

A large, modern glass-walled building with a prominent red base and a courtyard area with trees and walkways. The sky is blue with some clouds. A red diagonal bar is visible in the top right corner.

# CAMPUS 2100

#campus2100

[LEARN MORE >>](#)

 DWS

 CUSHMAN &  
WAKEFIELD

## CAMPUS 2100 IS A UNIQUE 3-BUILDING OFFICE COMPLEX

In the heart of El Segundo's Superblock submarket, Campus 2100 offers tenants and visitors an incredibly unique campus environment with modern finishes and an activated courtyard, complete with outdoor conferencing and inviting fire pit. The newly completed speakeasy offers an exclusive club for meetings and events. Furthermore, Campus 2100 benefits from being LEED certified and has achieved the WELL Health-Safety Rating.

Campus 2100 offers a blend of creative and traditional office environments, providing tenants with a variety of floorplan choices and sizes. Located less than one mile from the ocean and within a short distance to numerous amenities and freeways, Campus 2100 is the best choice for your company's new home.



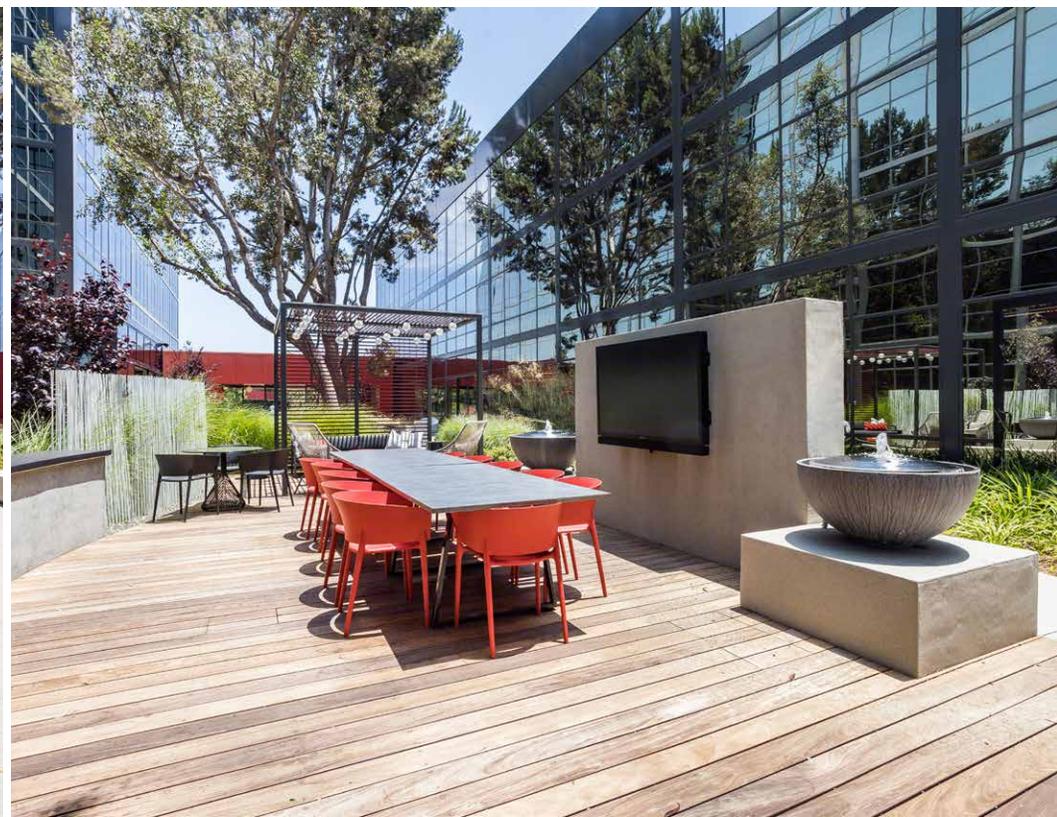
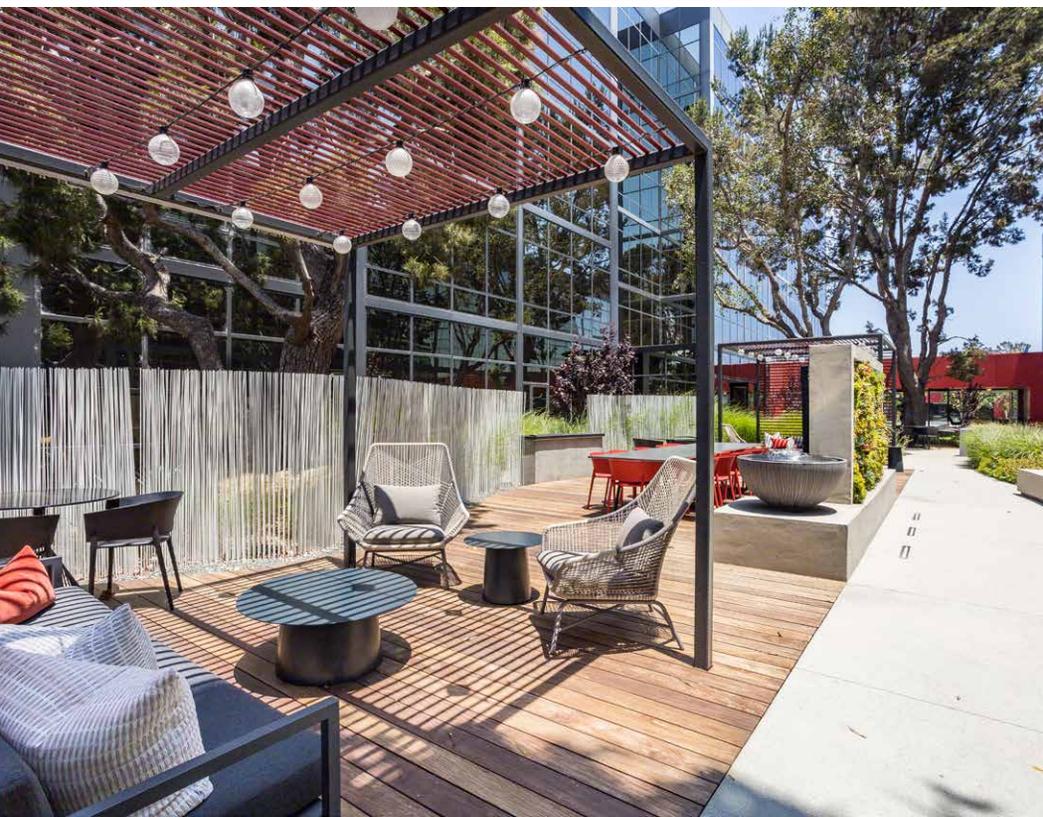
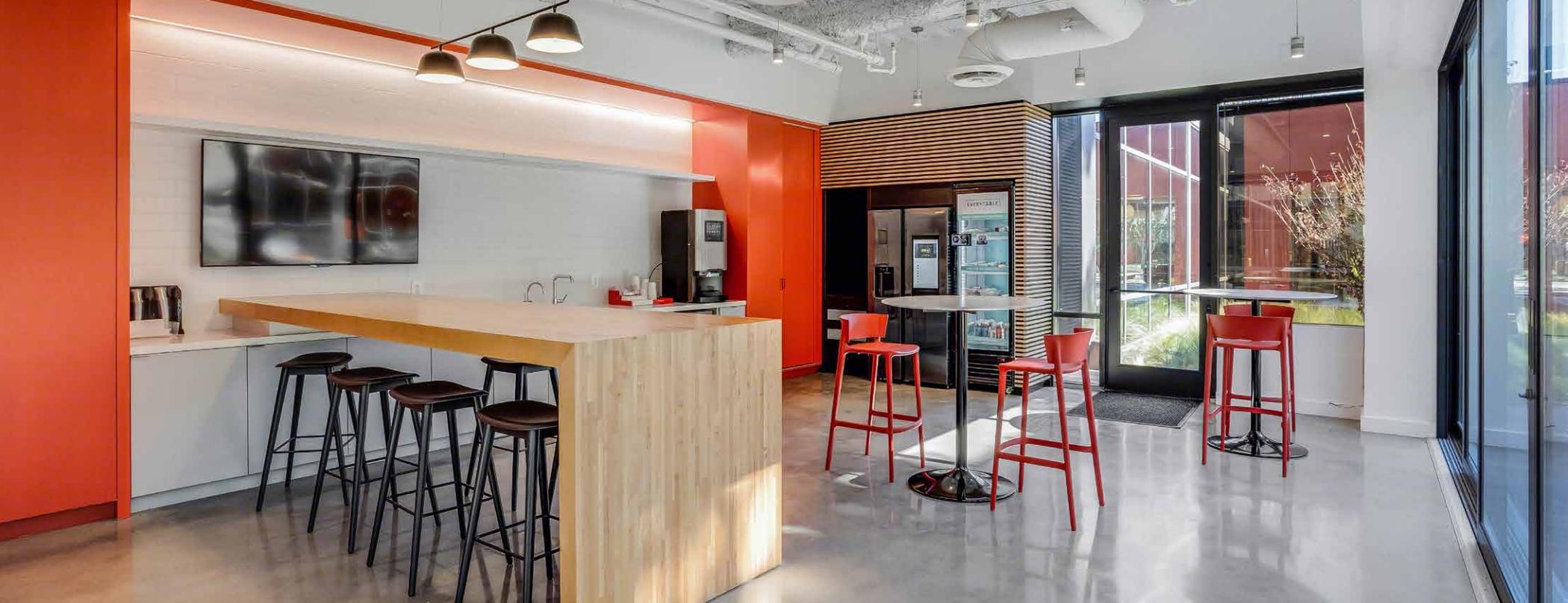


