



The Terrace

200,000 SF CLASS A OFFICE PROJECT
LOCATED ALONG THE ROSECRANS CORRIDOR

2361-2381 ROSECRANS AVE, EL SEGUNDO



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, FOUR STORY BUILDINGS TOTALING 200,000 SF



OPPORTUNITY FOR AN EXTERIOR ENTRANCE WITH INTERCONNECTED FLOORS



NEWLY RENOVATED INDOOR/OUTDOOR LOBBY, ENTRANCE COURTYARD, ATRIUM AND PATIOS



ON-SITE AMENITY CENTER AND EXTENSIVE OUTDOOR SPACE



PAUL MARTIN'S AMERICAN GRILL LOCATED ON THE GROUND FLOOR



ADJACENT TO THE METRO RAIL GREENLINE



CONCRETE CONSTRUCTION OFFERS ARCHITECTURALLY DISTINCTIVE SPACE



ABUNDANT DINING AND SHOPPING ALTERNATIVES WITHIN WALKING DISTANCE



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

SITE PLAN



ENTRANCE COURTYARD



NEW INDOOR/OUTDOOR LOBBY



PATIO COURTYARD



TENANT AMENITY CENTER



AMENITIES

DOWNTOWN EL SEGUNDO

- | Restaurants | |
|----------------------------|------------------------------|
| El Segundo Brewing Company | Japonica |
| El Tarasco | The Slice & Pint |
| Rinaldi's | Toast Cafe |
| Chef Hannes | Metro Cafe |
| Stuff 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 |
| Erehwon | 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 | |



LEASE AVAILABILITY

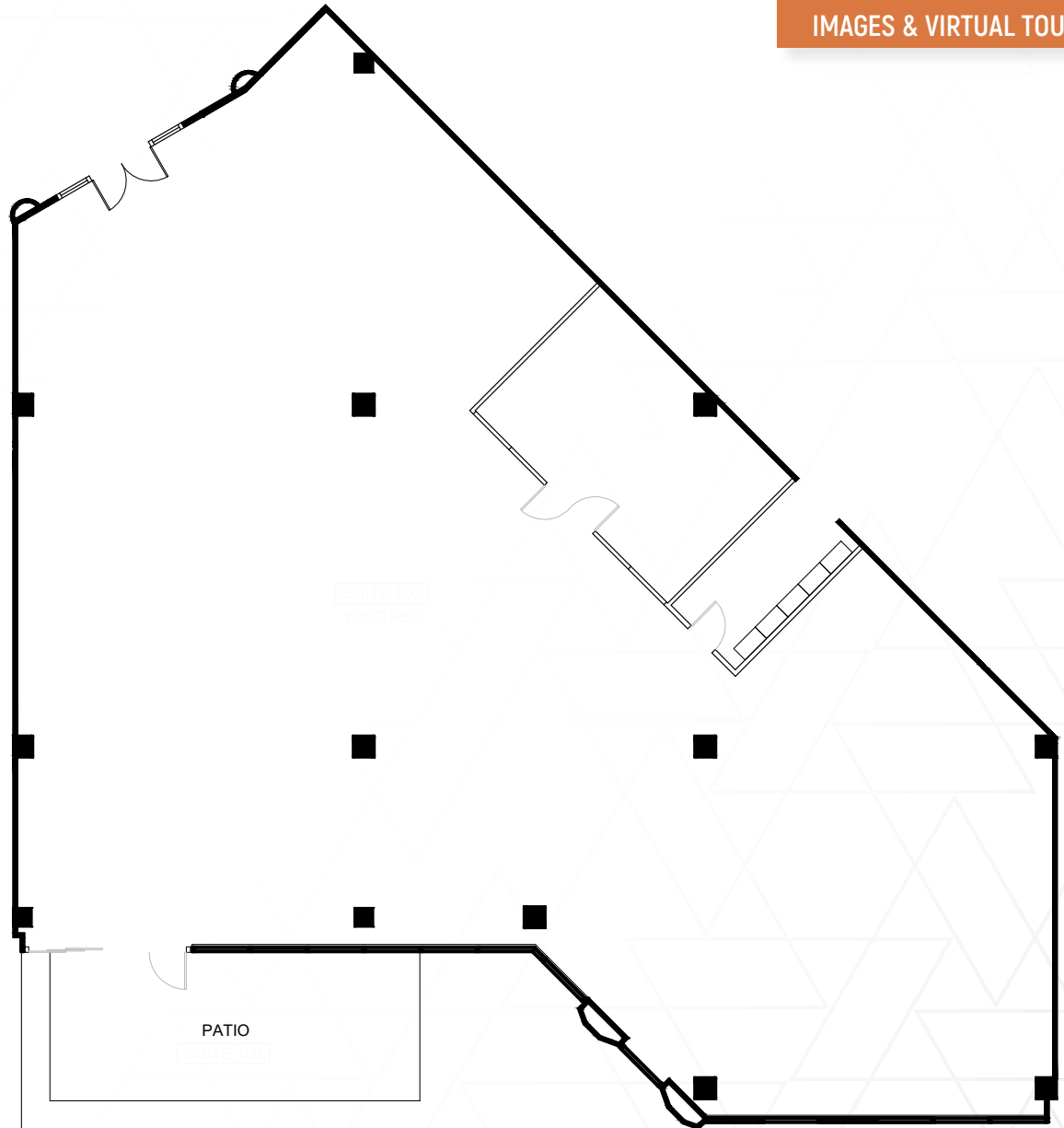
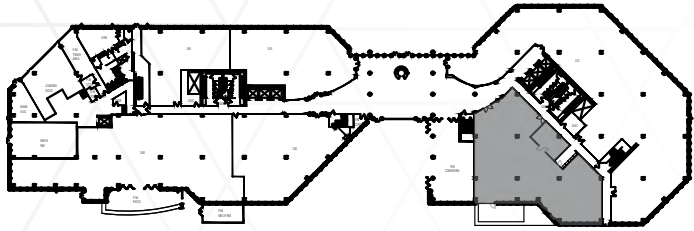


