

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

Restaurants
 El Segundo Brewing Company
 El Tarasco
 Rinaldi's
 Chef Hannes
 Blue Butterfly
 Stuff Pizza
 Chicken Dijon
 Indian Summer
 Wendy's Place Cafe
 Good Stuff
 Kagura
 Deluca Trattoria
 Big Mike's
 Tavern on Main
 Second City Bistro
 Sausal
 Brewport Tap House
 Rock N Brews
 Jame
 El Gringo

Japonica
 The Slice & Pint
 Toast Cafe
 Metro Cafe
 Blue Butterfly
 Coffee
 Southwest Bread
 Fantastic Cafe
 Pho Dreams
 Kreation Juicery
 Hana Haru Sushi
 Porterhouse
 Bourbon & Bones
 Richmond Bar & Grill
 Ali'i Fish Company
 Ensenada's Surf N Turf Grill
 Two Guns Kitchen
 Britt's BBQ

MANHATTAN VILLAGE

Retail
 Ann Taylor
 Francesca's
 Collections
 J. Jill
 LOFT
 Tommy Bahama
 Victoria's Secret
 Bath & Body Works
 Kiehl's
 Sephora
 Macy's
 Apple
 Sunglass Hut
 Pottery Barn
 Pottery Barn Kids
 Williams-Sonoma
 Aerie
 Alo
 Anthropologie
 Coreology Fitness
 Corepower Yoga
 CVS Pharmacy
 Cyclebar
 Faherty
 Gap/Gap Kids
 Gorjana
 Hallmark
 Lovesac
 MAC Cosmetics
 Quatrine Home
 Raplphs
 See's Candies
 Super Sports
 Tempur-Pedic
 Urban Outfitters
 Vans
 West Elm

Restaurants
 California Pizza Kitchen
 Chili's Grill & Bar
 Coffee Bean & Tea Leaf
 Island's Fine Burgers
 Olive Garden
 Dan Modern Chinese
 Joey Manhattan Beach
 Merdaco
 Urban Plates
 Tin Roof Bistro
 BOA Steakhouse
 Sushi Roku
 Sweetgreen
 Susie Cakes
 Handel's Homemade Ice Cream
 Reborn Coffee
 Saint & Second
 Sidecar Doughnuts
 Silverlake Ramen
 Smashburger
 Sprinkles
 Sunlife Organics

Services
 Bank of America
 Chase
 Citibank
 Union Bank
 US Bank
 Wells Fargo Bank
 Supercuts
 Stein Optometric Center
 Back in Time Escape
 Rooms
 Dermatology & Laser Center
 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

Retail
 Dick's Sporting Goods
 HomeGoods
 PetSmart
 The Container Store
 Whole Foods Market
 Nordstrom Rack
 ULTA

Restaurants
 California Fish Grill
 Marmalade Cafe
 Pinkberry
 Starbucks
 The Veggie Grill
 Sauced BBQ & Spirits
 goop kitchen
 Oath Pizza

Services
 Chase Bank
 Legacy Dance
 Academy
 Miracle Smile
 Snip-its Kids Hair
 Salon/Spa
 Barry's Bootcamp
 Drybar
 Fidelity Investments
 Simply Nail Bar
 CodeNinjas
 Hammer Nails
 Hot Yoga
 One Medical
 Orange Twist
 Stretch Lab
 Sylvan Learning
 The Now Massage
 Boutique

THE POINT

Retail
 Athleta
 Madewell
 No Rest for Bridget
 Warby Parker
 Kendra Scott
 Lululemon
 Allbirds
 Bonobos
 cotopaxi
 Evereve
 Nike
 OuterKnown
 Papersouce
 Rabbit Ladders
 State & Liberty
 Sugarfina
 Yeti

Restaurants
 Hopdoddy Burger Bar
 Mendocino Farms
 North Italia
 Peet's Coffee & tea
 True Food Kitchen
 Tocaya Organica
 Lil Simmzy's
 Pressed Juicery
 Cava
 Little Sister
 VanLeeuwen Ice Cream

Services
 Soulcycle
 Vicara Aveda Salonspa
 Bellacures
 Blue Mercury Skincare
 Pause