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UNIQUE 3-BUILDING  
CAMPUS SETTING

NEW LANDSCAPE  
& HARDSCAPE

COMPLETELY RENOVATED  
& REDEVELOPED

COVERED PARKING  
STRUCTURE WITH  
EV CHARGING

RETAIL & FOOD WITHIN  
WALKING DISTANCE

BISTRO & MEETING AREA  
EXCLUSIVE TENANT  
SPEAKEASY

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## HIGHLIGHTS

COLLABORATIVE  
EXTERIOR COURTYARDS  
& SITTING AREA

THEATRE

SUPERB ACCESS TO  
PUBLIC TRANSPORTATION  
& FREEWAYS

IMMEDIATELY ADJACENT  
TO DOUBLETREE HOTEL

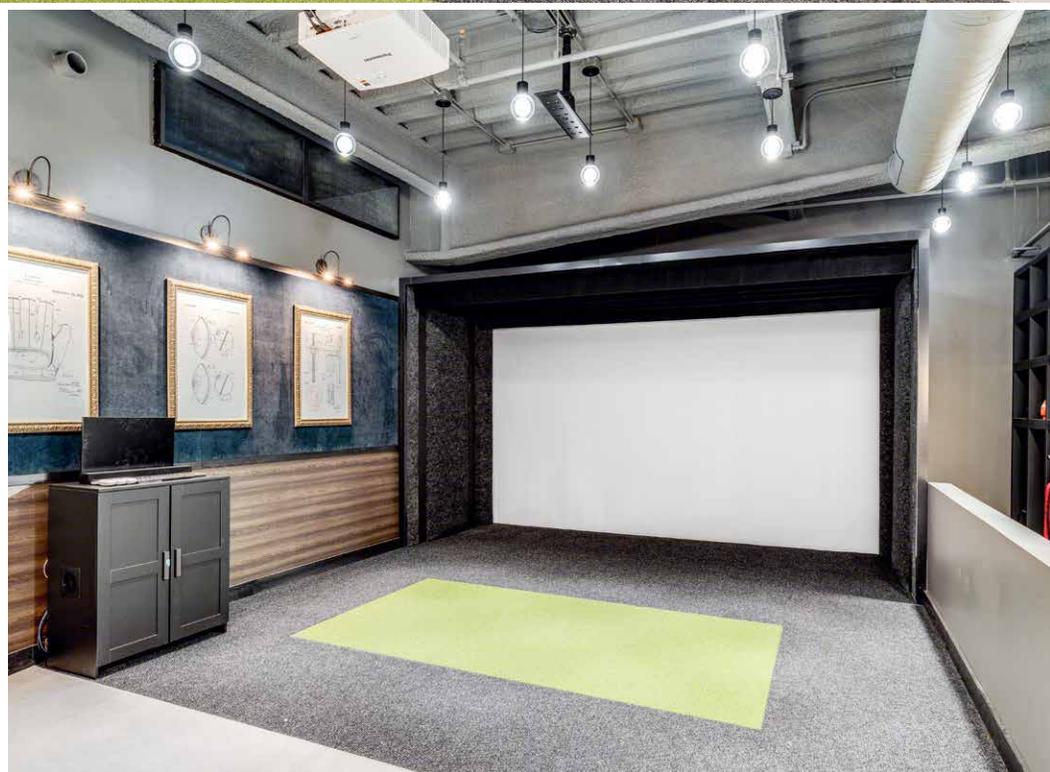
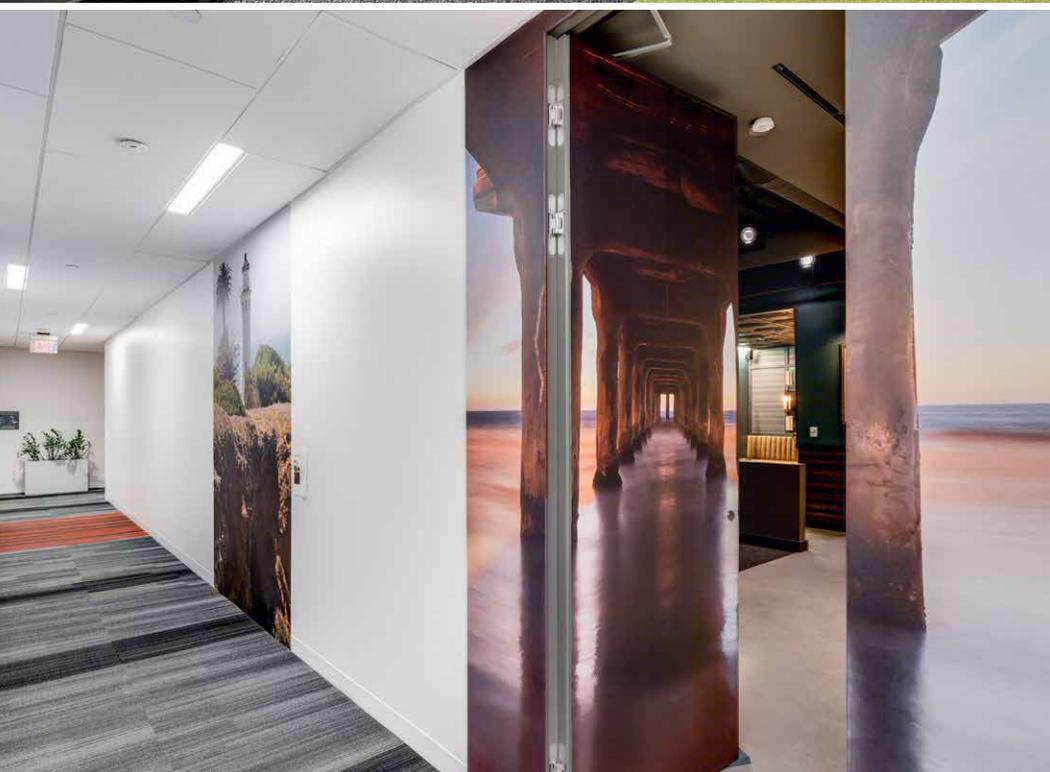
RESPONSIVE OWNERSHIP

