

830 Pacific Coast Highway | El Segundo, CA

**CREATIVE OFFICE SPACE FOR LEASE**

2,325 SF



**THE POINT**

*on Pacific Coast Highway*

PACIFIC COAST HIGHWAY

ROSECRANS AVE

**CBRE**

*Finally, an office  
that has it all*



## PROPERTY HIGHLIGHTS



Prime Beach Cities location  
at Rosecrans Avenue and  
Pacific Coast Highway



Rare offering of office spaces  
in an amenity-rich setting  
with abundant  
surface parking



Collaborative outdoor  
meeting spaces



On-site events such as  
Summer Fitness Series  
and frequent  
live entertainment



Community-focused  
work environment



"A campus within a campus"  
offering a holistic experience with  
easy access to  
Plaza El Segundo

All within walking distance

# ON-SITE AMENITIES

Peet's Coffee

SOULCYCLE

TRUE FOOD KITCHEN

HOPDODDY BURGER BAR

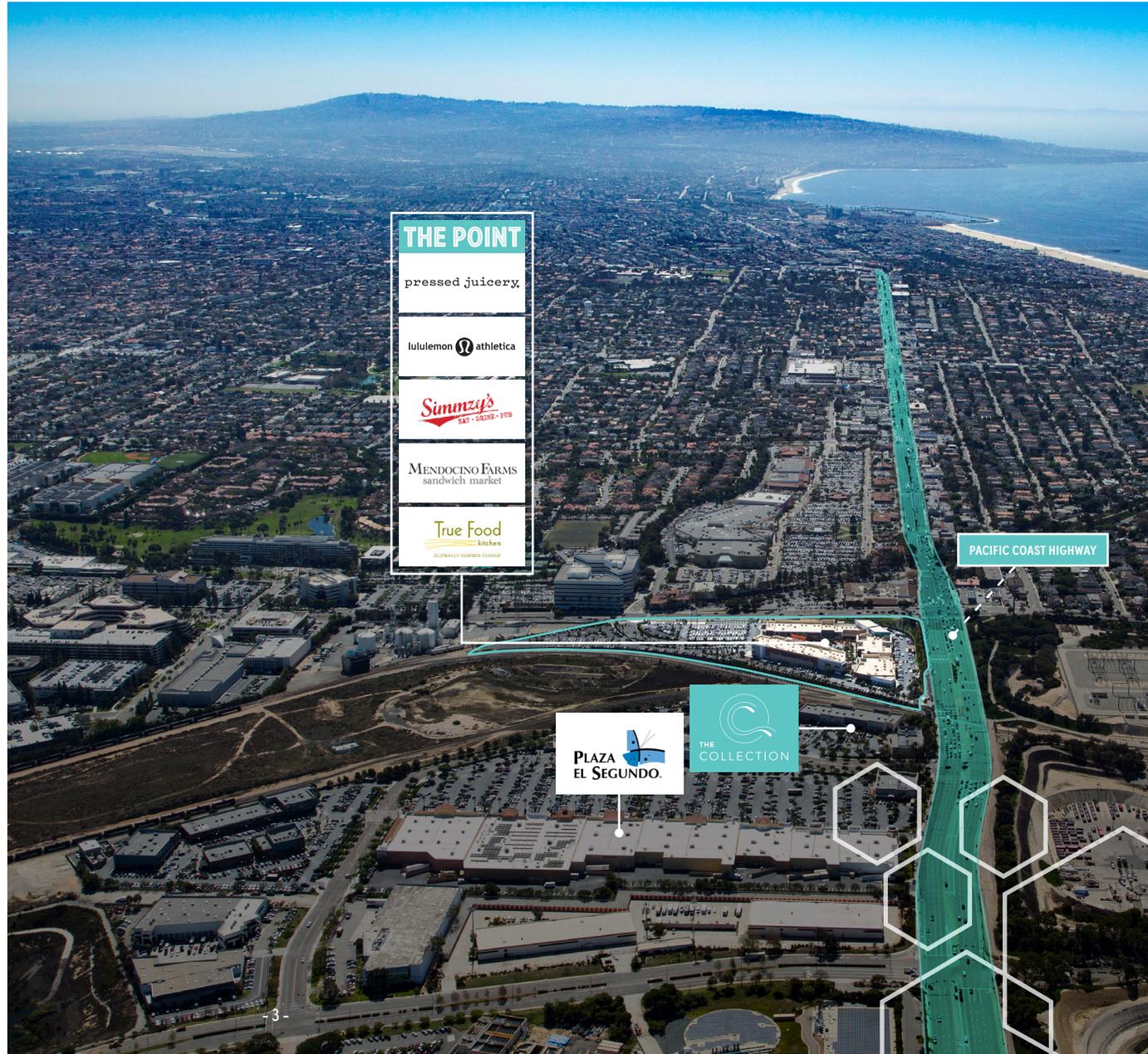
Madewell

LUCKY \* BRAND

pressed juicery.

