

APOLLO  
at ROSECRANS



CREATIVE OFFICE - CORE INVESTMENT OPPORTUNITY  
EL SEGUNDO, CA

**CBRE**





## THE OFFERING

CBRE, INC., AS EXCLUSIVE ADVISOR, IS PLEASED TO PRESENT THE UNIQUE OPPORTUNITY TO ACQUIRE THE FEE SIMPLE INTEREST IN APOLLO AT ROSECRANS (THE "PROPERTY"), A ONE-OF-A-KIND, 546,834 SQUARE FOOT, CREATIVE OFFICE CAMPUS LOCATED IN EL SEGUNDO, CA.







## LANDMARK CREATIVE OFFICE CAMPUS

Apollo's thoughtful design and appealing architectural elements have established the Property as the preeminent creative office campus in the market. The campus encompasses all the elements tenants seek in today's competitive environment to attract and retain top talent. In under 18 months, Apollo has reached 98% occupancy with a diverse industry base of healthcare, fashion/e-commerce, advertising, cosmetics and financial services.

## EXCELLENT LOCATION

Apollo's location is along one of the most coveted coastal areas in all of California. It has unparalleled access to world class retail amenities and highly sought after executive housing. In addition, the Property is only minutes from LAX, two major freeways, is in proximity to multiple employee housing areas, and public transit options that are within walking distance.

## COMPELLING INVESTMENT OPPORTUNITY

Apollo has strong in-place cash flow with a weighted average remaining lease term of approximately 10.6 years. The Property also has long-term upside with in-place rents that are approximately 12% below current market rates. The Property is fully stabilized with systems that are new and state of the art.





## PROPERTY SUMMARY

Address	800 Apollo*, 2120, 2121, and 2175 Park Place
Rentable Area	546,834 RSF (BOMA)
Number of Buildings	Five (including parking structure)
Number of Acres	+/- 492,226 SF (11.3 Acres)
Percentage Leased	98%
Year Renovated	2014-15
Parking	+/- 1,777 stalls (3.3/1,000 RSF)

\*PROVIDES A SEPARATE ADDRESS, 2150 PARK PLACE, FOR BUILDING TENANTS



- Visitor Parking
- Campus Bike Rental
- Campus Bike Storage
- Food Truck Space
- Outdoor Community Spaces (7)
- Barbeques
- Outdoor Fireplace
- Unmarked Walking Trail (Caution Multiple Road Crossings)
- Basketball Court
- Horseshoes
- Dog Park
- Indoor Community Spaces (3) (Ping Pong, Lounge, TVs)
- Shower
- Wireless Internet Throughout Campus (Network: Apollo Guest)

### CREATIVITY AND COLLABORATION

Apollo at Rosecrans offers unmatched outdoor space, a collaborative campus-like environment, efficient divisible floor plates that range between 53,000 - 97,000 SF, and impressive ceiling heights that average 14' 5"

### PARKING THAT ACCOMMODATES DENSITY

On-site structured parking at each Property, in addition to a parking structure located at 2145 Park Place, provides a ratio of more than 3.3/1,000 RSF across the project

### EPICENTER OF WALKABLE AMENITIES

Immediate walking access to the most amenity rich thoroughfare in El Segundo with an abundance of other nearby retail amenities found within The Lakes, Plaza El Segundo, Manhattan Village, and the recently opened Point

### ACCESS TO TRANSIT

Located within five minutes walking distance to the Metro Green Line, in addition to excellent regional access provided by way of the San Diego (I-405), Century (I-105), Harbor (I-110), Long Beach (I-710) and Artesia (SR-91) freeways



## ROSECRANS CORRIDOR OFFICE FUNDAMENTAL

Over the last five years, the Rosecrans Corridor has drafted off of the explosive growth seen in Silicon Beach, drawing tenants from Playa Vista, Santa Monica and within the greater South Bay market. With a growing amenity base, and impressive existing tenant roster, this booming submarket is quickly cementing its identity as one of the primary Media|Entertainment|Technology (MET) hubs in Los Angeles. Apollo at Rosecrans offers all the creative elements found in competitive West Los Angeles projects while providing tenants nearly a 20% discount in rental rates. As rental rates continue to rise in West Los Angeles and vacancies remain at incredibly low levels within the Rosecrans Corridor, investors stand to benefit from long-term rental appreciation at the Property.