SUITE	SIZE (SF)	COMMENTS	IMAGES & VIRTUAL TOUR
100	6,922	Shell condition with existing conference room and private patio	Click Here
165	3,058	Available with 60 days notice	
200	62,608	Shell condition	Click Here
325	4,328	Spec suite Contiguous to 9,854 SF	Click Here
336	3,256	Second generation space	
348	791	Available with 45 days notice	
360	1,371	Second generation space	
370	7,381	Spec suite Contiguous to 22,645 SF	Click Here
373	2,406	Contiguous to 22,645 SF	
375	8,769	Contiguous to 22,645 SF	
350B	4,089	Contiguous to 22,645 SF	
435	1,034	Contiguous to 14,525 SF	Click Here
445	5,437	Contiguous to 14,525 SF	Click Here
450	6,924	Second generation space	
475	8,054	Contiguous to 14,525 SF	

SUITE 100

6,922 SF

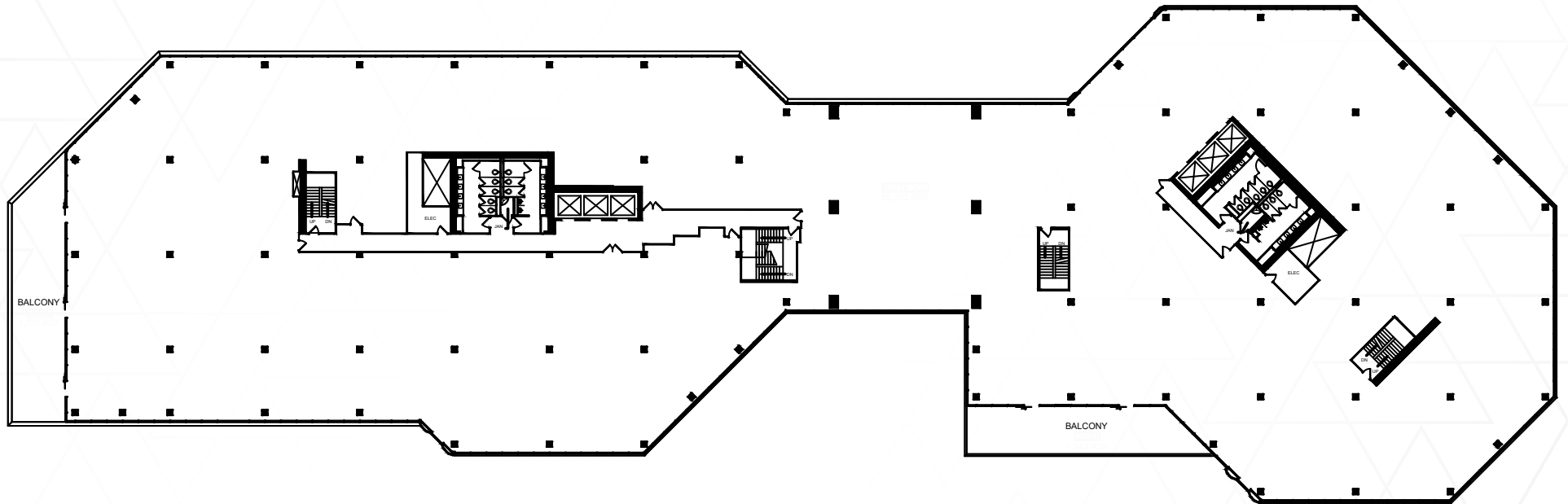
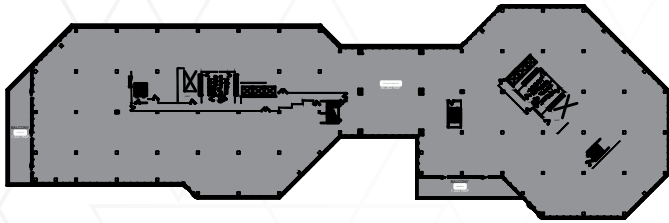
IMAGES & VIRTUAL TOUR



