

330,900 SF CLASS A OFFICE PROJECT
LOCATED ALONG THE ROSECRANS CORRIDOR



THE ATRIUM

2301-2321 ROSECRANS AVE, EL SEGUNDO



NEWMARK

PROPERTY HIGHLIGHTS

Continental Park, located along Rosecrans Avenue in El Segundo, offers unrivaled Class A office space minutes from some of Southern California's most pristine beaches. The area offers a wide variety of dining and retail options and is located just 10 minutes from Los Angeles International Airport.



TWO, FIVE STORY BUILDINGS THAT ARE CONNECTED ON THE FOURTH AND FIFTH FLOORS BY AN ENCLOSED GLASS BRIDGE



FLEMING'S LOCATED ON THE GROUND FLOOR



ADJACENT TO THE METRO RAIL GREENLINE



ABUNDANT DINING AND SHOPPING ALTERNATIVES WITHIN WALKING DISTANCE



HALF-ACRE WATERSCAPED COURTYARD



ON-SITE GYM WITH SHOWERING FACILITIES



3.5/1,000 PARKING WITH ABOVE STANDARD PARKING RATIOS AVAILABLE

AMENITIES

DOWNTOWN EL SEGUNDO

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

MANHATTAN VILLAGE

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

PLAZA EL SEGUNDO

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|-----------------------|-----------------------|
| Retail | Restaurants |
| Dick's Sporting Goods | California Fish Grill |
| HomeGoods | Marmalade Cafe |
| PetSmart | Pinkberry |
| The Container Store | Starbucks |
| Whole Foods Market | The Veggie Grill |
| Nordstrom Rack | Sauced BBQ & Spirits |
| ULTA | goop kitchen |
| | Oath Pizza |

OPEN EL SEGUNDO

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

- Retail**
- Walgreens

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

THE POINT

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

- | | |
|-----------------|----------------------|
| Retail | Restaurants |
| Ralphs | In-N-Out |
| Anytime Fitness | El Pollo Loco |
| Mathnasium | Bread & Butter |
| Golftec | Petit Cafe |
| | Sansai Japanese |
| | Subway |
| | Express Chinese Food |
| | Wiki Wiki Hawaiian |
| | BBQ |
| | Starbucks |
| | Jersey Mike's Subs |

CAMPUS EL SEGUNDO

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|-------------------|--------------------|
| Retail | Restaurants |
| Lakers Team Shop | Bowlology |
| | Starbucks |
| Services | Noah's Bagels |
| Hollyway Cleaners | Subway |
| El Segundo | Kaya Sushi |
| Dermatolgy | One Poke |
| Picture Perfect | The Flame Broiler |
| Lashes | Eat Fantastic |
| | Grill by Petros |

CHARGERS COMMONS

- Restaurants**
- Panera Bread
 - California Chicken Café
 - Tacomasa
 - Panda Express
 - Raising Cane's Chicken Fingers
 - Ghost Sando Shop

CONTINENTAL PARK

- | | |
|----------------------|-------------------|
| Restaurants | Services |
| Trimana | Murad Inclusive |
| Paul Martin's | Health Spa |
| American Bistro | Chase Bank |
| Starbucks | Bank of Manhattan |
| Noah's Bagels | Bay Club |
| Fleming's Prime | Orangetheory |
| Steakhouse | Fitness |
| Nomad Eatery | Sola Salons |
| Eddie V's Prime | |
| Seafood | |
| Fogo de Chao | |
| Brazilian Steakhouse | |
| Chin Chin | |

MANHATTAN GATEWAY

- | | |
|--------------------|--------------------|
| Retail | Restaurants |
| BevMo | Ill Fornaio |
| Erewhon | Cafe Rio |
| Office Depot | Mexican Grill |
| Old Navy | |
| Trader Joe's | |
| REI | |
| Barnes & Noble | |
| The Vitamin Shoppe | |

