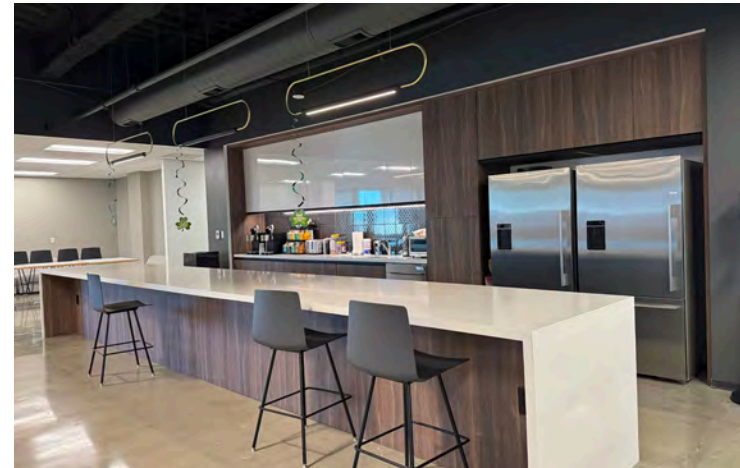
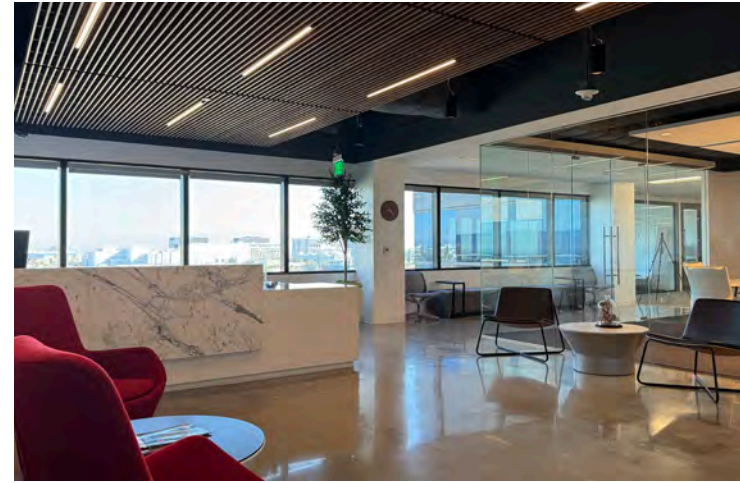


CONTINENTAL GRAND | 21,938 RSF

# FOR SUBLEASE: FULLY FURNISHED TURNKEY SUITE

400 N. CONTINENTAL BLVD., STE. 500, EL SEGUNDO



[CLICK HERE FOR VIRTUAL TOUR](#)

**NEWMARK**

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**400 N. CONTINENTAL BLVD., STE. 500, EL SEGUNDO**



Excellent Corporate HQ location with expansive windowline offices, multiple conference rooms, and efficient floor plan



Ability to deliver high-end, furnished plug-n-play space using existing improvements to reduce costs for a potential Sublessor



Special suite upgrades include an expansive kitchen/break area, a wellness room, a storage/copy room, and ensuite restrooms