Retail
 Ralphs
 Anytime Fitness
 Mathnasium
 Golftec

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

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

CHARGERS COMMONS

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

CONTINENTAL PARK

Restaurants
 Trimana
 Paul Martin's
 American Bistro
 Starbucks
 Noah's Bagels
 Fleming's Prime
 Steakhouse
 Nomad Eatery
 Eddie V's Prime
 Seafood
 Fogo de Chao
 Brazilian Steakhouse
 Chin Chin

Services
 Murad Inclusive
 Health Spa
 Chase Bank
 Bank of Manhattan
 Bay Club
 Orangetheory
 Fitness
 Sola Salons

APOLLO LANDING

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

CAMPUS EL SEGUNDO

Retail
 Lakers Team Shop

Services
 Hollyway Cleaners
 El Segundo
 Dermatolgy
 Picture Perfect
 Lashes

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

MANHATTAN GATEWAY

Retail
 BevMo
 Erewhon
 Office Depot
 Old Navy
 Trader Joe's
 REI
 Barnes & Noble
 The Vitamin Shoppe

Restaurants
 Ill Fornaio
 Cafe Rio
 Mexican Grill

MANHATTAN MARKETPLACE

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

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

Restaurants
 Lido Di Manhattan
 Ristorante
 Union Pizza Company
 The Hummus Factory
 Nothing Bundt Cakes
 Pachanga Mexican Grill
 Jamba Juice
 Yogurtland
 The Rice Teriyaki Sushi Roll



THE ATRIUM

NEW TENANT AMENITY CENTER



LEASE AVAILABILITY

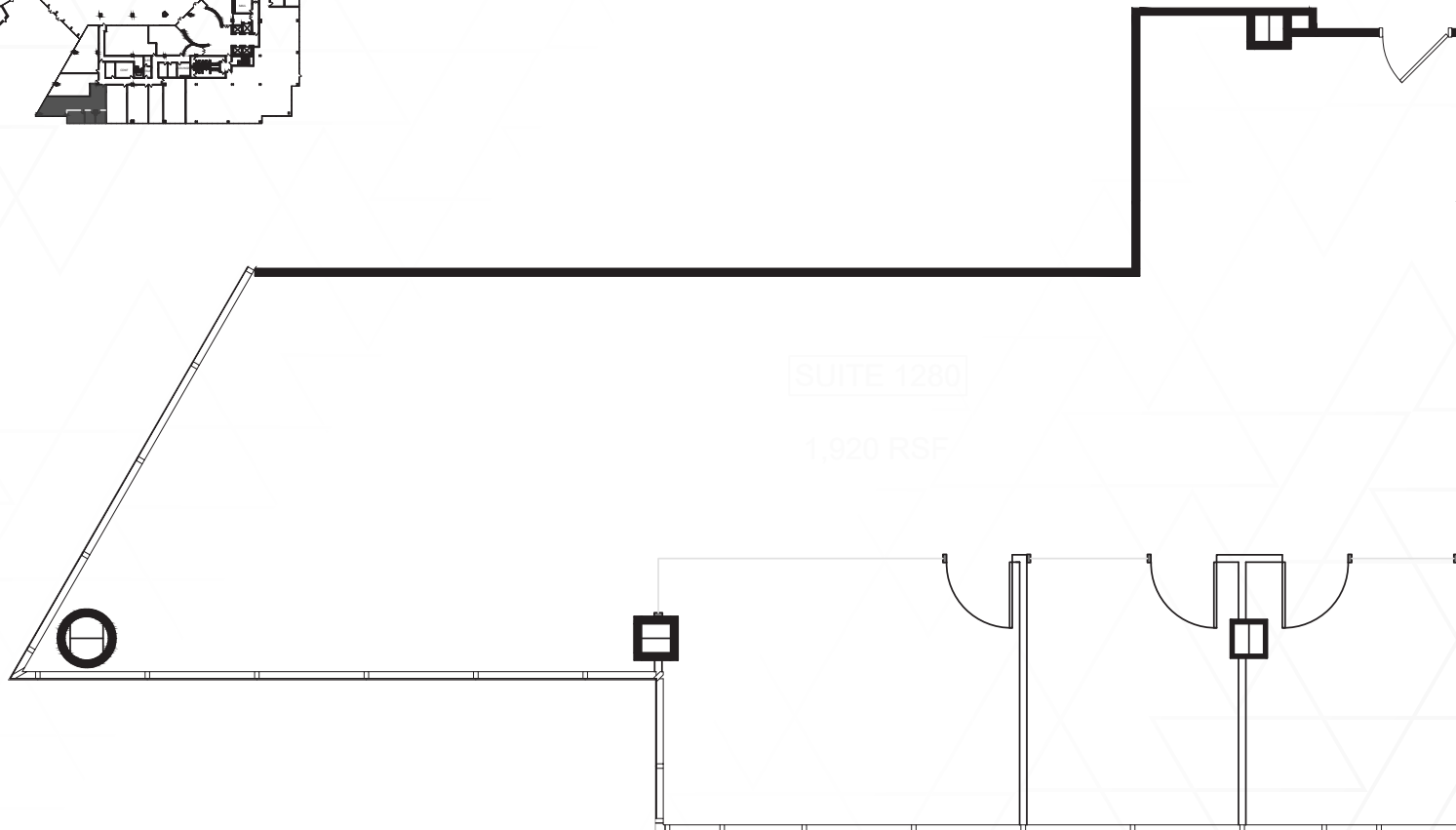
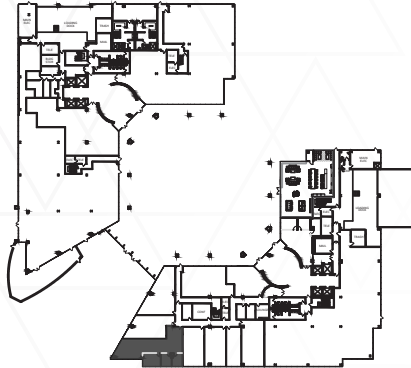
2321 ROSECRANS