**19 OFFICE BUILDINGS**  
IN THE ROSECRANS CORRIDOR\*

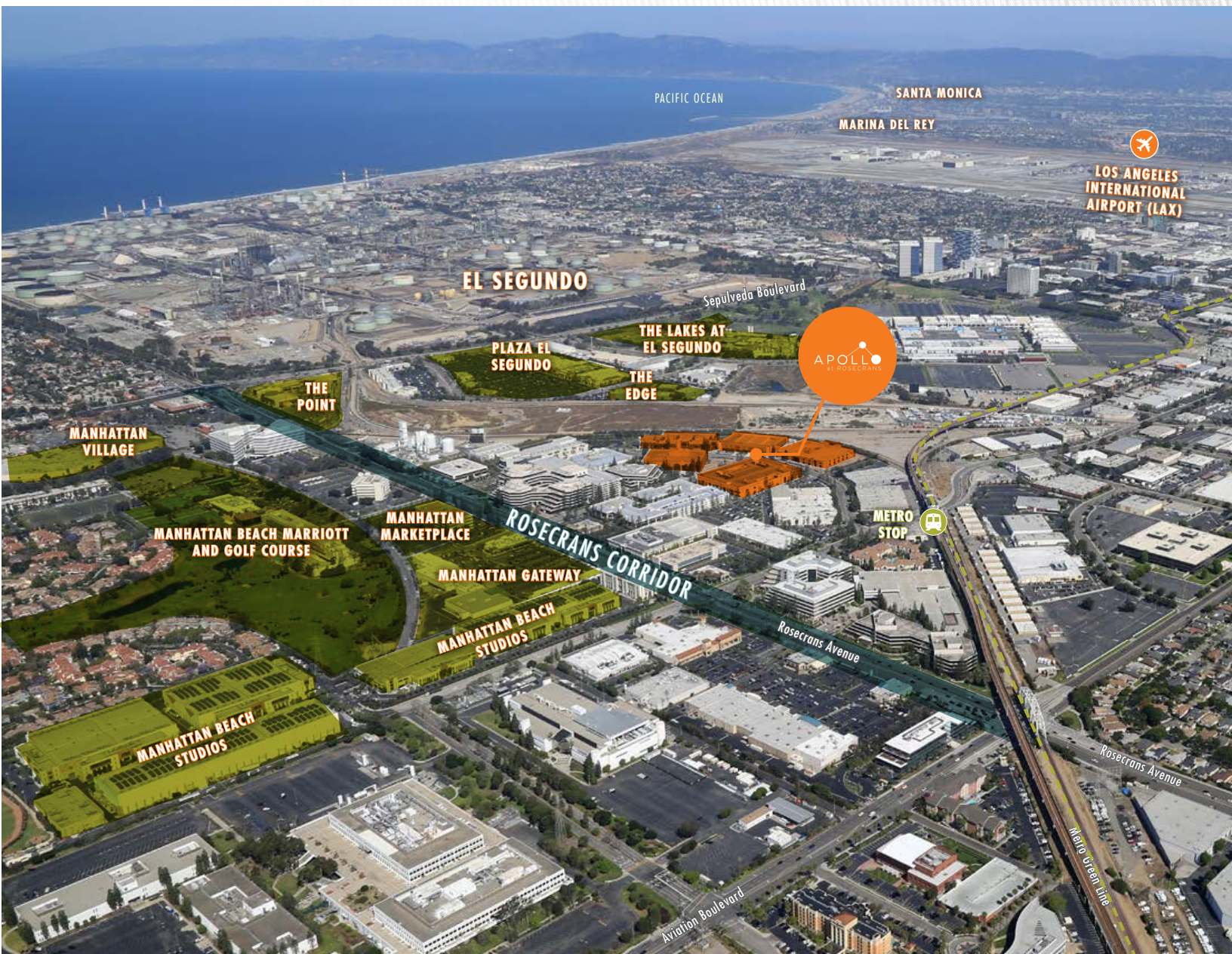


**2.5 MILLION SF**  
CLASS A & B OFFICE SPACE



**1.8% VACANCY**

*\*Manhattan Towers excluded from subset*





## MAJOR TENANT SUMMARY

TENANT	LEASED SF	% OF PROPERTY	AVG TERM REMAINING	LEASE EXPIRATION
DaVita	185,419	34.0%	10.3	Mar-26
Just Fab	133,748	24.5%	13.9	Nov-29
Ignited	52,282	9.6%	10.8	Sep-26
Murad	45,434	8.3%	10.8	Oct-26
Rocket Fuel	30,681	5.6%	7.0	Dec-22
Mullen	28,635	5.2%	9.5	Jun-25
Bandai	27,960	5.1%	7.7	Sep-23
Wells Fargo	24,751	4.5%	4.3	Apr-20
Bugaboo	8,814	1.6%	9.6	Jul-25
<b>TOTAL/WTD AVG</b>	<b>537,724</b>	<b>98.5%</b>	<b>10.6 Years</b>	



## DIVERSIFIED TENANT ROSTER ANCHORED BY HIGH GROWTH INDUSTRIES

Apollo at Rosecrans is presently leased by nine tenants and provides a diversified industry exposure with major tenants in the healthcare, fashion/e-commerce, advertising, cosmetics and financial service industries; no single industry represents more than 34% of the project. The Property is anchored by two noteworthy tenants, Davita and JustFab, who have long-term lease commitments and substantial tenant