lululemon athletica

NORTH ITALIA



# BUILDING DESCRIPTION



CREATIVE  
OFFICE SPACE



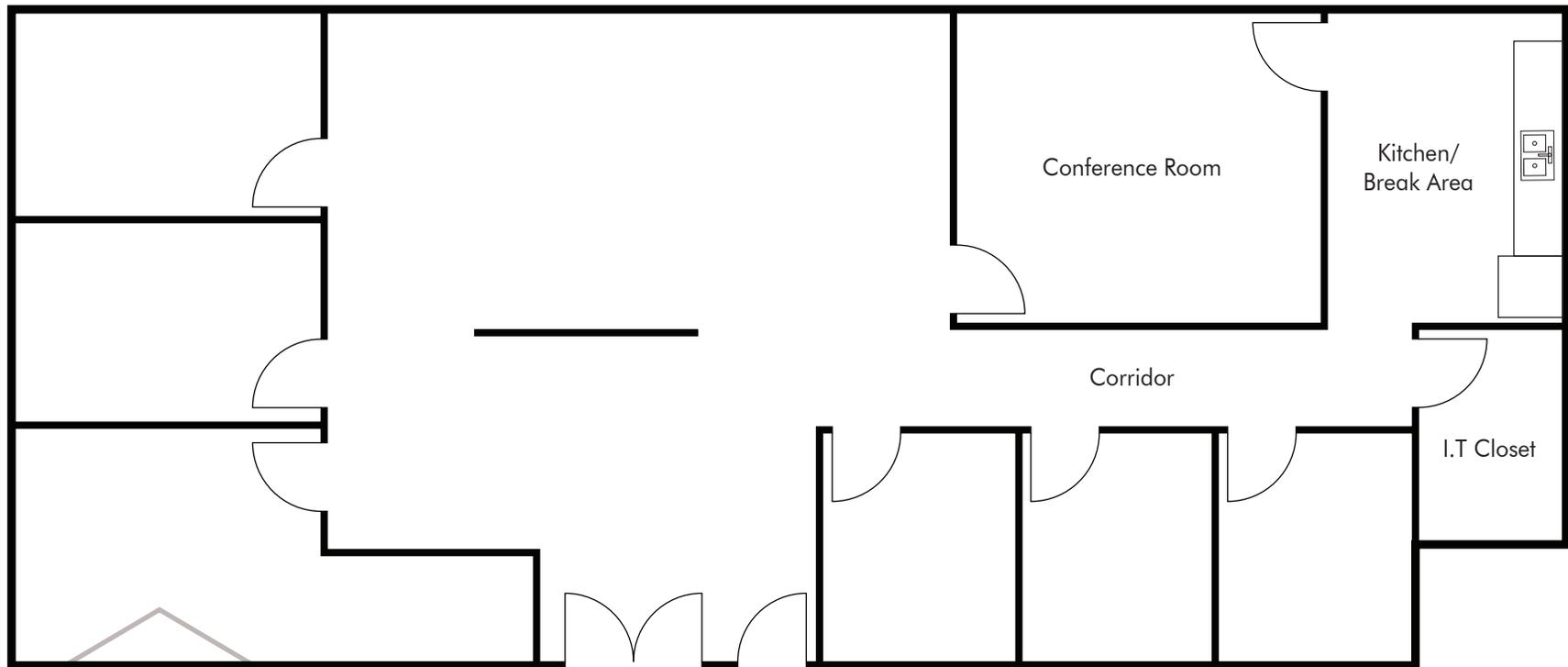
HIGH END  
BUILD-OUT



MOVE-IN READY

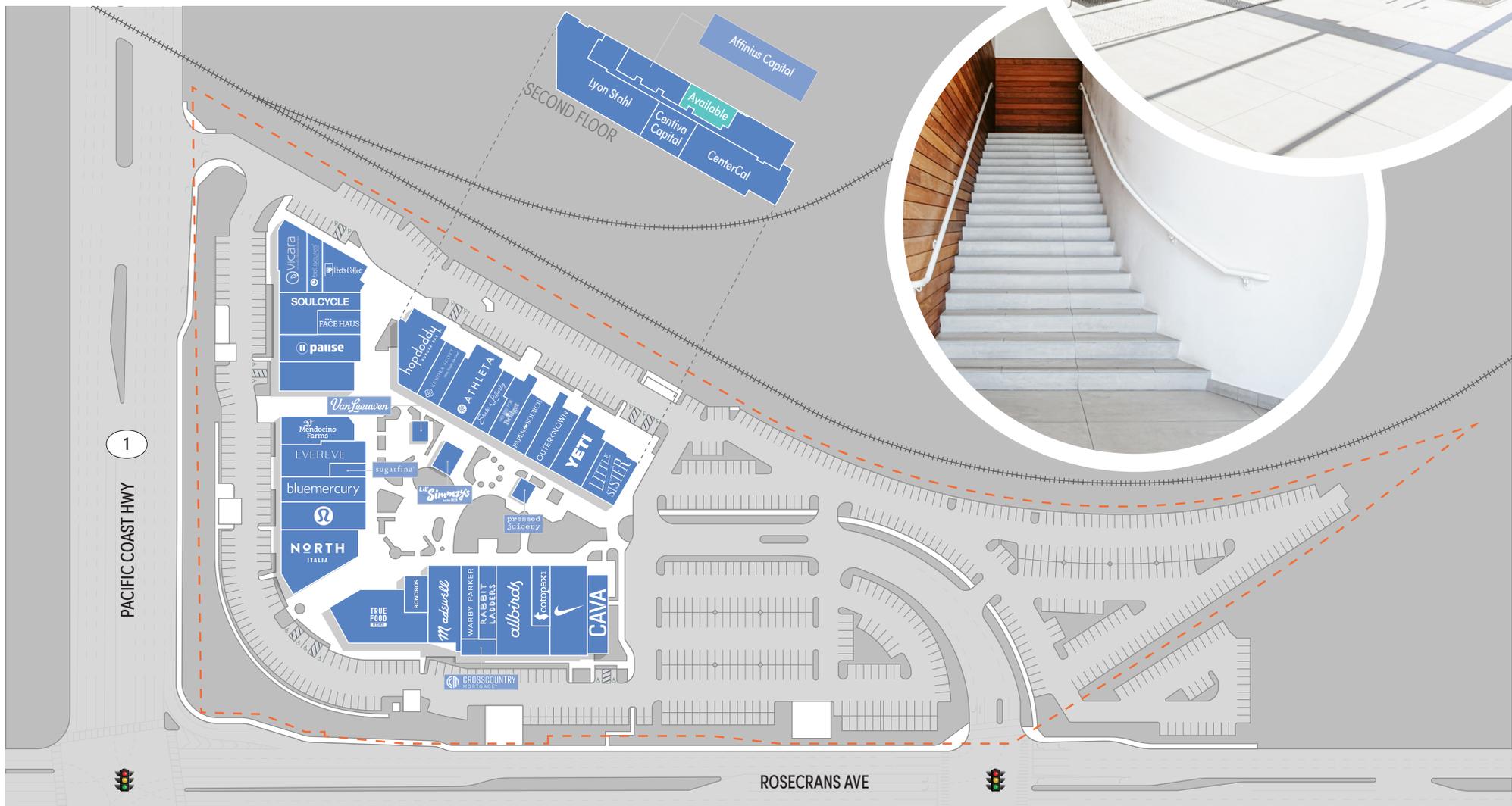
# FLOOR PLAN

Suite 204 ±2,325 SF



D204-FLOOR PLAN

# SITE PLAN



ROSECRANS CORRIDOR

FOOD

<b>Cafe Rio</b> MEXICAN GRILL 1	<b>1</b>	<b>Cals</b> MEXICAN • TEQUILA 3	<b>CHIN</b> CHINA 4	<b>FOGO DE CHÃO</b> BRAZILIAN STEAKHOUSE 5
<b>Eddie V's</b> 6	<b>MENDOCINO FARMS</b> sandwich market 7	<b>tendergreens</b> 8	<b>SHAKE SHACK</b> 9	<b>Rainforest</b> 10
<b>Paul Martins</b> AMERICAN GRILL 11	<b>nomad</b> EATERY 12	<b>cafe Vida</b> 13	<b>LITTLE SISTER</b> 14	<b>hopdoddy</b> BURGER BAR 15
<b>VanLeeuwen</b> 21	<b>IN-N-OUT</b> BURGER 17	<b>Utah Cafe</b> 18	<b>CAVA</b> Mozze Grill 19	<b>True Food</b> kitchen 20
<b>NORTH</b> ITALIA 22	<b>pressed</b> 23			

MANHATTAN BEACH

FOOD

<b>SUGARFISH</b> BY SUSHI NOZAWA 25	<b>Arthur &amp; Co.</b> 26	<b>Kreation</b> ORGANIC 28