PRO-BUSINESS CITY WITH  
LIMITED TAXATION



CAMPUS 2100  
**BUNKER**  
EST 2024

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## 2100 GRAND

▶ Suite 400 - 14,963 RSF  
Available 12/01/26

▶ Suite 450 - 3,139 RSF

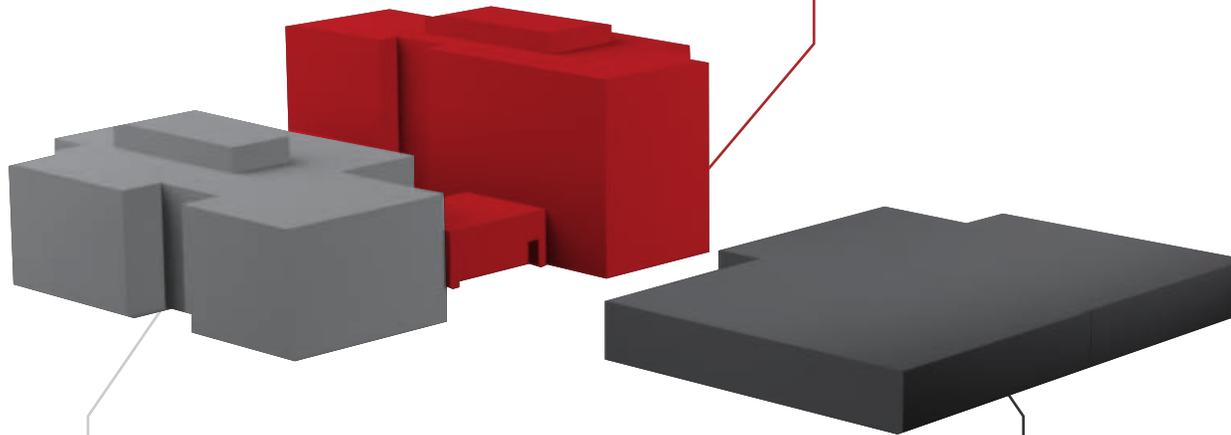
▶ Suite 500 - 8,158 RSF

▶ Suite 501 - 2,452 RSF

▶ Suite 520 - 878 RSF

Suites 501 & 520 are contiguous  
for approximately 3,330 SF.

- 6-story office building totaling 108,117 SF
- Highly improved spaces
- Flexible build out available
- Expansive lobby area
- Brand new amenity center in the courtyard
- Fully fenced and secured area
- Excellent window line



## 2120 GRAND

▶ Suite 120 - 6,928 RSF

▶ Suite 300 - 24,384 RSF

- 3 story office building totaling 70,518 SF
- Full floor opportunity
- Opens to central courtyard
- Separate defined lobby area
- Fully secure building
- On-site bistro and outdoor amenity center

## 2150 GRAND

FULLY LEASED

- Unique 1-story totaling 36,252 RSF
- Opportunity for creative office, production, data center, or life science use
- Conference capabilities