improvement dollars invested into their space. Headquartered at Apollo at Rosecrans, JustFab is an e-commerce subscription based lifestyle fashion company with more than 35 million members worldwide. Davita HealthCare Partners (NYSE: DVA) is a publicly traded healthcare company specializing in kidney dialysis services with a market capitalization of \$16.2B as of Sep-2015. Apollo at Rosecrans currently serves as the corporate headquarters for five of the nine existing tenants at the Property reflecting long-term commitments to the asset.





## FAVORABLE BUSINESS ENVIRONMENT

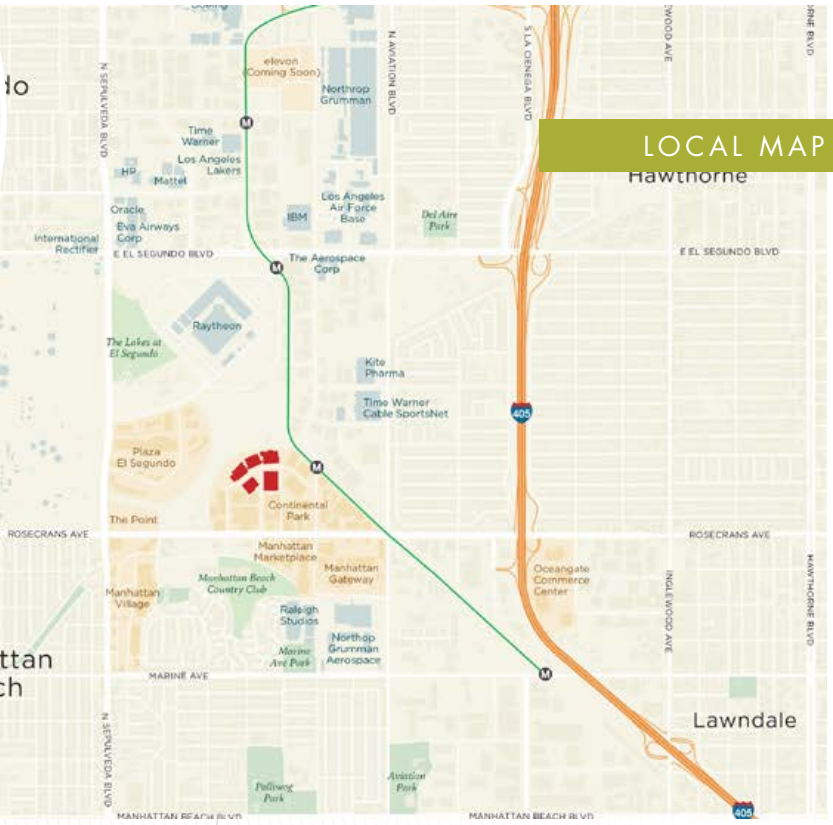
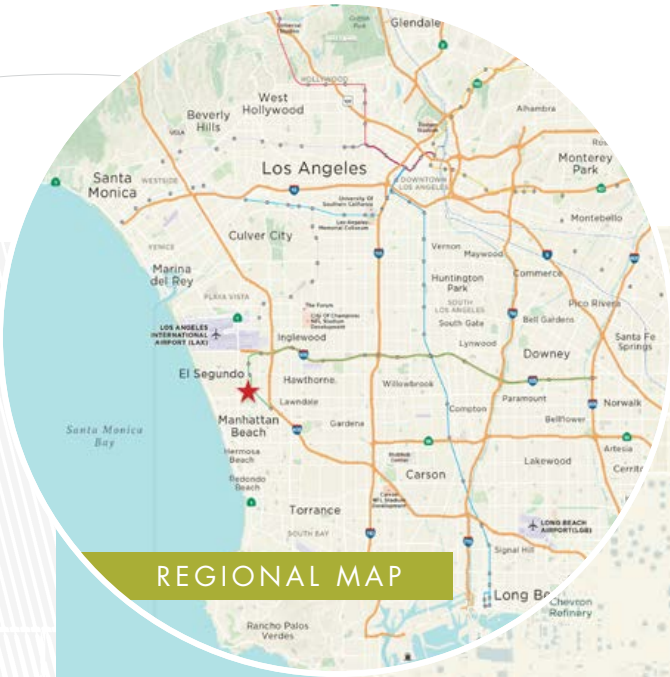
El Segundo has advantageous business user taxes when compared to neighboring markets like West LA which are primarily located in the City of Los Angeles. Tenants in the City of Los Angeles are subject to gross receipts taxes, parking taxes, and significantly higher utility rates. Long acknowledged as a great place to do business, the Los Angeles County Economic Development Corporation has recognized El Segundo as the most business friendly city in Los Angeles County.