SUITE 200

62,608 SF

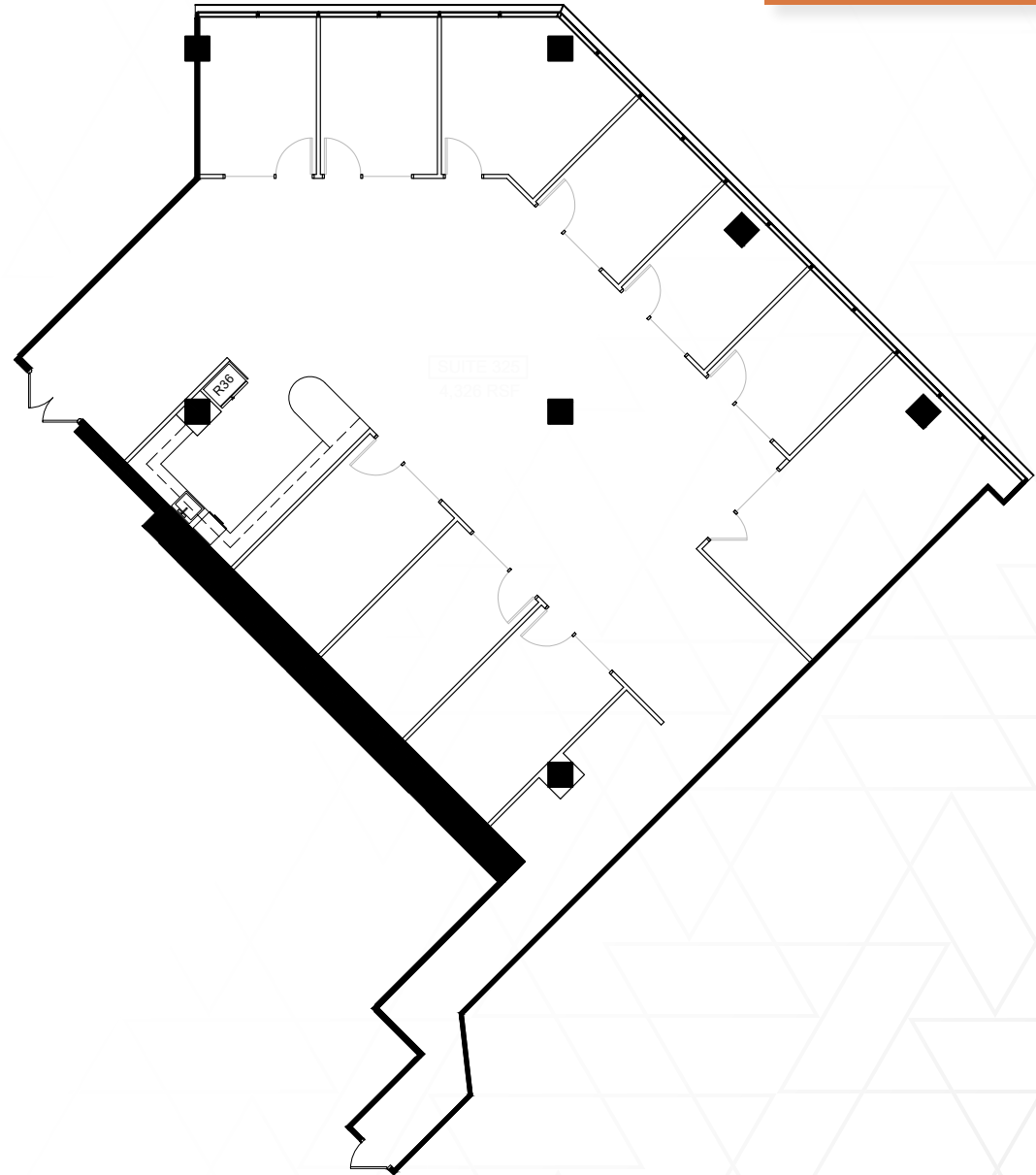
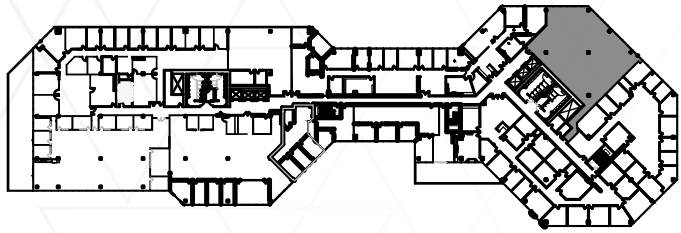
IMAGES & VIRTUAL TOUR