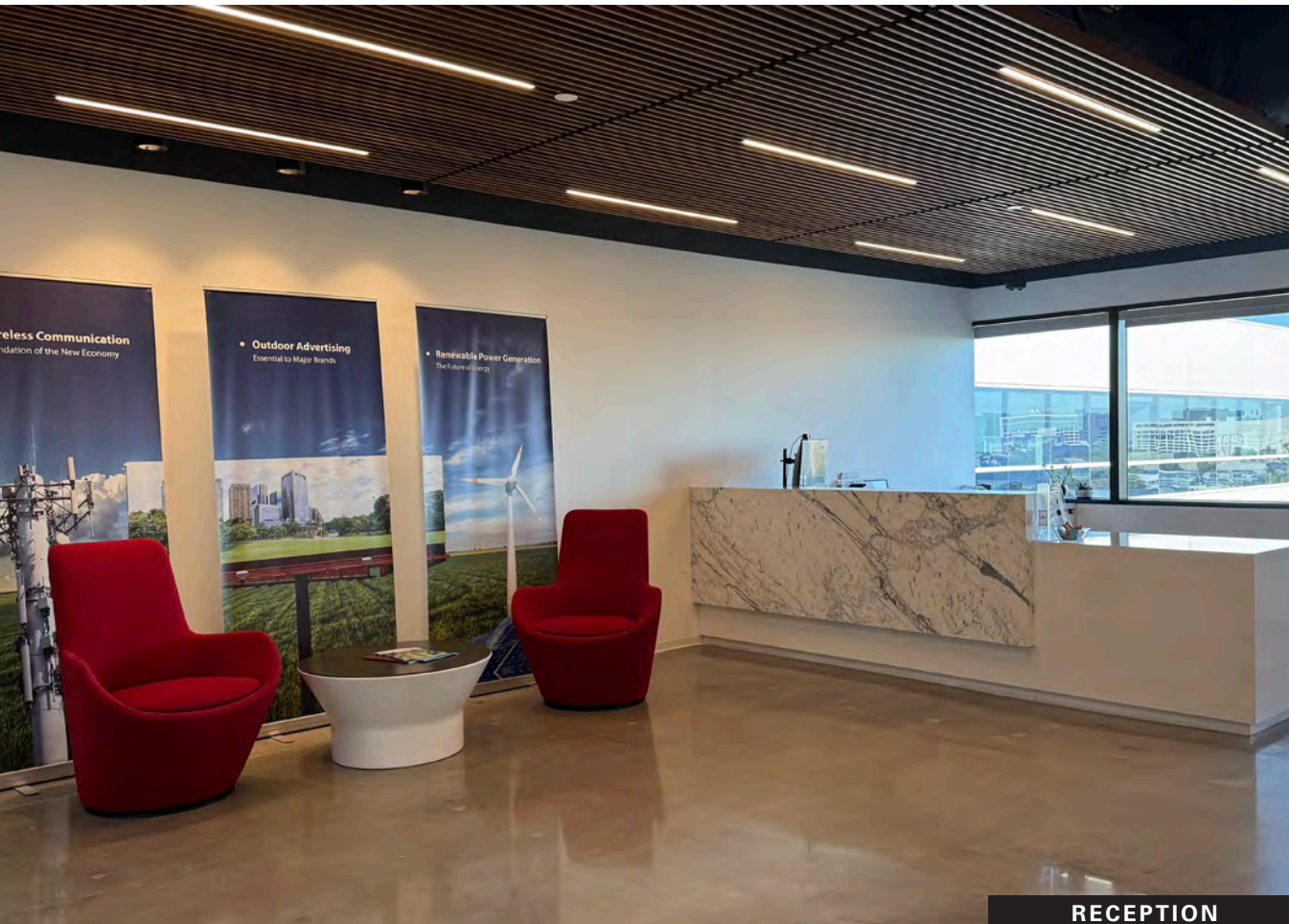
Prime South Bay location with quick connectivity to I-405, I-105, and LAX Airport for efficient access across greater L.A.



Class A office campus with professional management, 24/7 secured access, and visitor-friendly arrival and campus wayfinding



Campus features include outdoor workspaces, EV charging stations, a fitness center, and an on-site coffee shop - Smoky Hollow Roasters