LAX



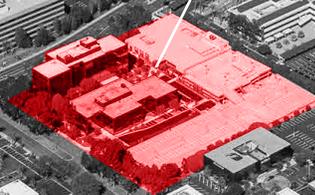
I-105



I-405

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PCH-1



# NEARBY AMENITIES

## DINING

Blue Butterfly Coffee  
Bread & Butter  
California Fish Grill  
Calo Kitchen  
Capriotti's Sandwich Shop  
Carl's Jr  
Chick-fil-A  
Eddie V's Prime Seafood  
Fantastic Cafe  
Farmer Boys  
Five Guys  
Fleming's Prime Steakhouse  
Fogo de Chao  
Ike's Sandwiches  
In-N-Out Burger  
L&L Hawaiian BBQ  
McDonald's  
Noah's Bagels  
Offset Coffee Roasters  
Panda Express  
Panera Bread  
Paul Martin's American Grill  
Philz Coffee  
Raising Cane's  
Randy's Donuts  
Rock & Brews  
Rubio's  
Shake Shack  
Smoky Hollow Roasters  
Starbucks (3)  
Subway  
Tender Greens  
The Habit Burger Grill  
The Kebab Shop  
Two Guns Cafe  
Urth Caffe

## HOSPITALITY

AC Hotel  
Aloft  
Cambria Hotel LAX  
DoubleTree  
Embassy Suites by Hilton  
Extended Stay America  
Fairfield Inn & Suites  
Hampton Inn & Suites  
Hilton Garden Inn  
Hyatt House  
Hyatt Place LA  
Manhattan Inn & Suites  
Residence Inn  
Sonesta Select  
SpringHill Suites  
The Belamar Hotel  
TownePlace Suites  
Travelodge  
Westdrift - Manhattan Beach

## SHOPPING

Barnes & Noble  
Best Buy  
Burlington  
Costco  
Hobby Lobby  
Home Depot  
Michaels  
Office Depot  
REI  
Trader Joe's  
Ulta Beauty  
World Market

## MANHATTAN VILLAGE MALL

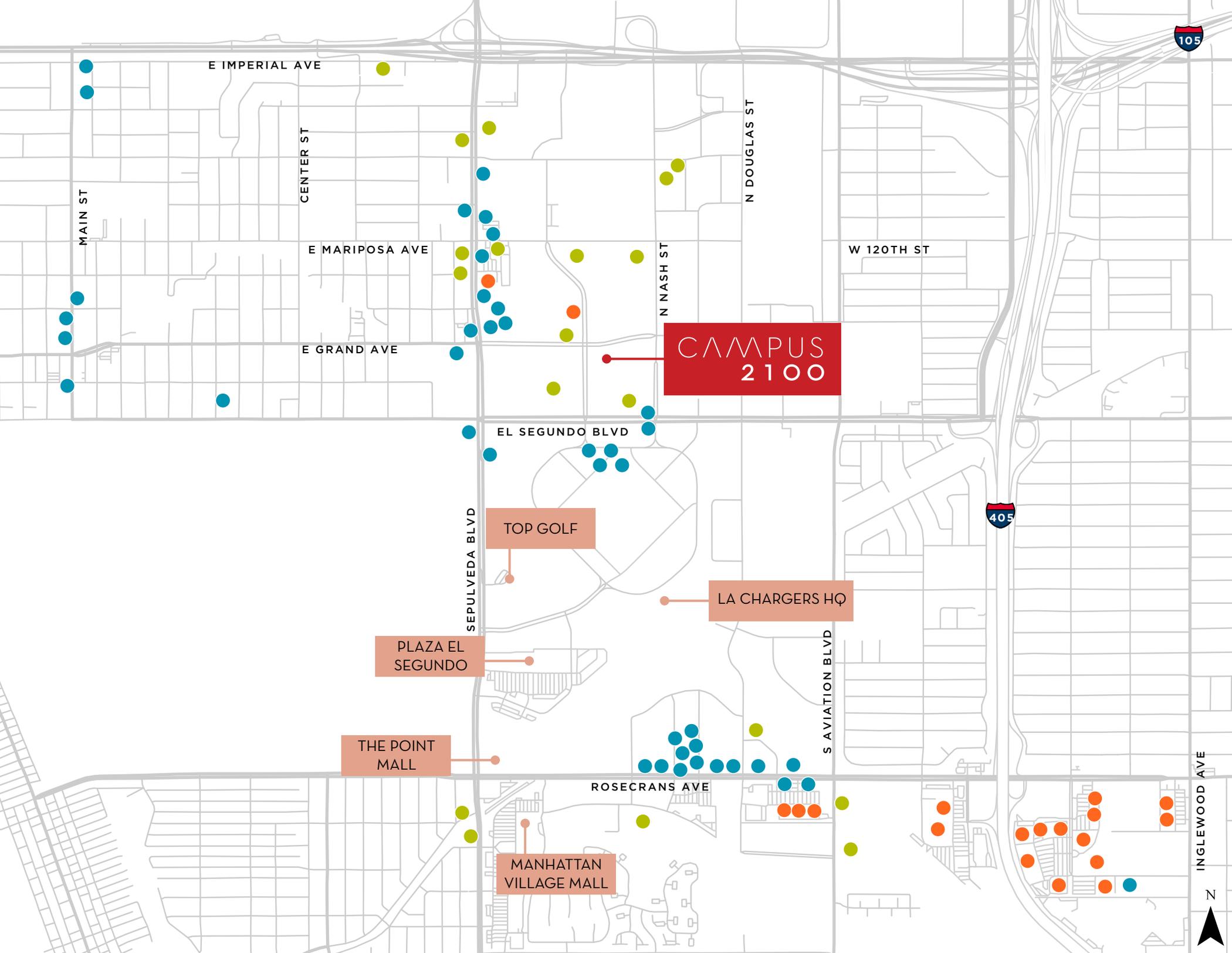
<b>DINING:</b>	<b>SHOPPING:</b>
BOA Steakhouse	Alo
Dan modern Chinese	Anthropologie
Handel's Ice Cream	Apple
JOEY	Gorjana
Mercado Restaurant	Urban Outfitters
Sidecar Doughnuts	
Sushi Roku	
Tin Roof	