APOLLO LANDING

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

MANHATTAN MARKETPLACE

- | | |
|---------------------|------------------------------|
| Retail | Restaurants |
| Bristol Farms | Lido Di Manhattan |
| CVS Pharmacy | Ristorante |
| Helen Cycles | Union Pizza Company |
| GNC | The Hummus Factory |
| Martin's Jewelry | Nothing Bundt Cakes |
| | Pachanga Mexican Grill |
| Services | Jamba Juice |
| OneWest Bank | Yogurtland |
| Chase (ATM) | The Rice Teriyaki Sushi Roll |
| Planet Beauty | |
| European Wax Center | |
| Massage Envy | |
| The Lash Lounge | |
| Floyd's 99 | |
| Barbershop | |



NEW TENANT AMENITY CENTER



LEASE AVAILABILITY

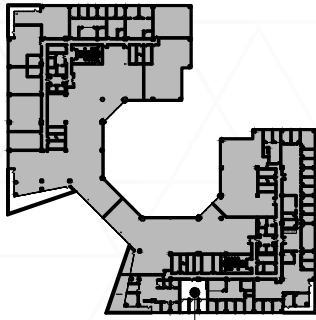
2321 ROSECRANS



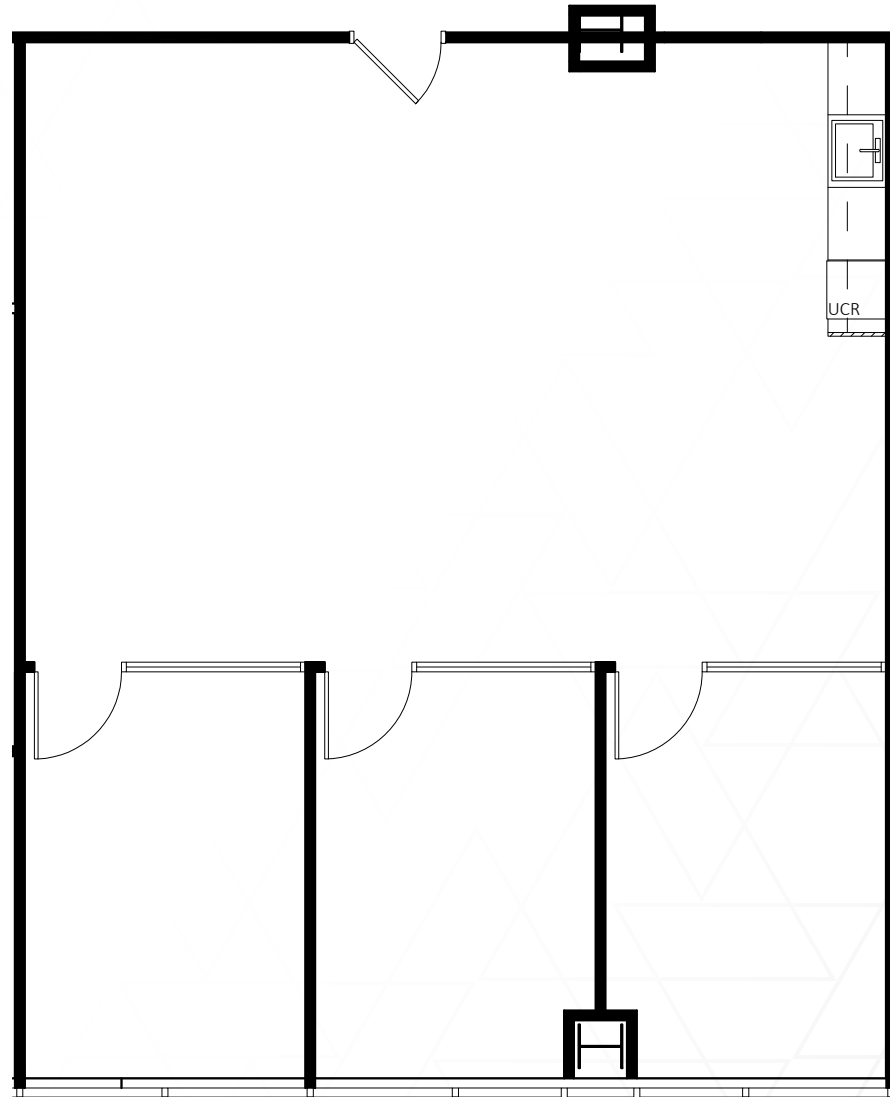
SUITE	SIZE (SF)	COMMENTS
4260	1,345	Spec suite
4225	10,341	Available 9/1/26
4200	8,829	Available 1/1/27