400 N. CONTINENTAL BLVD., STE. 500, EL SEGUNDO

# SUBLEASE DETAILS

## RENTABLE SQUARE FEET

±21,938 RSF

## SUBLEASE TERM

Through June 30, 2029

## SUBLEASE RENTAL RATE

\$3.60 per RSF, Full Service Gross

## IDENTITY

Double door entry directly off of elevator

## FURNITURE

Fully furnished suite

## RESTROOMS

Exclusive Men's and Women's restrooms in suite

## PARKING RATIO

4.0/1,000

**NEWMARK**



SMALL CONFERENCE

400 N. CONTINENTAL BLVD., STE. 500, EL SEGUNDO

# SUITE PHOTOS



**KITCHEN**



**TRAINING ROOM**



**SMALL CONFERENCE**



**PRIVATE OFFICE**



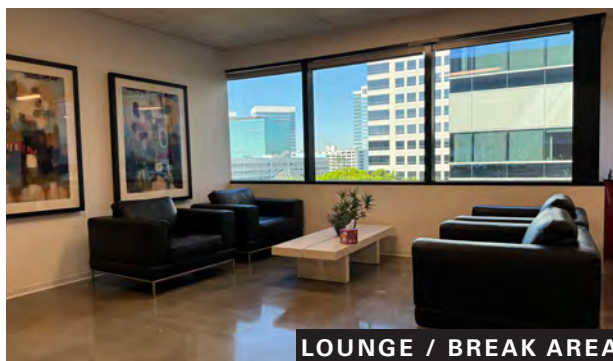
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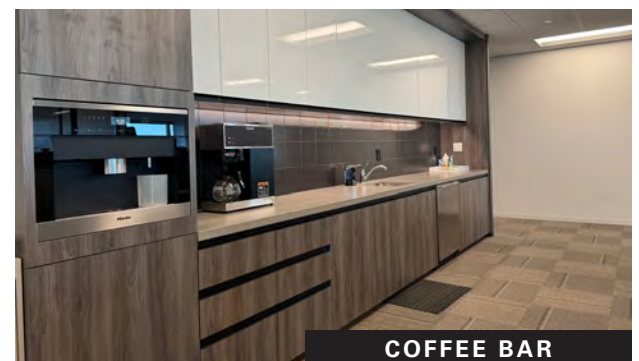
**COPY / STORAGE**



