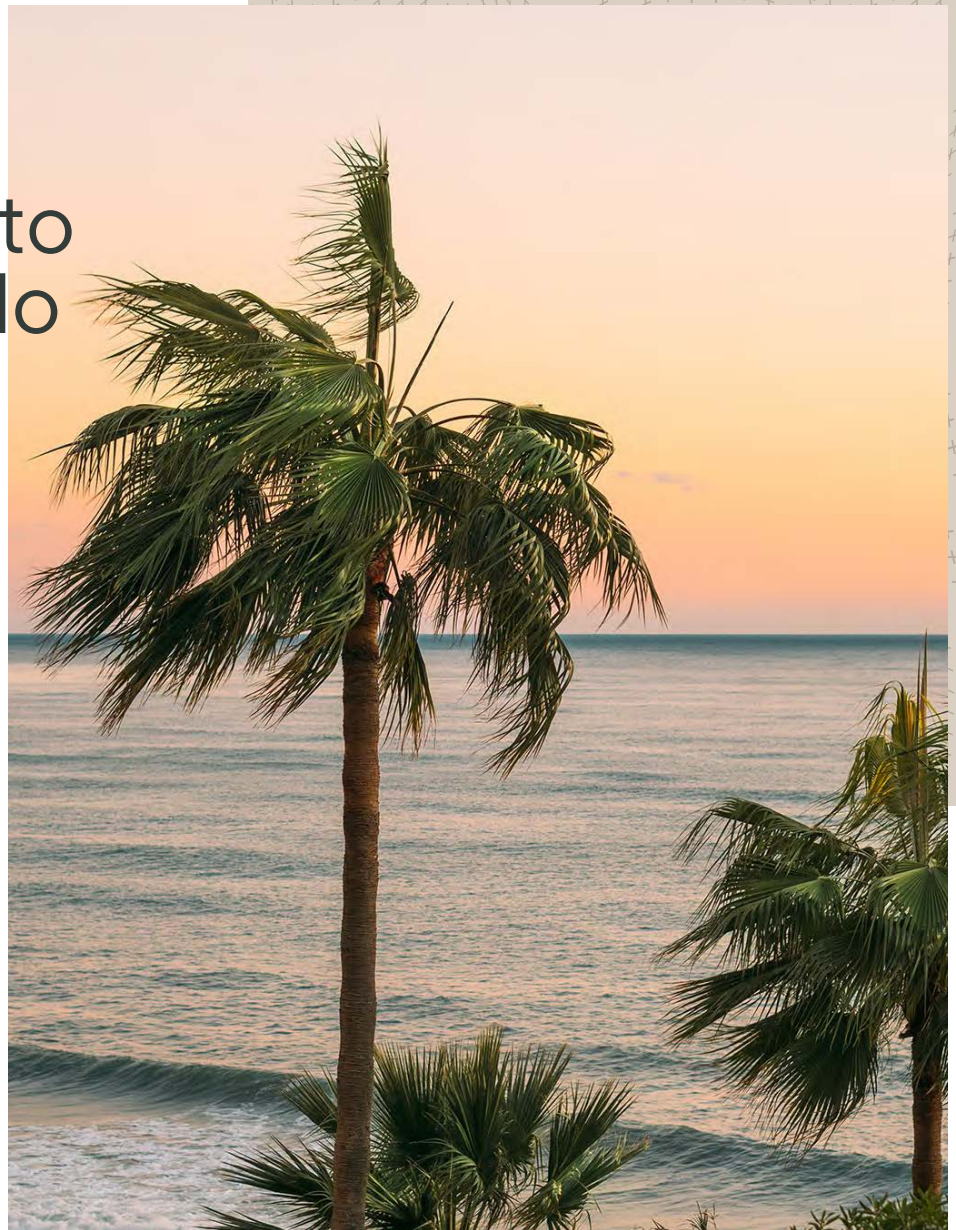
ECO-FRIENDLY LANDSCAPING

NEW AND EFFICIENT MECHANICAL SYSTEMS

POWERED BY SOLAR



Welcome to El Segundo



This diverse coastal city serves as a hub for creative innovators in design, tech, and new media. A thriving community, just minutes away from LAX—with quick connections to North + South, East + West corridors. And Los Angeles & Santa Monica are within easy reach. Soon, with the completion of the Crenshaw/LAX metro line located around the corner, El Segundo will be one of the most well-connected cities in Los Angeles.



Restaurants & Retail

1 PLAZA EL SEGUNDO

Restaurants

Pinkberry
California Pizza Kitchen
Starbucks
Marmalade Cafe
La Sirena Grill & Cantina
Salt Creek Grill
Sammy's Woodfried Pizza
The Counter

Retail

Best Buy
Yogaworks
Anthropologie
J. Crew
Whole Foods Market

2 MANHATTAN MARKETPLACE

Restaurants

Johnny Rockets
Subway
Houston's
Peet's Coffee & Tea
Yogurtland
Cafe Rio Mexican Grill
Il Fornaio
Lido Di Manhattan

Retail

Trader Joe's
REI
Bristol Farms
BevMo!
CVS Pharmacy

3 THE POINT

Restaurants

Craft Shack
Hopdoddy Burger Bar
Mendocino Farms
North Italia
Peet's Coffee & Tea
Shophouse
Smitten Ice Cream
True Food Kitchen

Retail

Athleta
Bella Beach Kids
Kit and Ace
Lou & Grey
Madewell
Marmi
Six:02
Sugarfina

4 MANHATTAN VILLAGE

Restaurants

California Pizza Kitchen
Islands Burgers
Coffee Bean & Tea Leaf
Olive Garden
Chili's
Corner Bakery

