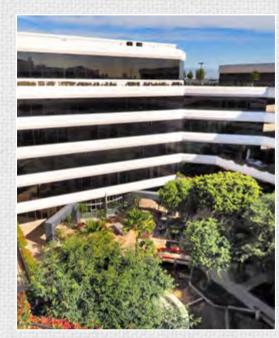


For Lease











Spacious Design Ready Suites Equipped with Floor-to-Ceiling Windows



Property Management and 24/7 On-Site Security Prioritize Exceptional Service



Fully Landscaped Inner Courtyard Creates a Tranquil Outdoor Oasis



On-site Amenities Include Car Washing and Detailing; Fitness Center; 2 Restaurants



Strategically Located on the Rosecrans Corridor in the Heart of South Bay



Minutes Away from The Point, Manhattan Village, Plaza El Segundo, and Pacific Ocean



Immediate Access to 405/110/105 Freeways and LAX

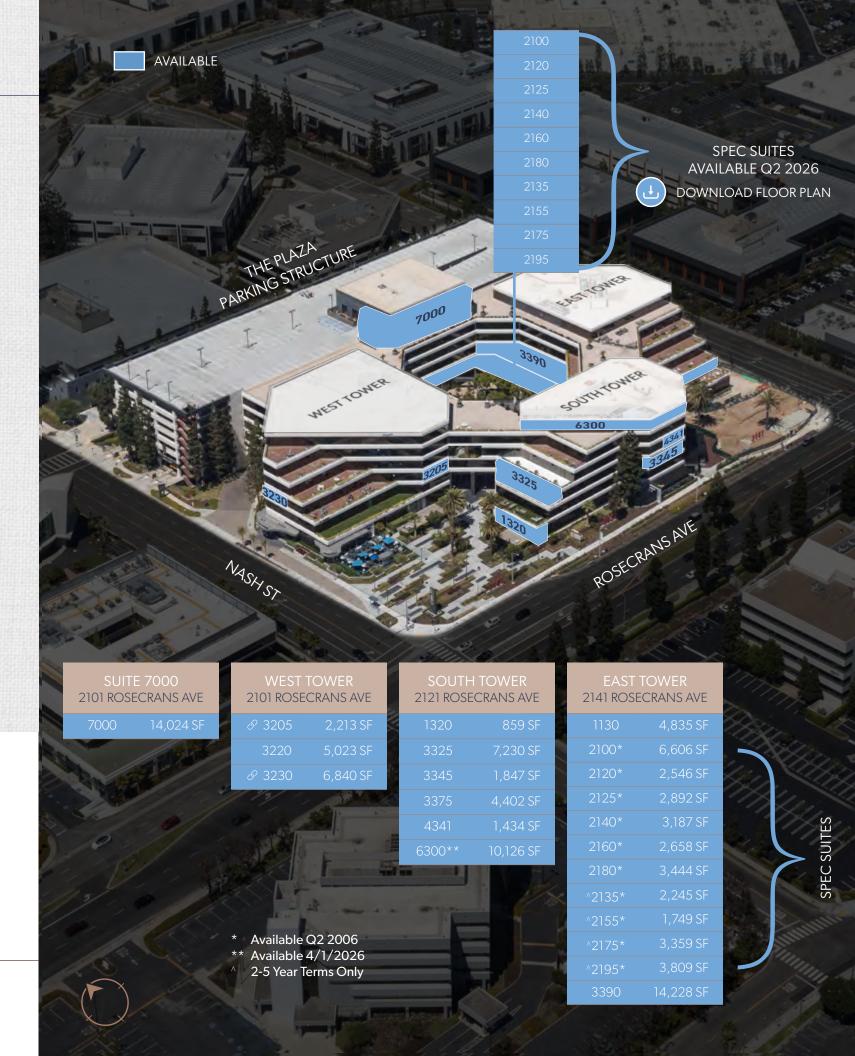


Ample Adjacent Parking Structure with Daily and Monthly Rates (4/1000 Parking)

Availabilities







Weighbors

At The Plaza, clients and colleagues surround you, making scheduling easy. Plus, with the city's top amenities nearby, grabbing coffee or planning lunch meetings is a breeze.