**SMALL CONFERENCE**



**LOUNGE / BREAK AREA**



**COFFEE BAR**

**NEWMARK**

400 N. CONTINENTAL BLVD., STE. 500, EL SEGUNDO

# FLOOR PLAN



Press Play for  
Virtual Tour

**NEWMARK**



**WELLNESS ROOM**

400 N. CONTINENTAL BLVD., STE. 500, EL SEGUNDO

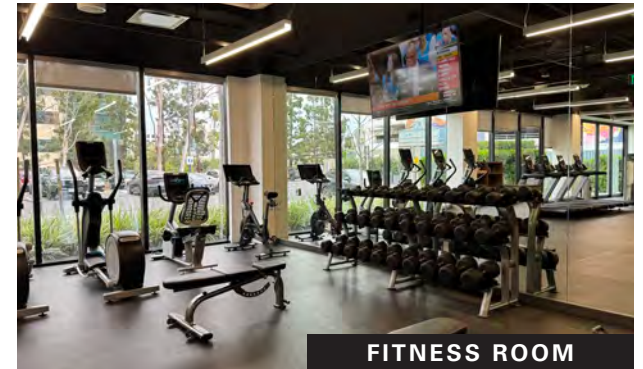
# ONSITE AMENITIES



CONCIERGE



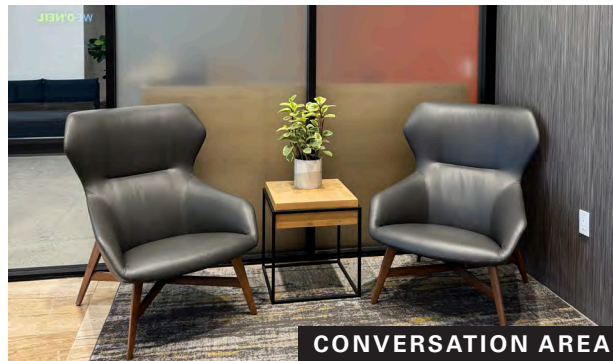
TRAINING ROOM



FITNESS ROOM



COFFEE SHOP



CONVERSATION AREA



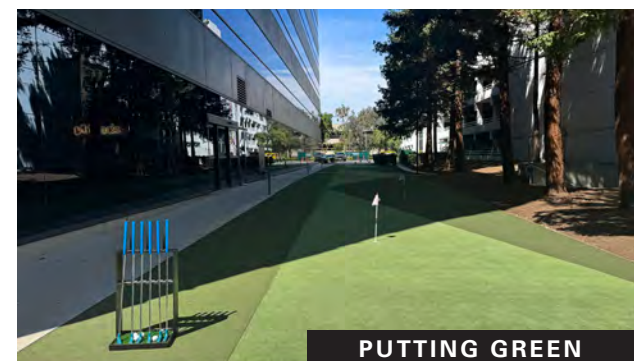
PING PONG



OUTDOOR SEATING



CORN HOLE



PUTTING GREEN

**NEWMARK**

400 N. CONTINENTAL BLVD., STE. 500, EL SEGUNDO

# AMENITY MAP

## DOWNTOWN EL SEGUNDO

- |                              |                             |
|------------------------------|-----------------------------|
| <b>Restaurants</b>           | Japonica                    |
| Ali'i Fish Company           | Kagura                      |
| Big Mike's                   | Kreation Juicery            |
| Blue Butterfly Coffee        | Metro Cafe                  |
| Brewport Tap House           | Pho Dreams                  |
| Britt's BBQ                  | Porterhouse Bourbon & Bones |
| Chef Hannes                  | Richmond Bar & Grill        |
| Chicken Dijon                | Rinaldi's                   |
| Deluca Trattoria             | Rock N Brews                |
| El Gringo                    | Sausal                      |
| El Segundo Brewing Co.       | Second City Bistro          |
| El Tarasco                   | Southwest Bread             |
| Ensenada's Surf N Turf Grill | Stuft Pizza                 |
| Fantastic Cafe               | Tavern on Main              |
| Good Stuff                   | The Slice & Pint            |
| Hana Haru Sushi              | Toast Cafe                  |
| Indian Summer                | Two Guns Kitchen            |
| Jame                         | Wendy's Place Cafe          |

## OPEN EL SEGUNDO

- Restaurants**
- Chicken Confidential
  - Five Guys
  - Malibu Eatery
  - Rubio's Coastal Grill
  - Silverback Coffee
  - The Kebab Shop

## PLAZA EL SEGUNDO

- |                       |                              |
|-----------------------|------------------------------|
| <b>Retail</b>         | <b>Services</b>              |
| HomeGoods             | Barry's Bootcamp             |
| Nordstrom Rack        | Chase Bank                   |
| PetSmart              | CodeNinjas                   |
| The Container Store   | Drybar                       |
| ULTA                  | Fidelity Investments         |
| Whole Foods Market    | Hammer Nails                 |
|                       | Hot Yoga                     |
| <b>Restaurants</b>    | Legacy Dance Academy         |
| California Fish Grill | Miracle Smile                |
| goop kitchen          | One Medical                  |
| Marmalade Cafe        | Orange Twist                 |
| Oath Pizza            | Simply Nail Bar              |
| Pinkberry             | Snip-its Kids Hair Salon/Spa |
| Sauced BBQ & Spirits  | Stretch Lab                  |
| Starbucks             | Sylvan Learning              |
| The Veggie Grill      | The Now Massage Boutique     |

## THE POINT

- |                     |                       |
|---------------------|-----------------------|
| <b>Retail</b>       | <b>Restaurants</b>    |
| Allbirds            | Cava                  |
| Athleta             | Hopdoddy Burger Bar   |
| Bonobos             | Lil Simmzy's          |
| cotopaxi            | Little Sister         |
| Evereve             | Mendocino Farms       |
| Kendra Scott        | North Italia          |
| Lululemon           | Peet's Coffee & tea   |
| Madewell            | Pressed Juicery       |
| Nike                | Tocaya Organica       |
| No Rest for Bridget | True Food Kitchen     |
| OuterKnown          | VanLeeuwen Ice Cream  |
| Papersonce          |                       |
| Rabbit Ladders      | <b>Services</b>       |
| State & Liberty     | Bellacures            |
| Sugarfina           | Blue Mercury Skincare |
| Warby Parker        | Pause                 |
| Yeti                | Soulcycle             |
|                     | Vicara Aveda Salonspa |

## CONTINENTAL GRAND

- Retail**
- Walgreens

- Restaurants**
- The Habit Burger Grill
  - Chipotle Mexican Grill

## APOLLO LANDING

- Restaurants**
- Calo Kitchen + Tequila
  - Philz Coffee
  - Randy's Donuts
  - Shake Shack
  - Tendergreens

