

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

## 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

- | 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

- | 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     |
| Lululemon           | 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**  
 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

## 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            |                   |

## APOLLO LANDING

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



## CAMPUS EL SEGUNDO

- | 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   |

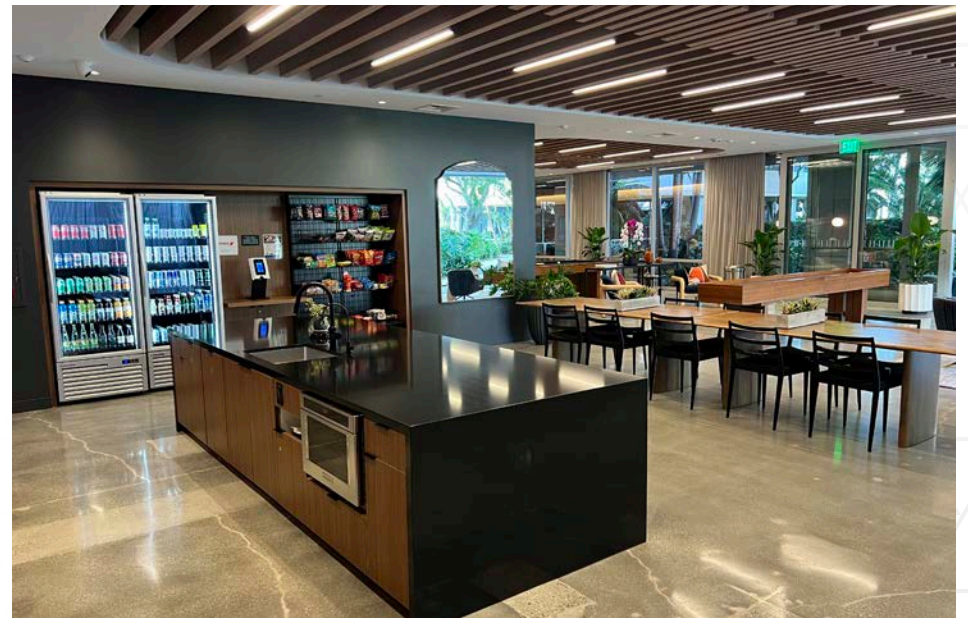
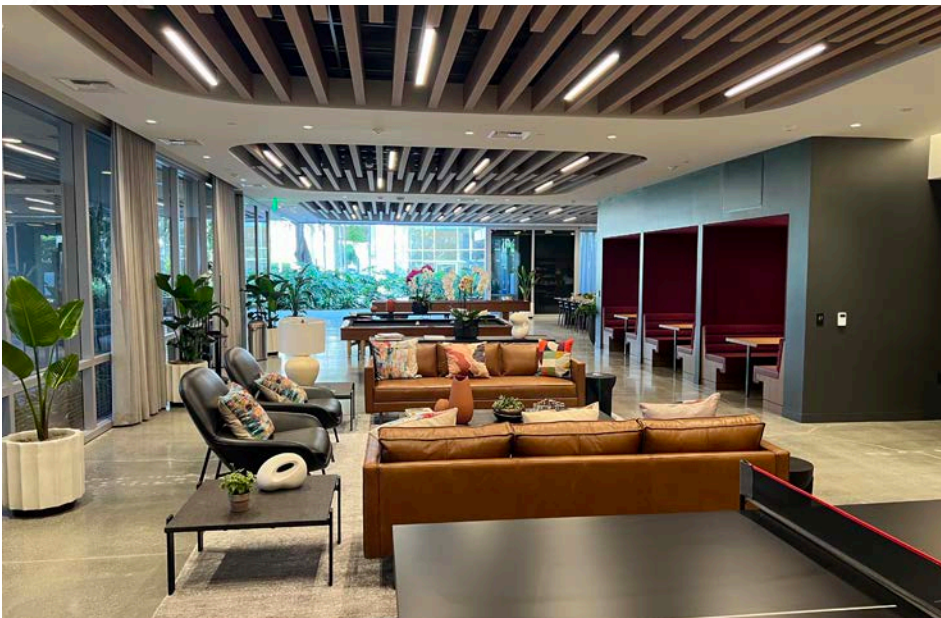
## MANHATTAN GATEWAY

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

## 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       |
|                     | Jamba Juice                  |
|                     | Yogurtland                   |
|                     | The Rice Teriyaki Sushi Roll |
| Services            |                              |
| OneWest Bank        |                              |
| Chase (ATM)         |                              |
| Planet Beauty       |                              |
| European Wax Center |                              |
| Massage Envy        |                              |
| The Lash Lounge     |                              |
| Floyd's 99          |                              |
| Barbershop          |                              |