## EXCEPTIONAL COASTAL LOCATION

The beach and coastal communities of Manhattan Beach, El Segundo, Hermosa Beach, Palos Verdes, Marina del Rey, Playa del Rey, Santa Monica, Brentwood, and Westwood offer some of the finest executive housing in California and the nation. Los Angeles' top talent graduating from universities like USC, UCLA, Loyola Marymount, CalPoly and Pepperdine gravitate to the South Bay communities of Manhattan Beach, Hermosa Beach, and Redondo Beach, which are all minutes from Apollo at Rosecrans. Over 3 million people live within 20 minutes of the Property providing access to a highly diverse labor pool.







**CBRE CAPITAL MARKETS INSTITUTIONAL PROPERTIES**

**INVESTMENT CONTACTS**

**KEVIN SHANNON**  
Vice Chairman/Managing Director  
+1 310 363 4910  
Lic. 00836549  
kevin.shannon@cbre.com

**MICHAEL MOLL**  
Senior Associate  
+1 310 363 4817  
Lic. 01868818  
michael.moll@cbre.com

**ROB HANNAN**  
Senior Vice President  
+1 310-363-4921  
Lic. 01505847  
rob.hannan@cbre.com

**KEN WHITE**  
Executive Vice President  
+1 310 363 4901  
Lic. 01788506  
ken.white@cbre.com

**LOCAL MARKET CONTACTS**

**GRAFTON TANQUARY III**  
Executive Vice President  
+1 310 363 4885  
Lic. 00960306  
grafton.tanquary@cbre.com

**BOB HEALEY JR.**  
Senior Vice President  
+1 310 363 4970  
Lic. 01021735  
bob.healey@cbre.com

**ROB WALLER**  
Senior Vice President  
+1 310 550 2536  
Lic. 00874585  
rob.waller@cbre.com

**DEBT & STRUCTURED FINANCE**

**VAL ACHEMEIER**  
Executive Vice President  
+1 213 613 3109  
Lic.01868169  
val.achemeier@cbre.com

**BRETT GREEN**  
Vice President  
+1 213 613 3791  
Lic. 01892016  
brett.green@cbre.com