SUITE	SIZE (SF)	COMMENTS
1280	1,920	Contiguous to 2,817 SF
1275	897	Contiguous to 2,817 SF
2260	2,652	Second generation space
4280	3,595	Second generation space
4260	1,345	Spec suite
4225	10,341	Available 9/1/26

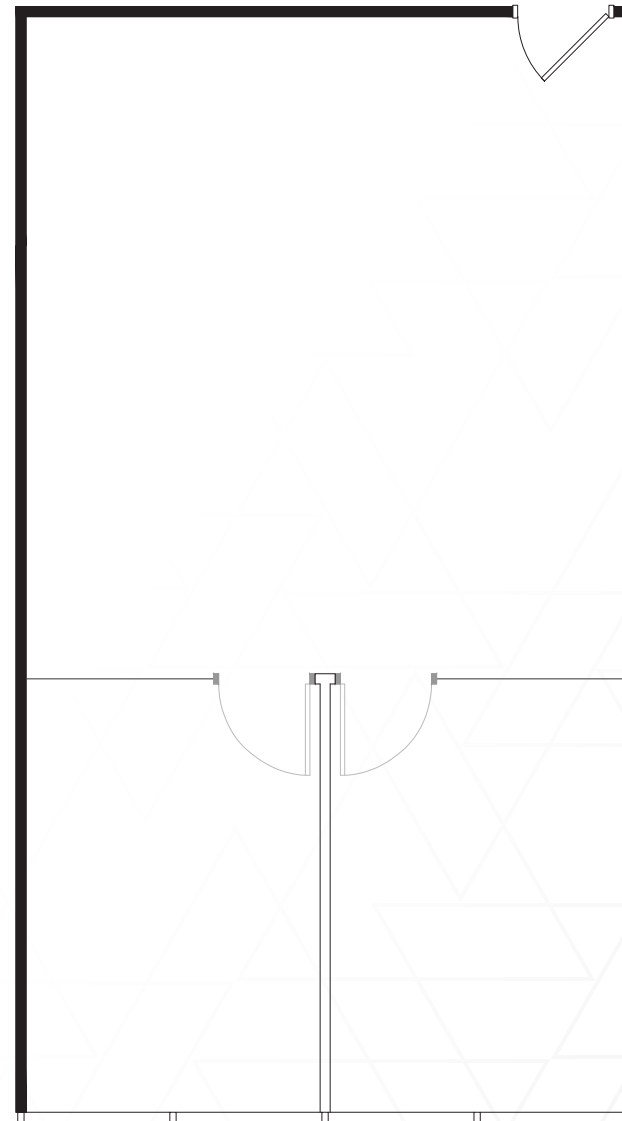
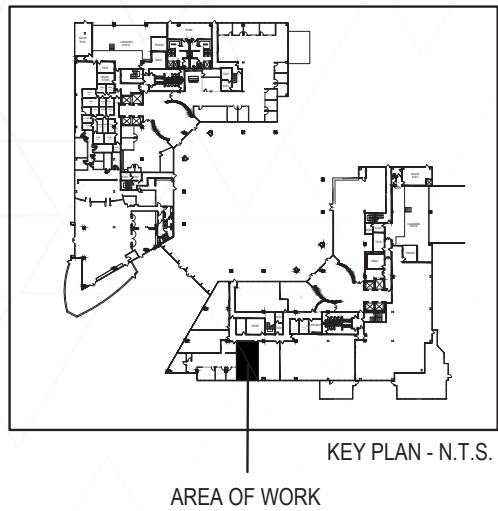
FLOOR PLANS