SUITE 325

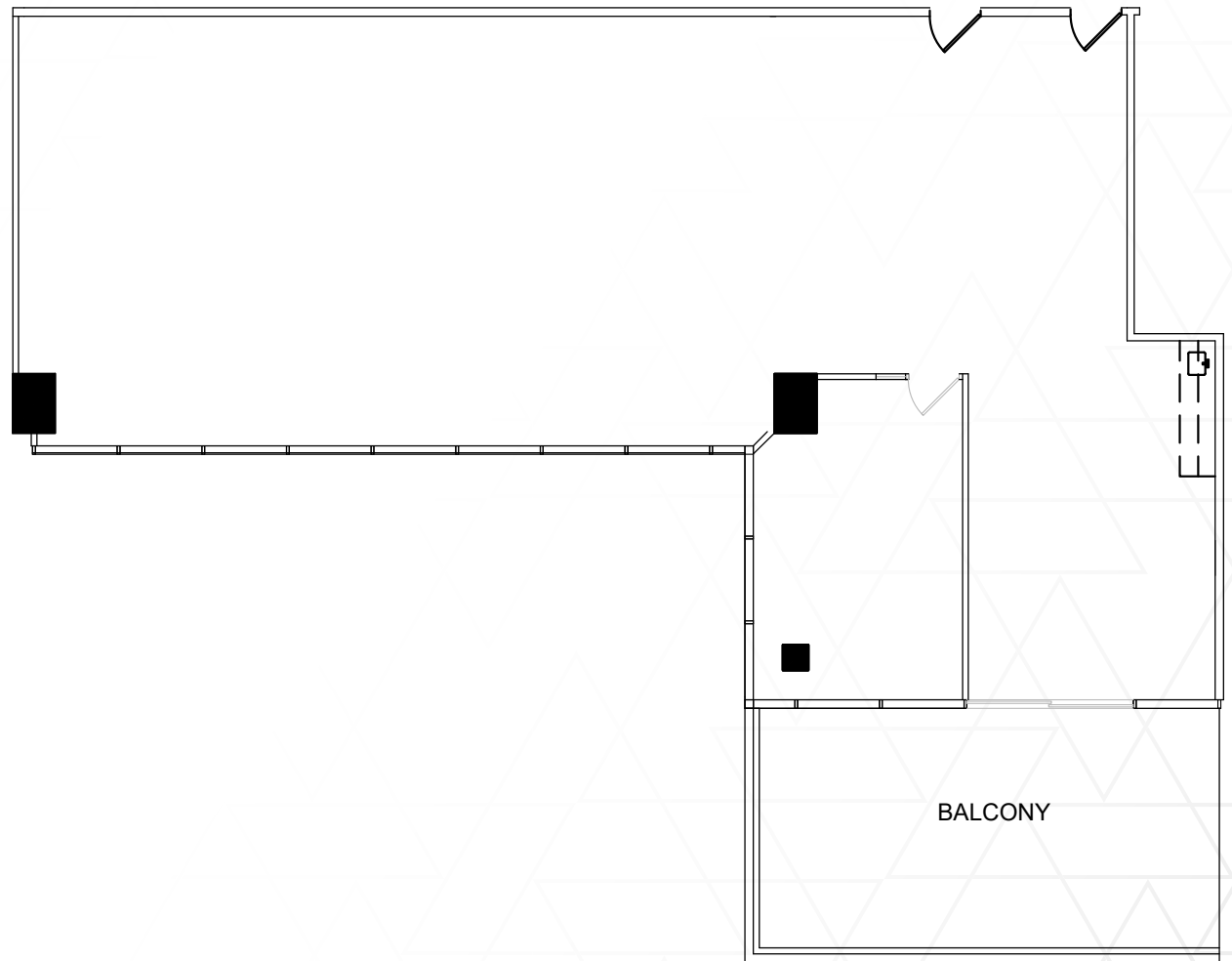
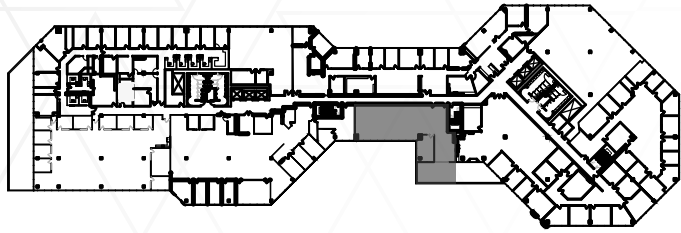
4,328 SF