## THE POINT MALL

<b>DINING:</b>	<b>SHOPPING:</b>
CAVA	Athleta
Little Sister	Bluemercury
HomeState	Cotopaxi
Hopdoddy Burger Bar	EVEREVE
Lil' Simmzy's	Lululemon
Mendocino Farms	Madewell
North Italia	Nike
Pressed Juicery	Warby Parker
True Food Kitchen	YETI

## PLAZA EL SEGUNDO

<b>DINING:</b>	<b>SHOPPING:</b>
California Fish Grill	Dick's Sporting Goods
goop Kitchen	DryBar
Marmalade Cafe	HomeGoods
Northern Cafe	Nordstrom Rack
Pinkberry	PetSmart
Sauced BBQ	The Container Store
The Bar Handrolls	Ulta Beauty
Veggie Grill	Whole Foods



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TOP GOLF

LA CHARGERS HQ

PLAZA EL  
SEGUNDO

THE POINT  
MALL

MANHATTAN  
VILLAGE MALL

105

405

INGLEWOOD AVE

N



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# CAMPUS 2100

## EXCLUSIVE AGENTS

### CHRIS SINFIELD

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## A CONSISTENT TOP 10 INSTITUTIONAL OWNER



- Campus 2100 was purchased by DWS, formerly known as RREEF in 2005.
- Campus 2100 was purchased by DWS's largest real estate fund, which is a \$20 billion Private REIT Fund owning office and industrial properties across North America.
- Stability and performance are important to consider when building your company to grow and prosper. Highlights about Campus 2100 and it's ownership:

The entire fund has minimal debt and no debt on Campus 2100.

The fund is diversified with only 20% committed to high rise office buildings.

Per NCREIF, DWS is in the Top 5 for performance for open-ended diversified core funds.

- Tenants at Campus 2100 have also consistently rated the building in the Top 10 nationally for tenant satisfaction per the annual independent Kingsley Tenant Survey.

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