

**2401 East El Segundo Blvd
1 Floor El Segundo Ca
90245**

Unveiling 2401 East El Segundo Boulevard, Suite 1, El Segundo, CA 90245: A Commercial Real Estate Deep Dive

This article delves into the specifics of 2401 East El Segundo Boulevard, Suite 1, El Segundo, CA 90245, a commercial property located in the thriving city of El Segundo, California. We'll explore its potential uses, benefits, surrounding area, and answer frequently asked questions about this specific address and similar commercial spaces in the area. The keywords we'll be focusing on are: **El Segundo commercial real estate, office space El Segundo, El Segundo CA 90245 commercial property, commercial lease El Segundo, and South Bay commercial real estate.**

Introduction: Location, Location, Location

The address 2401 East El Segundo Boulevard, Suite 1, El Segundo, CA 90245, represents a prime location within a highly sought-after commercial district. El Segundo boasts a robust economy, fueled by aerospace, technology, and entertainment industries. This prime location offers businesses unparalleled access to a skilled workforce, excellent infrastructure, and a vibrant community.

Understanding the specific benefits of this particular address requires a closer look at the building itself and its surroundings.

Benefits of 2401 East El Segundo Boulevard, Suite 1

The appeal of 2401 East El Segundo Boulevard, Suite 1, extends beyond its address. Several factors contribute to its desirability as a commercial space:

- **Strategic Location:** The property's location on East El Segundo Boulevard provides excellent visibility and accessibility. It's within easy reach of major freeways (like the 405 and 105), making commuting effortless for employees and clients alike. This excellent **South Bay commercial real estate** option benefits from easy access to LAX.
- **Proximity to Businesses and Amenities:** El Segundo is known for its concentration of high-profile companies. The address places businesses close to a diverse range of potential clients, collaborators, and suppliers. Furthermore, it's near a variety of restaurants, shops, and hotels, enhancing convenience for both employees and visitors.
- **Modern Infrastructure:** The building at this address likely (depending on the specific building) benefits from modern amenities such as high-speed internet access, ample parking, and updated facilities. These features are crucial for businesses looking to maintain a competitive edge.
- **Potential for Growth:** El Segundo's continued economic growth suggests that **office space in El Segundo** at this address has significant potential for long-term appreciation and return on investment.
- **Prestige:** A location in El Segundo, especially on East El Segundo Boulevard, carries a certain level of prestige, which can be beneficial for attracting top

talent and impressing clients.

Potential Uses and Lease Considerations for the Property

The suitability of 2401 East El Segundo Boulevard, Suite 1, will depend heavily on the specific size and features of the suite. However, given its location and the nature of the surrounding area, several uses are particularly well-suited:

- **Professional Offices:** The address is ideal for law firms, consulting companies, accounting firms, and other professional services.
- **Technology Companies:** El Segundo's strong technology presence makes this location an attractive option for startups, tech support businesses, and established technology firms looking for **commercial lease** options.
- **Creative Agencies:** Marketing agencies, design firms, and other creative businesses would find the location stimulating and convenient, given the access to networking opportunities and a vibrant community.

Understanding the specific lease terms, including the square footage, lease duration, and included amenities, is crucial when considering this **El Segundo CA 90245 commercial property**.

The El Segundo Commercial Real Estate Market

Understanding the broader El Segundo commercial real estate market context provides further insight into the value and potential of 2401 East El Segundo Boulevard, Suite 1. The market is generally competitive, with high demand for well-located properties. This is driven by the robust local economy and the overall desirability of living and working in the South Bay area. Therefore, researching current market rates and comparing similar properties is crucial before

committing to a lease or purchase. Investigating trends in **El Segundo commercial real estate** through local brokers and market reports will equip potential tenants or buyers with the necessary information to make informed decisions.

Conclusion: A Prime Opportunity

2401 East El Segundo Boulevard, Suite 1, El Segundo, CA 90245, offers businesses a significant opportunity to establish themselves in a thriving commercial hub. The strategic location, excellent infrastructure, and surrounding amenities combine to create a highly desirable environment for a variety of businesses. However, thorough due diligence, including a careful examination of the property's features and the current market conditions, is essential before any decision is made. The potential rewards are significant, but careful planning and research are key to maximizing the benefits of this prime commercial location.

Frequently Asked Questions (FAQ)

Q1: What type of businesses are typically found in this area?

A1: El Segundo's business landscape is diverse but heavily skewed towards aerospace, technology, and entertainment. You'll find a mix of large corporations, smaller startups, and professional service firms. The specific businesses near 2401 East El Segundo Boulevard will vary, but the general trend leans towards high-tech and innovative companies.

Q2: How is the parking situation at this address?