# NEW TENANT AMENITY CENTER



# LEASE AVAILABILITY

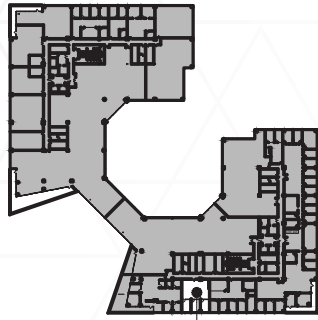
## 2321 ROSECRANS



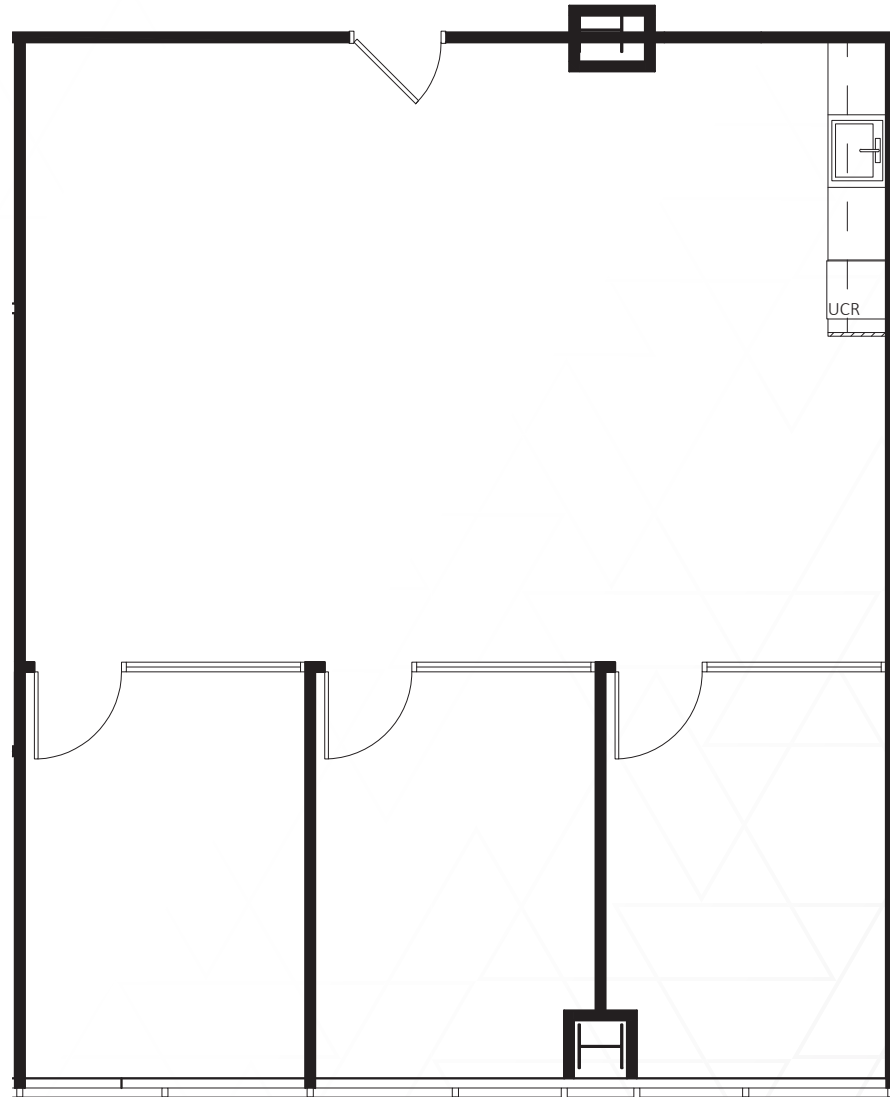
SUITE	SIZE (SF)	COMMENTS
4260	1,345	Spec suite
4225	10,341	Available 9/1/26

# FLOOR PLANS

2321 ROSECRANS  
4260 - 1,345 SF

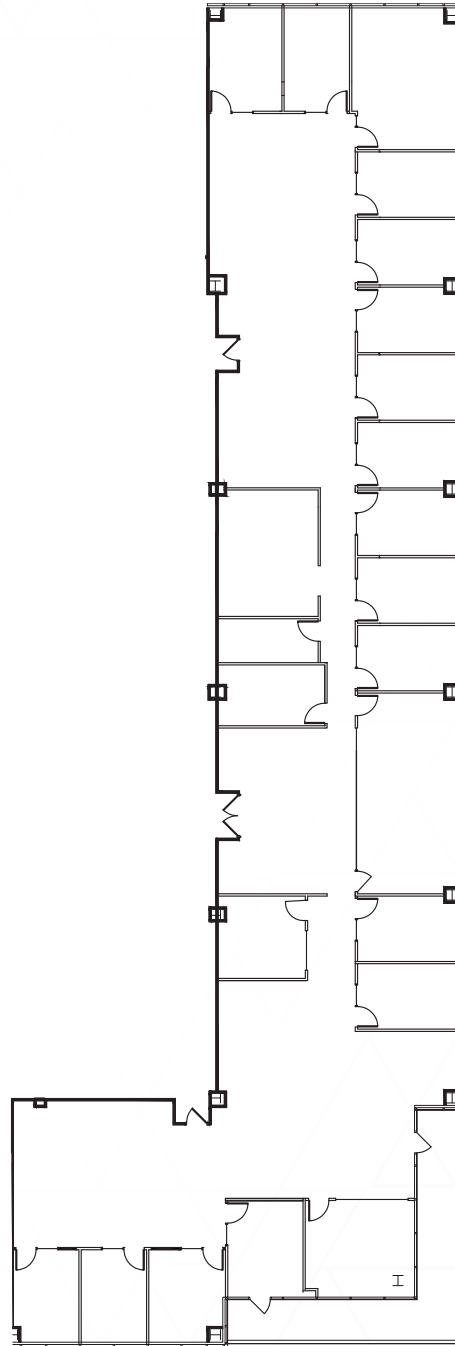
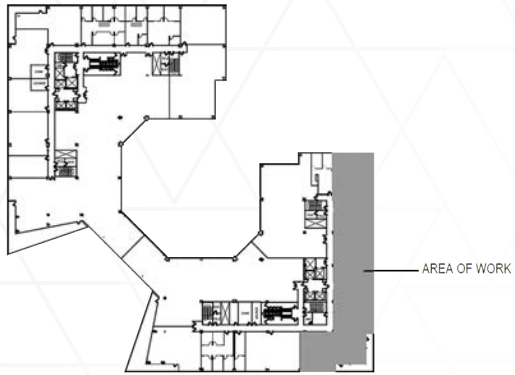


AREA OF WORK



# FLOOR PLANS

2321 ROSECRANS  
4225 - 10,341 SF





# THE ATRIUM

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**NEWMARK**



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