2321 ROSECRANS
1280 - 1,920 SF



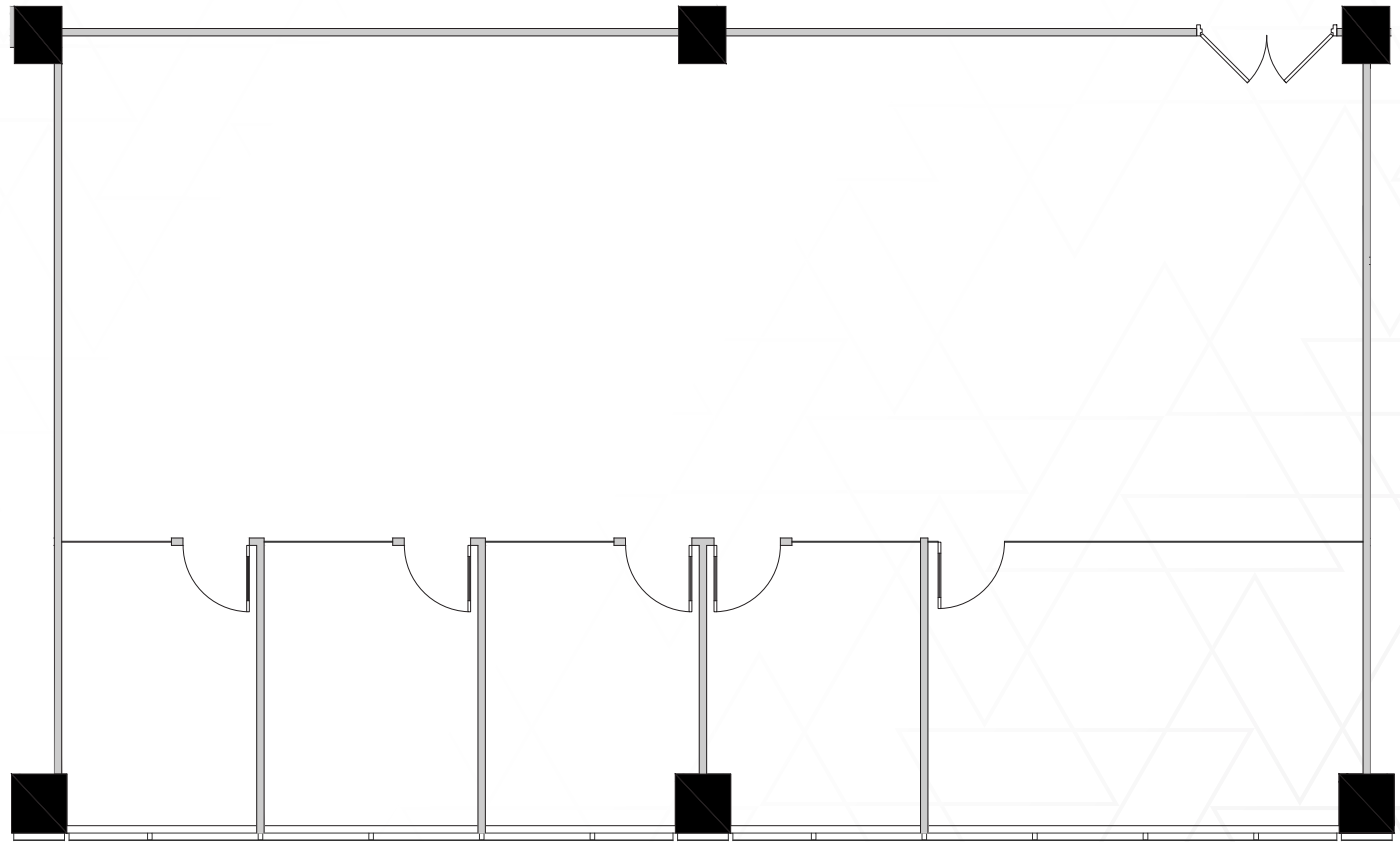
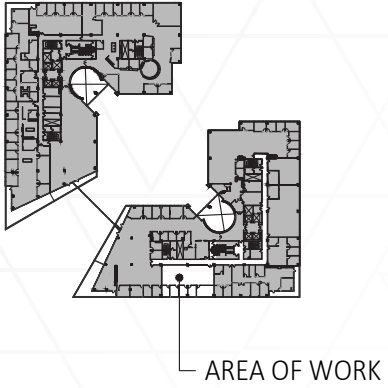
FLOOR PLANS