IMAGES & VIRTUAL TOUR



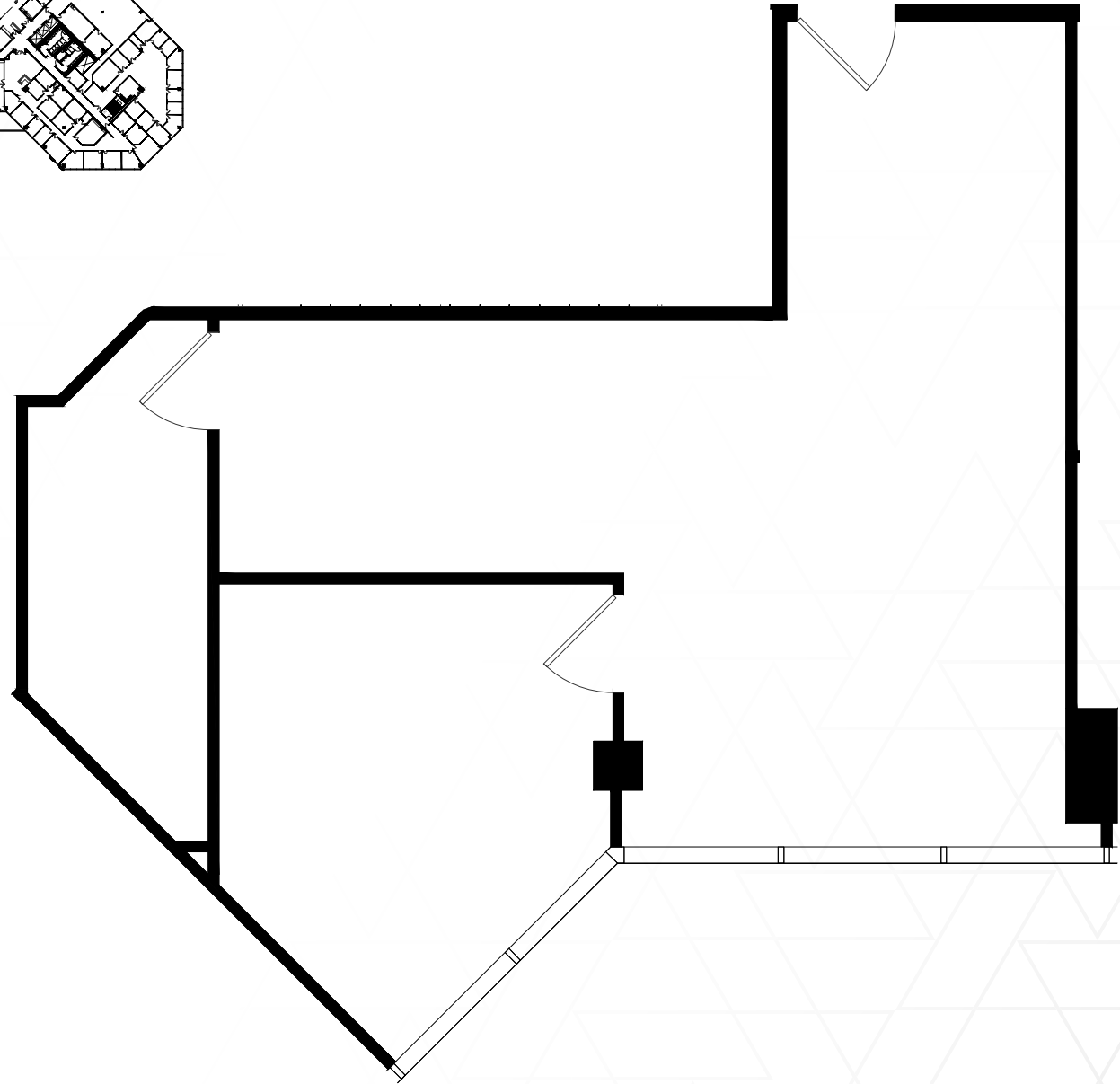
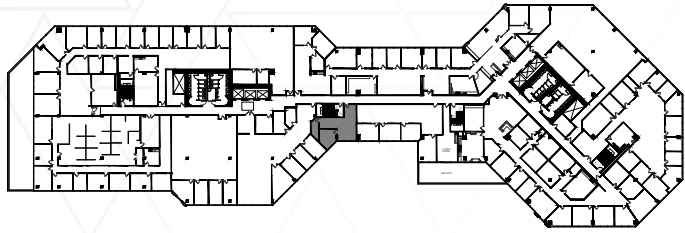
SUITE 336