<b>LOVE SALT</b> 29	<b>lemonade</b> 30	<b>NANDO</b> PERI PERI 31
<b>FWD</b> FISHING WITH DELICATESSA 32	<b>NICK'S</b> MANHATTAN BEACH 33	<b>PETROS HELLOZ</b> 34
<b>MANHATTAN VILLAGE MALL</b> 35	<b>GIFFES</b> 36	

MANHATTAN VILLAGE MALL

FOOD

<b>TIN ROOF</b> BISTRO 37	<b>Sweetgreen</b> 38	<b>JOEY RESTAURANTS</b> 39	<b>california</b> PIZZA KITCHEN 40
<b>CORNER BAKERY</b> 41	<b>dan</b> modern chinese 42	<b>HANDEL'S</b> HOMEBASES BY GREAT SINCE 1943 43	<b>Sidecar</b> COCKTAILS & COFFEE 44
<b>URBAN PLANET</b> 46	<b>BOA</b> STEAKHOUSE 47	<b>SUSHI ROKU</b> 48	<b>mercado</b> 49

MANHATTAN BEACH

SHOPPING

<b>TRADER JOE'S</b> 1	<b>Gelson's</b> 2	<b>Target</b> 3	<b>Vons</b> 4
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MANHATTAN VILLAGE MALL

SHOPPING

<b>CVS pharmacy</b> 5	<b>Ralphs</b> 6
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ROSECRANS CORRIDOR

SHOPPING

<b>Bristol Farms</b> 7	<b>TRADER JOE'S</b> 8	<b>CVS pharmacy</b> 9
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MANHATTAN BEACH

FITNESS

<b>ROUND WILLOW</b> YOGA 1	<b>SWEAT YOGA</b> 2
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ROSECRANS CORRIDOR

FITNESS

<b>Orangetheory FITNESS</b> 3	<b>SOULCYCLE</b> 4
<b>Bay Club</b> 5	<b>BARRY'S</b> 6
<b>EQUINOX</b> 7	

MANHATTAN VILLAGE

FITNESS

<b>G CYCLE BAR</b> 8
<b>corepower</b> 9
<b>CO</b> 10

MANHATTAN BEACH

COFFEE

<b>BOBALOCA</b> 1	<b>VERVE</b> COFFEE ROASTERS 2	<b>Peets Coffee</b> 3	<b>Two Guns</b> 4	<b>Starbucks</b> 5
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MANHATTAN VILLAGE MALL

COFFEE

<b>THE COFFEE BEAN &amp; TEA LEAF</b> 6
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ROSECRANS CORRIDOR

COFFEE

<b>Starbucks</b> 7	<b>Spina Coffee</b> 8	<b>Peets Coffee</b> 9
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# NEARBY AMENITIES

## THE POINT

on Pacific Coast Highway



# CONTACTS

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