## CONTINENTAL PARK

- |                    |                            |
|--------------------|----------------------------|
| <b>Restaurants</b> | <b>Services</b>            |
| Chin Chin          | Bay Club                   |
| Eddie V's          | Bank of Manhattan          |
| Fleming's          | Chase Bank                 |
| Fogo de Chao       | Murad Inclusive Health Spa |
| Nomad Eatery       | Orangetheory Fitness       |
| Noah's Bagels      | Sola Salons                |
| Trimana            |                            |
| Paul Martin's      |                            |
| Starbucks          |                            |

- Restaurants**
- Bread & Butter
  - El Pollo Loco
  - Express Chinese Food
  - Jersey Mike's Subs
  - Petit Cafe
  - Sansai Japanese
  - Starbucks
  - Subway
  - Wiki Wiki Hawaiian BBQ

- Services**
- Ralphs
  - Anytime Fitness
  - Mathnasi

## ELEVON

- Retail**
- Lakers Team Shop

- Restaurants**
- Bowlology
  - Eat Fantastic
  - Grill by Petros
  - Kaya Sushi
  - Noah's Bagels
  - One Poke
  - Starbucks
  - Subway
  - The Flame Broiler

- Services**
- Hollyway Cleaners
  - El Segundo Dermatology
  - Picture Perfect Lashes

## MANHATTAN VILLAGE

- |                         |                        |                                  |
|-------------------------|------------------------|----------------------------------|
| <b>Retail</b>           | Sunglass Hut           | Susie Cakes                      |
| Aerie                   | Super Sports           | Sweetgreen                       |
| Alo                     | Tempur-Pedic           | Tin Roof Bistro                  |
| Ann Taylor              | Tommy Bahama           | Urban Plates                     |
| Anthropologie           | Urban Outfitters       |                                  |
| Apple                   | Vans                   | <b>Services</b>                  |
| Bath & Body Works       | Victoria's Secret      | Back in Time Escape Rooms        |
| Coreology Fitness       | West Elm               | Bank of America                  |
| Corepower Yoga          | Williams-Sonoma        | Chase                            |
| CVS Pharmacy            |                        | Citibank                         |
| Cyclebar                | <b>Restaurants</b>     | Dermatology & Laser Center       |
| Faherty                 | BOA Steakhouse         | Foundation                       |
| Francesca's Collections | Chili's Grill & Bar    | Heyday Skincare                  |
| Gap/Gap Kids            | Coffee Bean & Tea Leaf | Manhattan Beach Endodontics      |
| Gorjana                 | Dan Modern Chinese     | Manhattan Beach Surgery Center   |
| Hallmark                | Handel's Ice Cream     | Modern American Dentistry        |
| J. Jill                 | Island's Fine Burgers  | Reset by Therabody               |
| Kiehl's                 | Joey Manhattan Beach   | Levue Med Spa                    |
| LOFT                    | Merdaco                | Sea Breeze Dental Group          |
| Lovesac                 | Olive Garden           | Stein Optometric Center          |
| MAC Cosmetics           | Reborn Coffee          | Supercuts                        |
| Macy's                  | Saint & Second         | Surgery & Sports Medicine        |
| Pottery Barn            | Sidcar Doughnuts       | Union Bank                       |
| Pottery Barn Kids       | Silverlake Ramen       | US Bank                          |
| Quatrine Home           | Smashburger            | Wells Fargo Bank                 |
| Ralphs                  | Sprinkles              | West Coast Center for Orthopedic |
| See's Candies           | Sunlife Organics       | West Coast Sports Medicine       |
| Sephora                 | Sushi Roku             |                                  |

## MANHATTAN GATEWAY

- Retail**
- Barnes & Noble
  - BevMo
  - Mother's Market
  - Office Depot
  - Old Navy
  - REI
  - The Vitamin Shoppe
  - Trader Joe's