- 1. Paul Martin's American Grill
- 2. Fleming's Prime Steakhouse & Wine Bar 3. Noah's NY Bagels
- 4. Starbucks
- 6. Nomad Eatery

Fitness

- 1. Manhattan Country Club
- 2. 24 Hour Fitness 3. Orangetheory Fitness
- 4. Bay Club El Segundo

- 1. Ayres Hotel Manhattan Beach/Hawthorne
- 2. Springhill Suites By Marriott Los Angeles/LAX/Manhattan Beach
- Towneplace Suites By Marriott Los Angeles/LAX/Manhattan Beach
 Hyatt House Los Angeles/LAX/Manhattan Beach
- 5. Westdrift Manhattan Beach, Autograph Collection

1. Apollo Landing

Eateries (5)

- Caló Kitchen + Tequila Philz Coffee
- Randy's Donuts
- Tender Greens
- · Shake Shack El Segundo

2. Manhattan Gateway

Eateries (3)

- Cafe Rio Mexican Gril
- II Fornaio Manhattan Beach

Retail (5)

- Old Navy
- · Mother's Market & Kitchen
- Office Depot

3. Manhattan Village

Eateries (17)

- · The Coffee Bean & Tea Leaf
- Sidecar Doughnuts & Coffee
- SmashburgerBoa Steakhouse Manhattan Beach
- loey Manhattan Beach Dan Modern Chinese - Manhattan Beach
- Reborn Coffee Manhattan Village
- Islands Restaurant Manhattan Beach
- Corner Bakery
- Mercado Restaurant Manhattan Beach
- California Pizza KitchenSilverlake Ramen
- Handel's Homemade Ice Cream
- mbWINEco. SusieCakes
- Tin Roof Bistro

Fitness (2)

Coreology - Manhattan Beach

Retail (16) Alo

- Apple Manhattan Village • CVS
- Hevday Manhattan Beach Kiehl's Since 1851
- Pottery Barn Ralphs Fresh Fare
- Sephora
- Sunglass HutTommy Bahama
- Urban Outfitters
- West Flm Williams-Sonoma
- Eateries
- Fitness Hotel

- Retail Shopping Centers



4. Manhattan Market Place

Eateries (5)

- Jamba Pachanga Mexican Grill Nothing Bundt Cakes
- Johnny Rockets • Lido Di Manhattan Ristorante & Bar

Fitness (1)

• The Studio (MDR) - Manhattan Beach

Retail (4)

- Massage Envy Bristol Farms
- BevMo! • CVS
- 5. Plaza El Segundo

Eateries (3)

- Sauced BBQ & Spirits El Segundo Starbucks
- Marmalade Cafe
- Fitness (2)

· Barry's South Bay

Retail (10)

- · Crate & Barrel Outlet
- Drybar El Segundo HomeGoods
- Nordstrom Rack
- PetSmart
- The Container Store Ulta Beauty
- Whole Foods Market
- Wolf & Shepherd

6.The Plaza

Eateries (2)

Eddie V's Prime Seafood

7.The Point

Eateries (10)

- Little Sister at The Point
- Cava
- Pressed Juicery
- Hopdoddy Burger Bar Van Leeuwen Ice Cream
- Peet's Coffee
- Tocaya Modern Mexican
- Mendocino Farms North Italia

Fitness (1)

• SoulCycle - Manhattan Beach Retail (11)

- Allbirds
- Bonobos The Point
- Lululemon
- Nike Well Collective El Segundo Outerknown
- Pause South Bay Sugarfina
- Warby Parker The Point

8. The Works

Eateries (4)

- Veggie Grill
 California Fish Grill
- Pinkberry
- Northern Cafe El Segundo

El Segundo

A thriving business environment providing the highest quality of life for its employers and residents.

Known for its rich mix of historic Main Street charm and modern lifestyle centers, El Segundo offers a dynamic business community and diverse dining and retail experiences. Over the last century, this beach town has evolved into a thriving business hub, housing renowned organizations such as Boeing, MotorTrend Group, Mattel, the Los Angeles Lakers and Kings, Fabletics, AT&T, the LA Times, and DaVita Healthcare. Known as the aerospace capital of the world, its business-friendly environment, skilled workforce, and easy access to LAX, the 105 and 405 Freeways, make it an attractive location for companies ranging from Fortune 500s to start-ups.

"El Segundo is Southern California's most important economic five square miles. We are an economic powerhouse, home to Fortune 500 companies, more than 100 venture-backed firms, and headquarters to three of L.A.'s professional sports franchises. Our business-friendly environment, location, and exceptional City services power this incredible City."

— Mayor Drew Boyles





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