FLOOR PLANS

2321 ROSECRANS
4260 - 1,345 SF

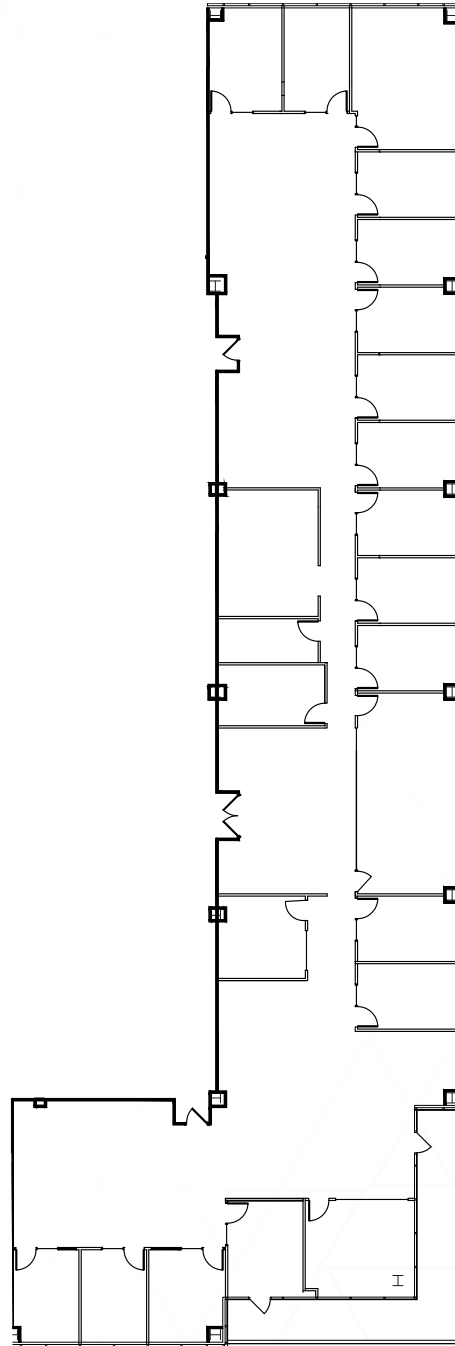
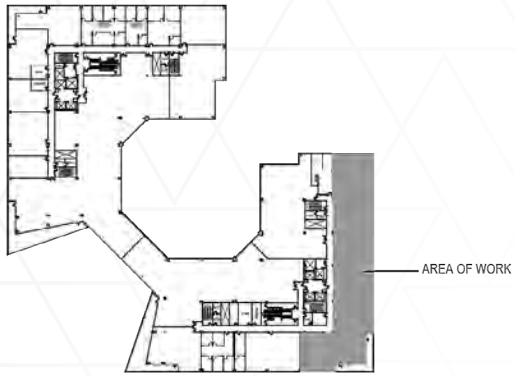


AREA OF WORK



FLOOR PLANS

2321 ROSECRANS
4225 - 10,341 SF



FLOOR PLANS

2321 ROSECRANS
4200 - 8,829 SF





THE ATRIUM

2301-2321 ROSECRANS AVE, EL SEGUNDO



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NEWMARK



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