A2: This will depend on the specific building. Many commercial properties in El Segundo offer ample parking for tenants and their guests. However, it's crucial to verify the parking situation as part of the lease agreement. Some buildings may have designated parking spaces, while others may utilize shared parking facilities.

Q3: What are the nearby transportation options?

A3: The address is conveniently located near major freeways (405 and 105), offering easy access to other parts of Los Angeles County. Public transportation options may include local bus routes and access to the LAX FlyAway bus service.

Q4: What is the average cost of commercial real estate in this area?

A4: The cost of commercial real estate in El Segundo is generally high due to the demand. The price per square foot will vary significantly depending on the size, amenities, and condition of the property. Market research is crucial to get an accurate estimate for properties similar to 2401 East El Segundo Boulevard, Suite 1.

Q5: Are there any incentives for businesses locating in El Segundo?

A5: El Segundo may offer various incentives to attract businesses to the area. These could include tax breaks, assistance with permits, or other support programs. Contacting the El Segundo city government or a local commercial real estate broker is recommended to explore available incentives.

Q6: What is the typical lease term for commercial properties in this area?

A6: Lease terms are negotiated between the landlord and tenant. Common lease terms range from 1 to 5 years, although longer-term leases may also be available. The specific lease terms for 2401 East El Segundo Boulevard, Suite 1, will depend on the specific building owner and the negotiations conducted.

Q7: How competitive is the commercial real estate market in this area?

A7: The El Segundo commercial real estate market is highly competitive due to the high demand and limited available space. Finding the right property requires proactive searching and possibly working with a real estate broker to

navigate the market effectively.

Q8: What are the growth prospects for the area?

A8: El Segundo's economic growth prospects are considered strong due to continued investment in the aerospace, technology, and entertainment industries. This suggests a positive outlook for commercial real estate values in the area in the long term.

Unveiling the Story Behind 2401 East El Segundo Blvd, 1st Floor, El Segundo, CA 90245

This address, 2401 East El Segundo Blvd, 1st Floor, El Segundo, CA 90245, might seem like just a location on a map. But like any concrete address, it conceals a wealth of opportunity, a story waiting to be revealed. This article aims to investigate that possibility, delving into the background of this specific address and what it symbolizes within the broader landscape of El Segundo, California.

The first step in understanding this address is locating it within its milieu. El Segundo, a city nestled in the South Bay district of Los Angeles County, is known for its combination of aerospace business, lively beach culture, and a burgeoning technology scene. The address itself is situated on East El Segundo Boulevard, a major road that travels through the heart of the city. This vicinity to key infrastructural components suggests a location of value.

To fully understand the value of 2401 East El Segundo Blvd, we need to examine the sort of businesses and entities that typically occupy such places. Given the city's concentration on aerospace and technology, it's likely that the first floor of this building houses a enterprise related to these domains. This could go from a small startup to a large branch office of a multinational enterprise. The definite nature of the inhabitant would need further exploration.

Moreover, the concrete characteristics of the building itself

offer further clues. The fact that it's a first-floor location implies easy accessibility, possibly implying a enterprise that rests on high walking traffic or requires easy loading and unloading of products. The overall state of the building, its construction, and its nearby buildings would give additional insights into its function.

Beyond the purely practical aspects, the address at 2401 East El Segundo Blvd harbors a deeper weight in the context of El Segundo's personality. It's a small part in the larger collage that is the city's past, its current commercial climate, and its prospects. By grasping the context of this address, we gain a superior insight of El Segundo's vibrant character.

In conclusion, 2401 East El Segundo Blvd, 1st Floor, El Segundo, CA 90245, is more than just an address; it's a window into a vibrant city. Its placement speaks volumes about the quality of El Segundo's economy, its fabric, and its aggregate growth. Further research is needed to utterly appreciate the precise narrative that this address narrates, but even a preliminary examination reveals its weight within the broader texture of the city.

Frequently Asked Questions (FAQs):

Q1: What kind of business might be located at 2401 East El Segundo Blvd?

A1: Given El Segundo's focus on aerospace and technology, it's highly probable that the building houses a business related to these sectors. This could range from a small tech startup to a branch office of a larger corporation.

Q2: How can I find out more about the specific business at this address?

A2: You can try looking online business directories or using Google Maps to look at satellite imagery and street view. You may also find information on the building's ownership and residents through public records.

Q3: Is the area around this address easily accessible?

A3: East El Segundo Boulevard is a major thoroughfare, so the area is likely easily accessible by car. The vicinity to public transportation options would need further investigation.

Q4: What is the overall character of the neighborhood?

A4: More information is needed to characterize the neighborhood thoroughly. However, given its location in El Segundo, it's likely a mixture of commercial and potentially residential areas, reflecting the city's lively character.

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