



## Renovated PCT Office Complex In El Segundo Provides Tenants With More of a Community Experience

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Renovation work has been completed at PCT, a LEED-Gold certified, 1.6 msf office complex formerly known as Pacific Corporate Towers. The property is owned by an investment management client of BlackRock.

Located at 100, 200 and 222 North Sepulveda Blvd in El Segundo, PCT has been under renovation since October 2013. This extensive project included the conversion of indoor and outdoor areas into lively communal gathering spaces with a contemporary design aesthetic. To oversee the renovation design, PCT engaged highly regarded STUDIOS Architecture, based in San Francisco, and the Los Angeles landscape design practice LRM.

Updates include the addition of two breakout rooms with lounge seating, flat screens and high-top tables where tenants can collaborate with colleagues or work in proximity with professional neighbors. An additional large conference room and lounge area has been added on the ground floor, which may be reserved for tenant use. Plaza-level Wi-Fi is now available throughout the complex, and audio/visual upgrades have been made in all three conference rooms.

In the landscaped plaza areas surrounding the three office towers, decks have been added with seating that can function as outdoor office or meeting space, with heaters for seasonal comfort and electrical outlets for computer use. Surrounding the plaza is a large outdoor park area with a terraced garden.

Outdoor recreational amenities available for tenant use have been added, including bikes that can be borrowed for daytime use, a ping-pong table and an outdoor exercise area located adjacent to the full-service gym. Seating capacity at the acclaimed r.e.d. Bar & Grill has doubled with the addition of a new outdoor dining area.

CBRE's John Ayoob, Grafton Tanquary and Erin Grannis handle the leasing assignment for PCT. Several new office tenants have signed in recent months, including National Planning Corporation, which leased 36k sf. The community of 80 tenants located at PCT range from creative start-ups to Fortune 500 companies, including Chevron, Oracle, Cetera, Mullin TBG and Nexon.

In response to tenant requests, CBRE has added a new staff position at the property—Director of Community Experience—who will manage PCT's events, social media and tenant relations. The Director has developed a comprehensive event schedule for the community, which includes Food Truck Days, Lunch & Learn Workshops, Run Club and Book Club, Therapeutic Chair Massages, Outdoor Morning Yoga, Hip Hop Class, Trivia Happy Hour and more.



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