2321 ROSECRANS
1275 - 897 SF



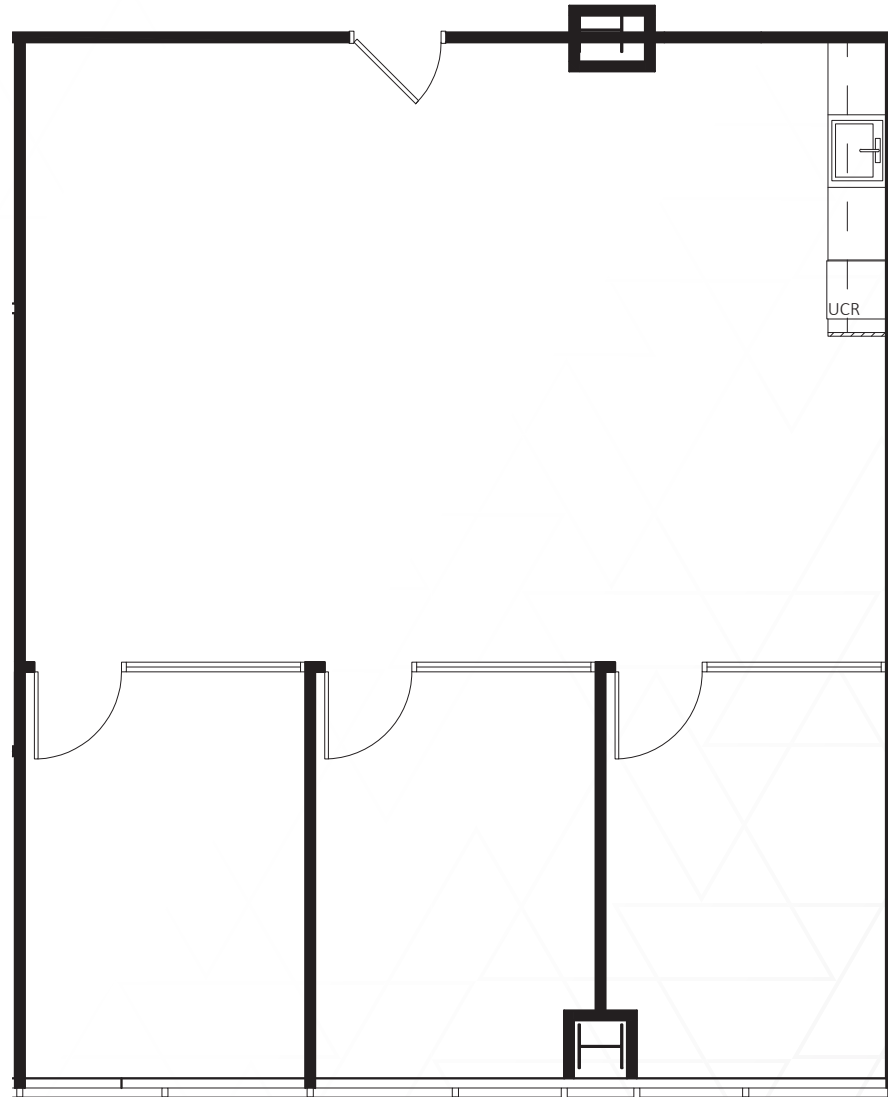
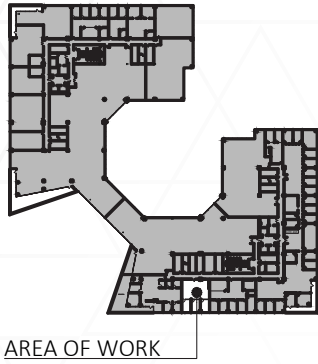
FLOOR PLANS