3,256 SF



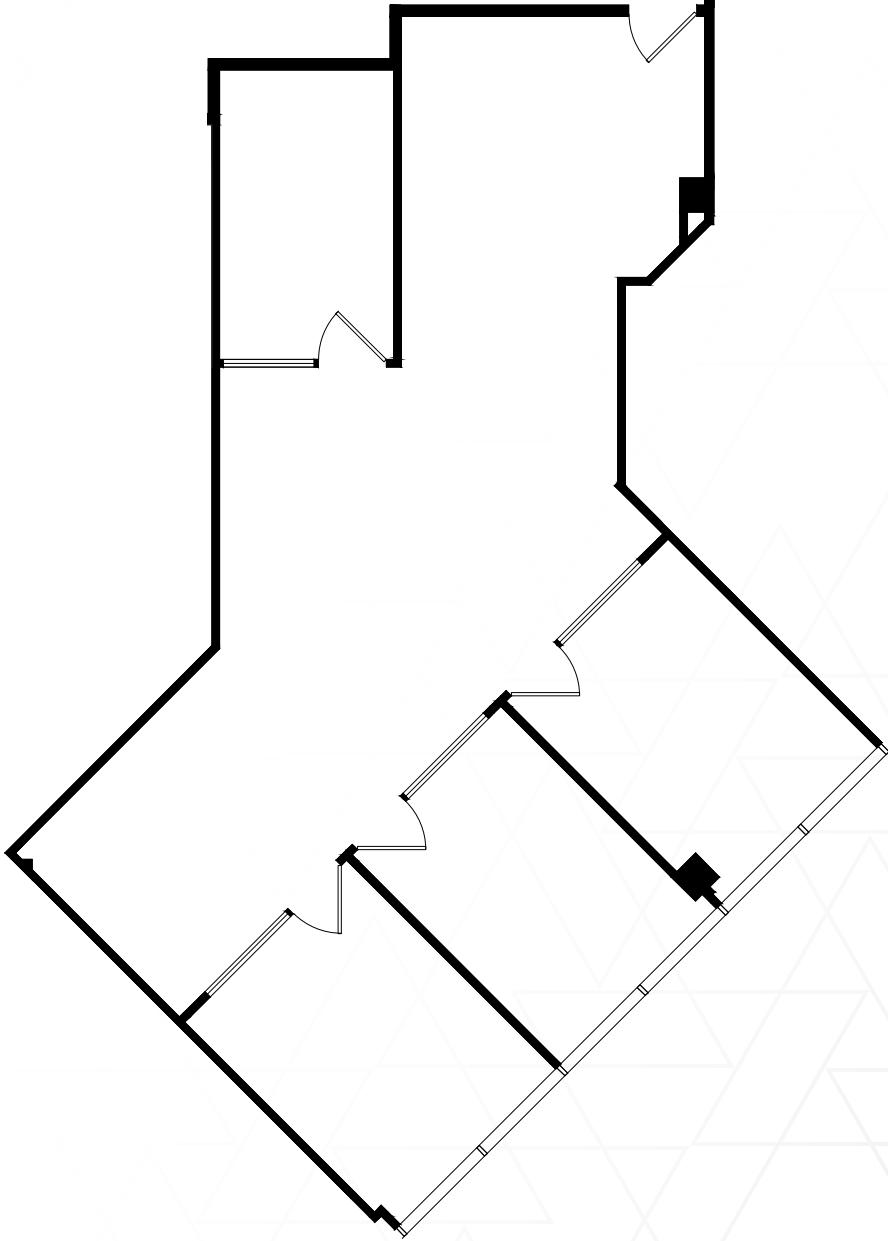
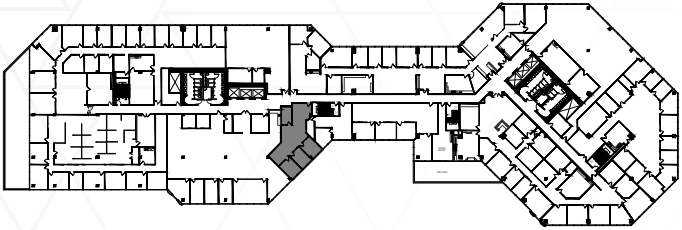
SUITE 348