Retail

Macy's
CVS Pharmacy
Ralph's
Fry's Electronics
Apple
Sephora

Restaurants & Retail

- 5 OPEN
- Restaurants**
- Rubios
- Malibu Eatery
- Five Guys
- Two Guns Espresso
- 6 EL SEGUNDO BREWING
- 7 DELUCA PASTA
- 8 PURPLE ORCHID
- 9 SAUSAL
- 10 ROCK & BREWS
- 11 SPECIALTY'S PEET'S COFFEE & TEA
- 12 R.E.D. BAR & GRILL
- 13 CHIPOTLE
- 14 THE HABIT BURGER GRILL
- 15 JERSEY MIKE'S SUBS
- 16 IN-N-OUT
- 17 POKE BAR
- 18 ELEVEN CAMPUS

Hotels

- 25 DOUBLETREE BY HILTON
HOTEL LAX - EL
SEGUNDO
- 26 CAMBRIA HOTEL LAX
- 27 AC HOTEL BY MARRIOTT
LOS ANGELES SOUTH
BAY
- 28 HILTON GARDEN INN
LAX/EL SEGUNDO
- 29 ALOFT EL SEGUNDO -
LOS ANGELES AIRPORT
- 30 THE BELAMAR HOTEL
- 31 HYATT PLACE LOS
ANGELES/LAX/EL
SEGUNDO
- 32 RESIDENCE INN BY
MARRIOTT LOS
ANGELES LAX/EL
SEGUNDO
- 33 AYRES HOTEL
MANHATTAN
BEACH/HAWTHORNE
- 34 HAMPTON INN & SUITES
LAX EL SEGUNDO
- 35 EMBASSY SUITES BY
HILTON LOS ANGELES
INTERNATIONAL
AIRPORT SOUTH
- 36 COURTYARD LOS
ANGELES LAX/EL
SEGUNDO
- 37 WESTDRIFT MANHATTAN
BEACH, AUTOGRAPH
COLLECTION

Local Tenants

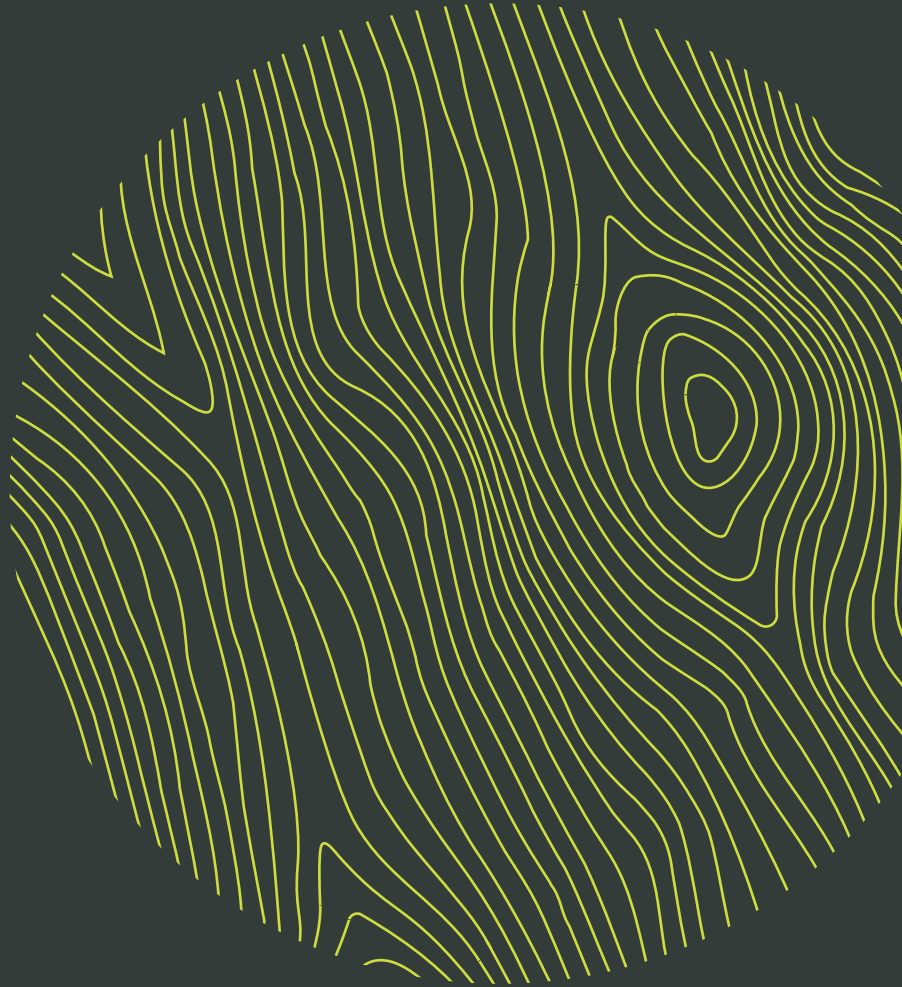
- 19 BOEING
- 20 RAYTHEON
- 21 SAATCHI & SAATCHI
- 22 JUST FAB
- 23 LA LAKERS
- 24 LA KINGS

Transit & Landmarks

- 38 LAX
- 39 METRO GREEN LINE
- 40 CRENSHAW/LAX METRO LINE
(Coming Soon)
Under construction with anticipated June
2020 opening.
- 41 PEOPLE MOVER (Coming Soon)
The people mover is an electric train that
will transport travelers to and from terminals
at LAX and a light rail station on Metro's
LAX/Crenshaw Line.
- 42 OLD TOWN MUSIC HALL
- 43 SOFI STADIUM (Coming Soon)



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