

909 & 999 N. PACIFIC COAST HIGHWAY

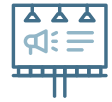
EL SEGUNDO, CALIFORNIA



**VISIBLE.
COASTAL.
FRESH.**



HIGHLIGHTS



Signage

Eyebrow & monument



Parking

3/1,000



Security

Dedicated on-site security & 24-hour monitoring



Connected Campus

Wifi enabled 5x5 throughout entire campus



Unobstructed Views

Outstanding views of LAX and Los Angeles



Sustainability

Energy Star, LEED Gold
Fitwel Certified, WELL Health-Safety Rated



Amenitized

Tenant lounge & on-site retail



TRAVEL TIMES & CONNECTIVITY

TRAVEL TIMES BY CAR (IN MIN)

	To Locations (8am)	To Locations (5pm)	To 909 & 999 PCH (8am)	To 909 & 999 PCH (5pm)
1	10	11	18	25
2	13	15	18	31
3	18	18	12	11
4	20	20	19	39
5	22	21	20	21
6	22	22	26	25
7	24	24	38	32
8	25	27	16	15
9	31	34	23	22

TRAVEL TIMES BY BIKE (IN MIN)

To Manhattan Beach Pier	To Venice Beach
30	43

- Existing Metro Rail
- Future Crenshaw Line







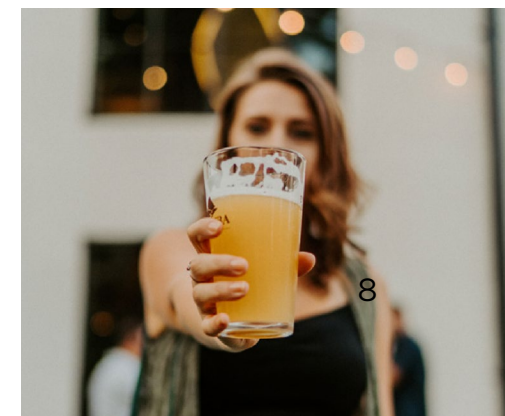
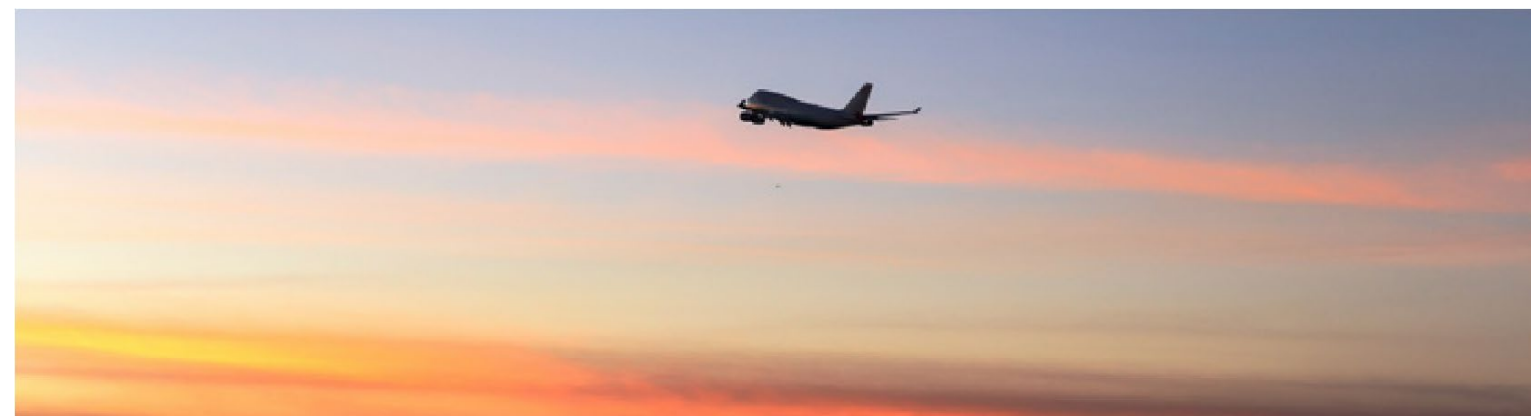
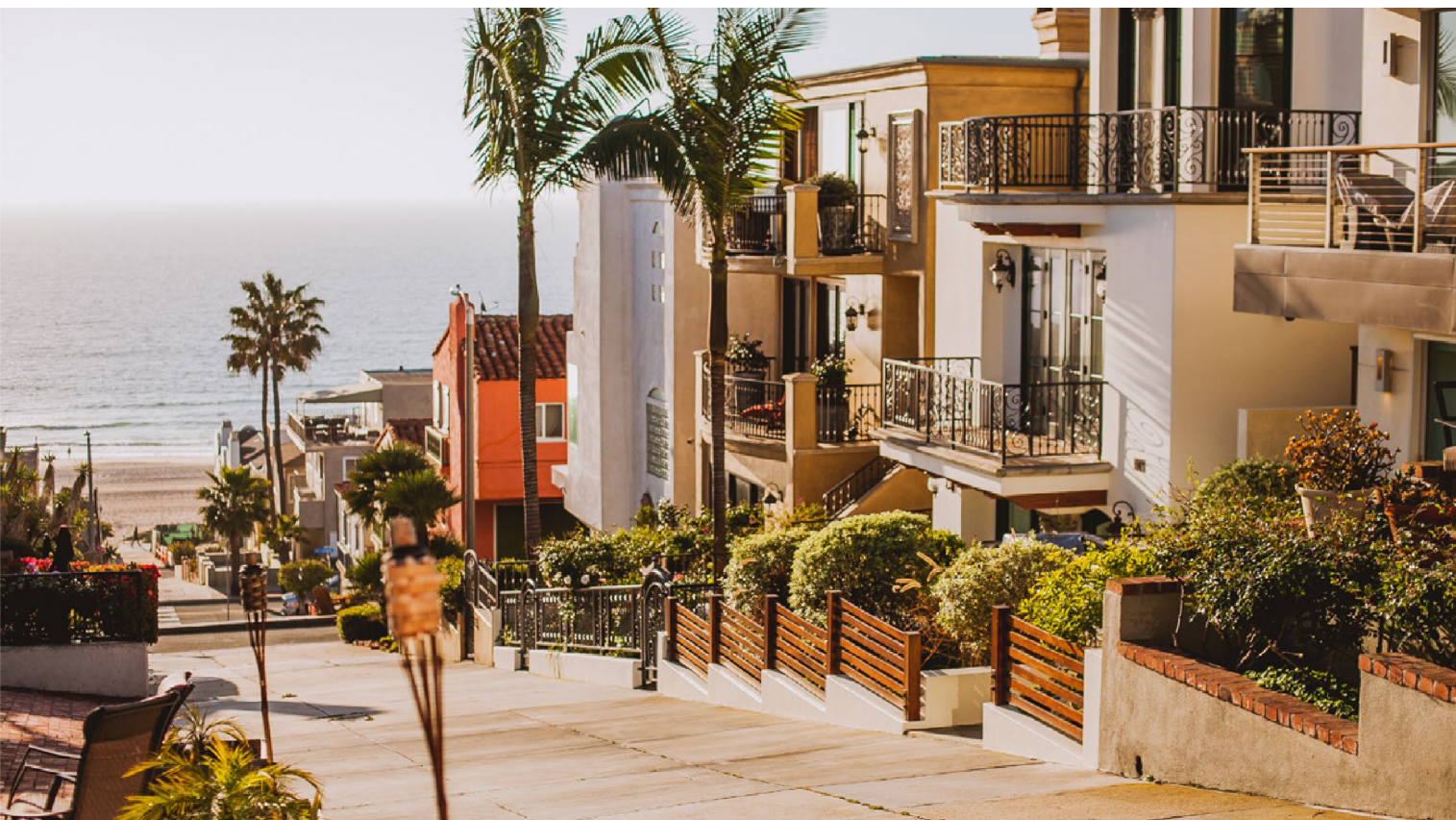
AVAILABLE SPACE

FLOOR	SUITE	RSF	RATE	DESCRIPTION
909 N. PACIFIC COAST HWY				
1 ST	<u>100</u>	4,662	Negotiable	White box space.
1 ST	<u>130</u>	1,623	Negotiable	Currently built out with two offices and a workstation area. Polished concrete and floor to ceiling windows.
2 ND	<u>210</u>	2,692	Negotiable	Currently built out with four offices, a conference room, open area for workstations, and a kitchenette.