2321 ROSECRANS
2260 - 2,652 SF



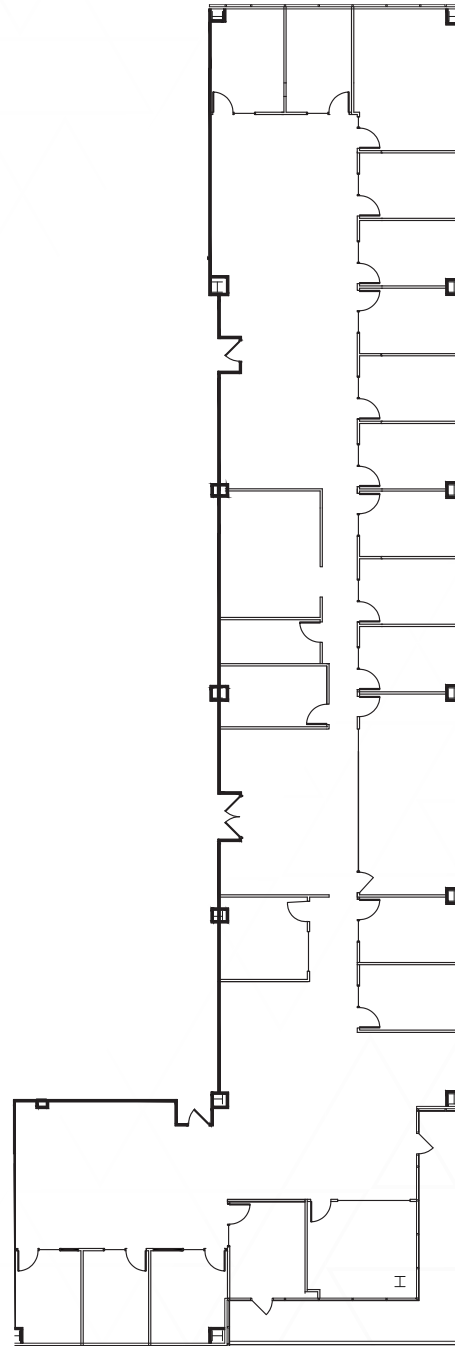
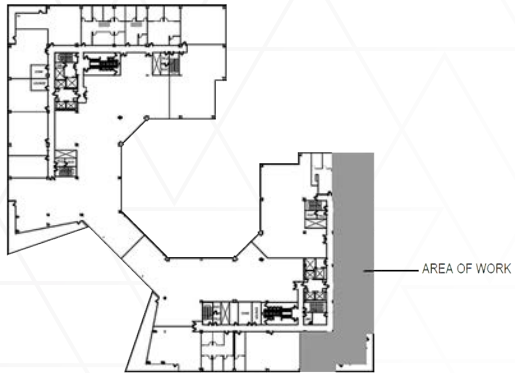
FLOOR PLANS

2321 ROSECRANS
4260 - 1,345 SF



FLOOR PLANS

2321 ROSECRANS
4225 - 10,341 SF





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NEWMARK



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