791 SF



SUITE 360

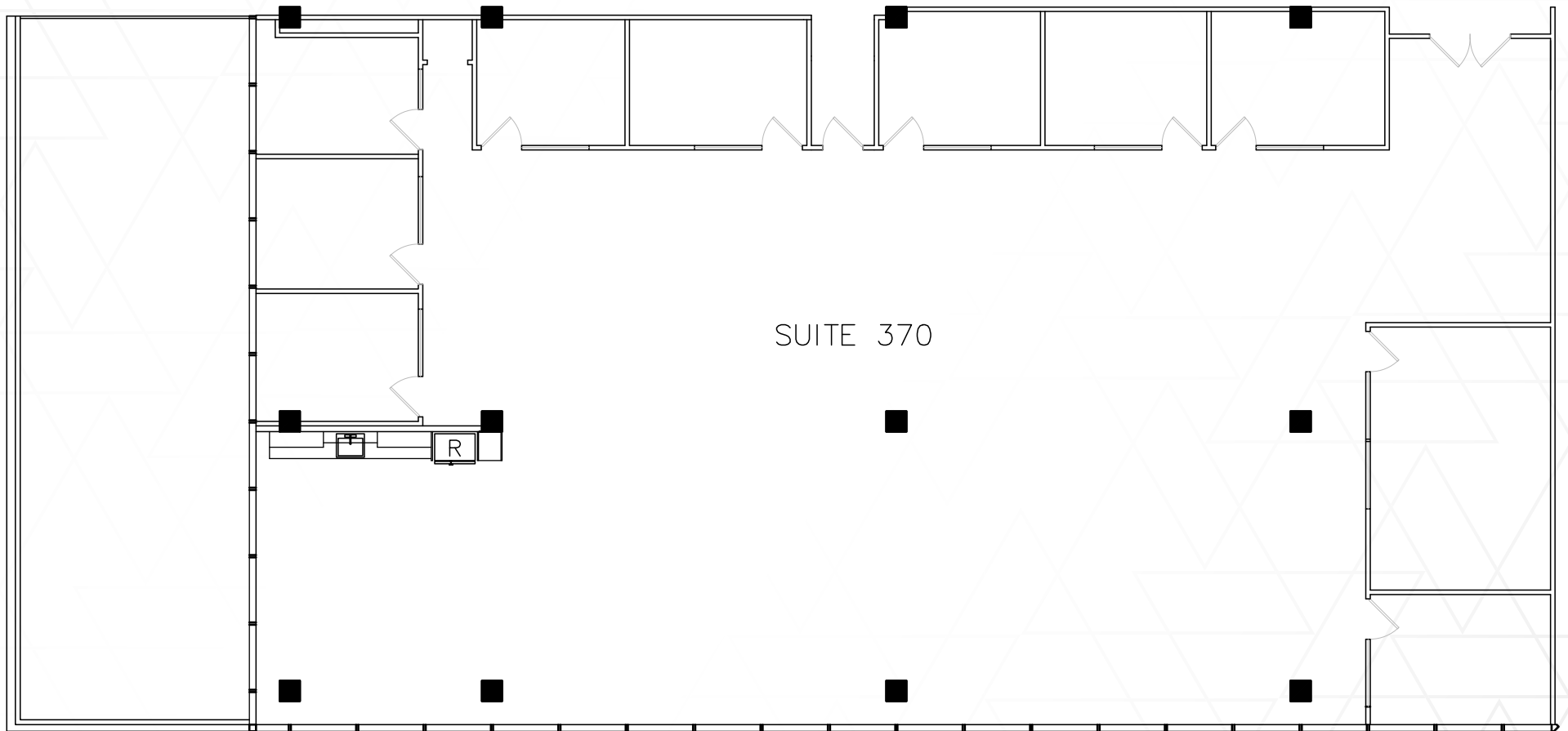
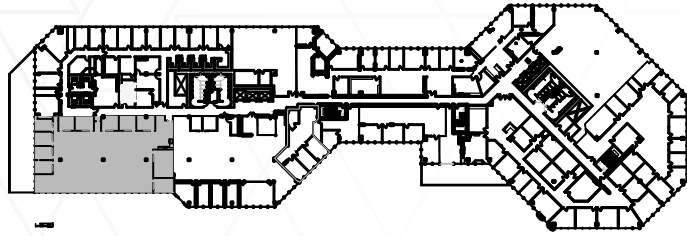
1,371 SF