- Restaurants**
- Ill Fornaio
  - Cafe Rio Mexican Grill

## MANHATTAN MARKETPLACE

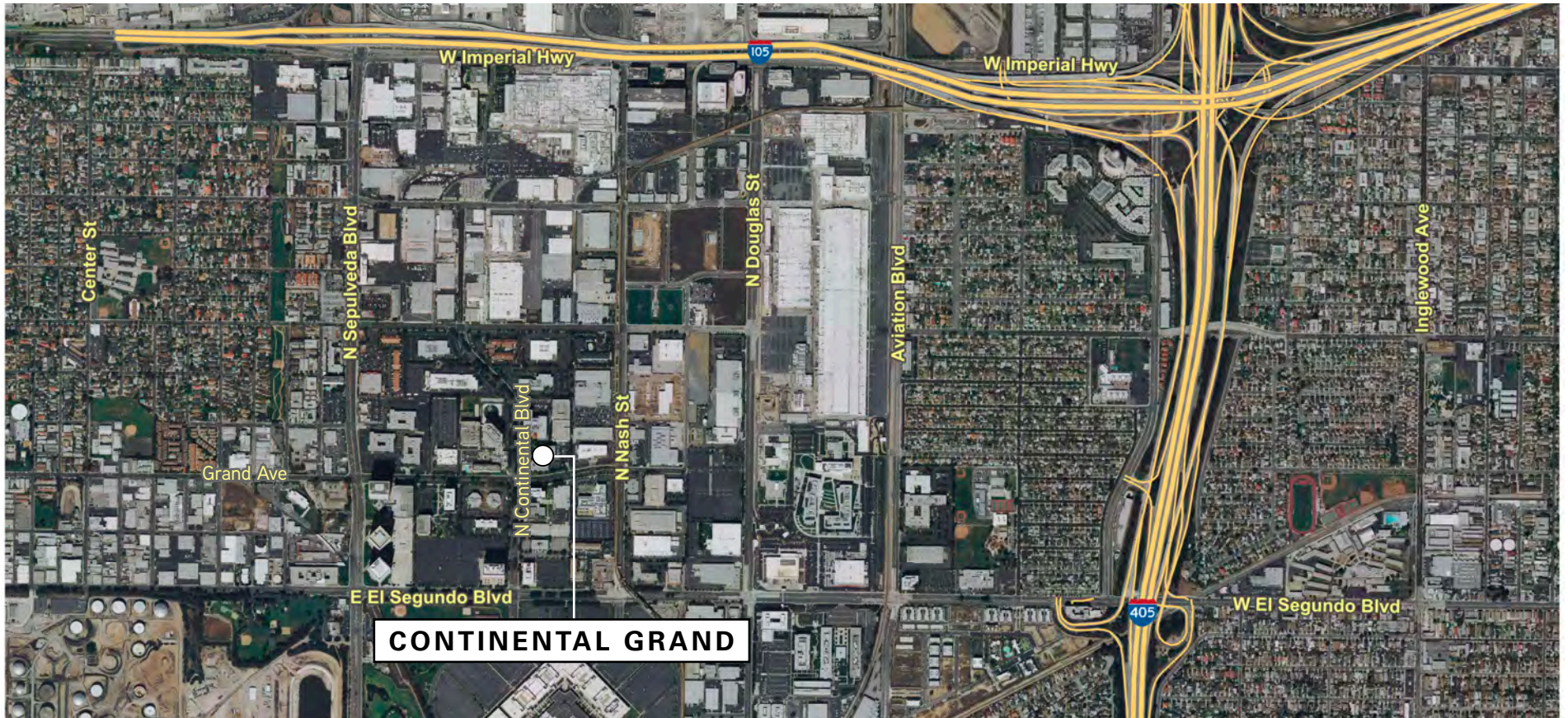
- Retail**
- Bristol Farms
  - CVS Pharmacy
  - Helen Cycles
  - GNC
  - Martin's Jewelry

- Services**
- Chase (ATM)
  - European Wax Center
  - Floyd's 99 Barbershop
  - Massage Envy
  - OneWest Bank
  - Planet Beauty
  - The Lash Lounge

NEWMARK

400 N. CONTINENTAL BLVD., STE. 500, EL SEGUNDO

# AERIAL MAP



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