3 RD	<u>310</u>	5,333	Negotiable	Currently built out with two offices, a conference room and an open area for workstations. Great views along PCH.
3 RD	<u>330</u>	2,241	Negotiable	New spec suite with two offices, conference room and a kitchenette. Can be leased with 310.
3 RD	<u>310/330</u>	7,574	Negotiable	Offices, conference rooms, open area, and great views.
3 RD	<u>340</u>	1,113	Negotiable	New spec suite with an office, a conference room, and a kitchenette
3 RD	<u>345/355</u>	2,288	Negotiable	Currently built out with three offices, an open area for workstations and kitchenette. Divisible to ±1,142 RSF & ±1,146 RSF.
3 RD	<u>360</u>	1,252	Negotiable	Two offices and a newly upgraded break room with a kitchenette
3 RD	<u>370</u>	2,336	Negotiable	Currently built out with four offices, two conference rooms, and a newly upgraded breakroom with a kitchenette. Newly painted and polished concrete in the open area.
3 RD	<u>385</u>	3,462	Negotiable	Newly painted suite currently built out with 8 offices, a conference room, breakroom with newly upgraded kitchenette/breakroom, open area for workstations, copy machine area, and storage room.
6 TH	<u>650</u>	11,652	Negotiable	Currently built out with 11 offices, five conference rooms, a boardroom, open area for workstations, copy/utility room, storage room, and two breakrooms



AVAILABLE SPACE

FLOOR	SUITE	RSF	RATE	DESCRIPTION
999 N. PACIFIC COAST HWY				
1 ST	<u>100</u>	7,603	Negotiable	Currently built out with 1 office, 2 conference rooms, printing/utility room, server room, large storage room, reception area, huge open area for workstations, breakroom with kitchenette and 2 work areas.
1 ST	<u>125</u>	5,254	Negotiable	Currently built out with 3 offices, conference room, printing/utility room, reception, huge open area for workstations and breakroom with kitchenette.
5 TH	<u>580</u>	1,876	Negotiable	Currently built out with 3 offices, conference room, reception, and breakroom with kitchenette.
6 TH	<u>600</u>	5,364	Negotiable	Currently built out with 6 offices, conference room, open area for workstations and a breakroom with kitchenette.
6 TH	<u>650</u>	2,624	Negotiable	Currently built out with 4 offices, conference room, reception, and breakroom with kitchenette.
6 TH	<u>680</u>	1,853	Negotiable	Currently built out with 2 offices, conference room, open area for workstations and breakroom with kitchenette.
6 TH	<u>690</u>	4,409	Negotiable	Currently built out with 9 offices, conference room, open area for work stations, reception, and kitchenette.
7 TH	<u>700</u>	14,249	Negotiable	Full floor built out as creative office space consisting of 7 offices, conference room, break room, huge bullpen for workstations, couple utility/storage rooms and spectacular airport views.



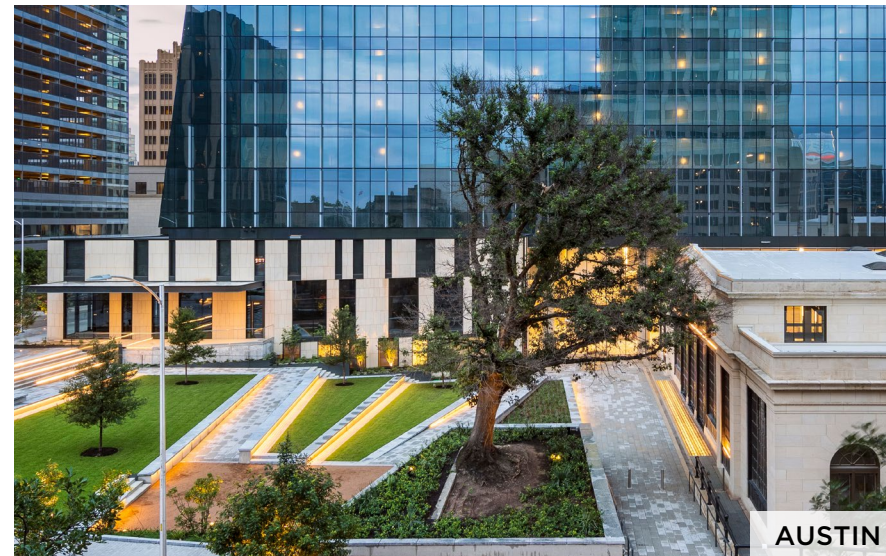
KILROY IS WHERE INNOVATION WORKS

- ±24M sq. ft. in our operating portfolio and development pipeline* (workplace and retail)
- We deliver properties in innovative hubs, designed and purpose-built for people with a focus on access, amenities, and wellness
- Leader in sustainable design and operations, with a deep commitment to our environment and communities

kilroyrealty.com



SAN FRANCISCO BAY AREA



AUSTIN



PACIFIC NORTHWEST



SAN DIEGO



GREATER LOS ANGELES

*Square footages sourced from the Kilroy 2Q21 Supplemental and includes stabilized, tenant improvement, under construction, and development pipeline properties.



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