SUITE 370

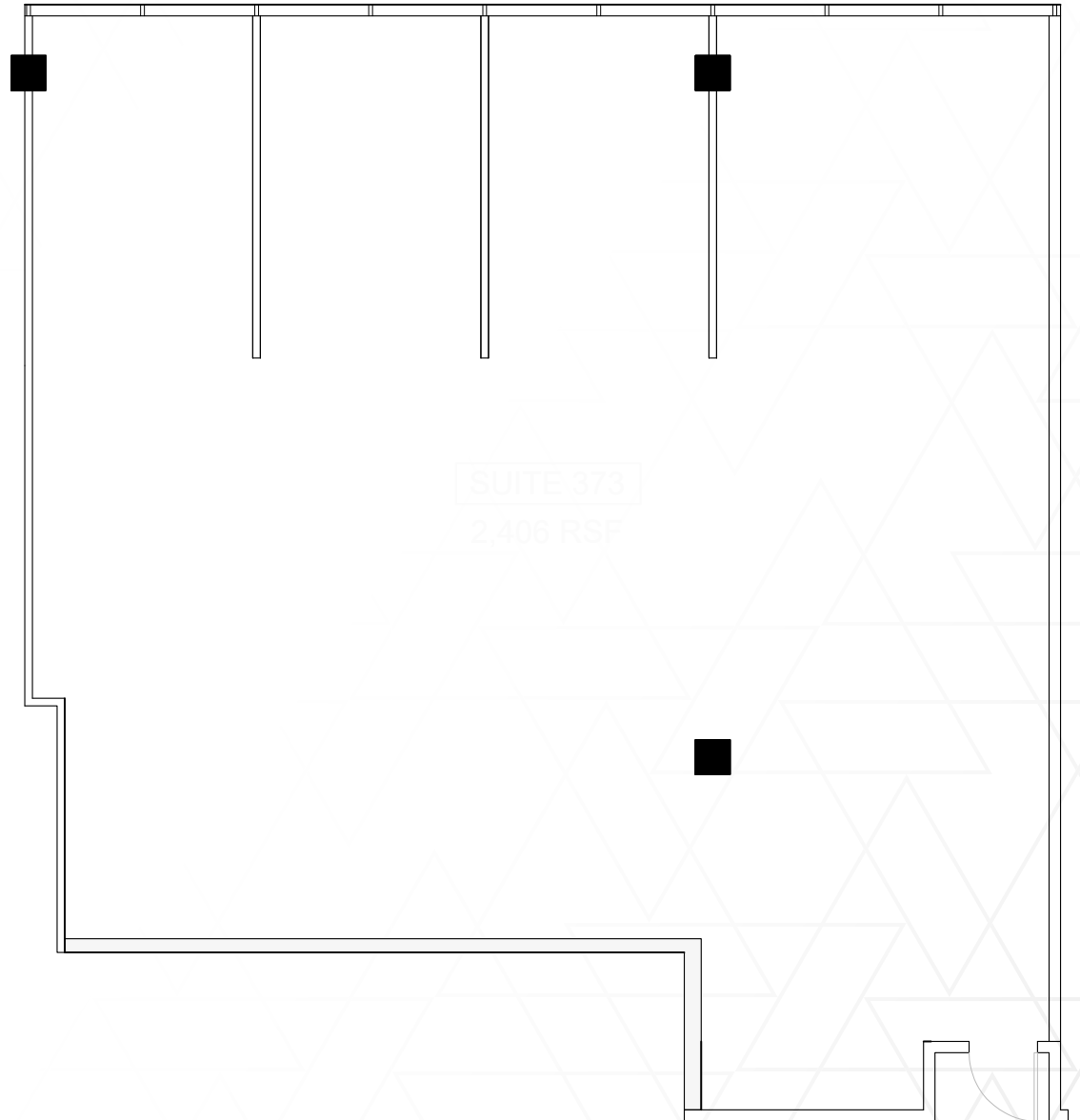
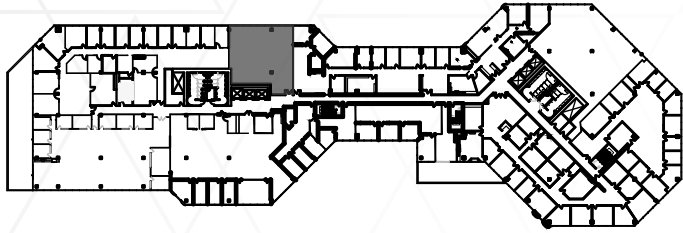
7,381 SF

IMAGES & VIRTUAL TOUR



SUITE 373

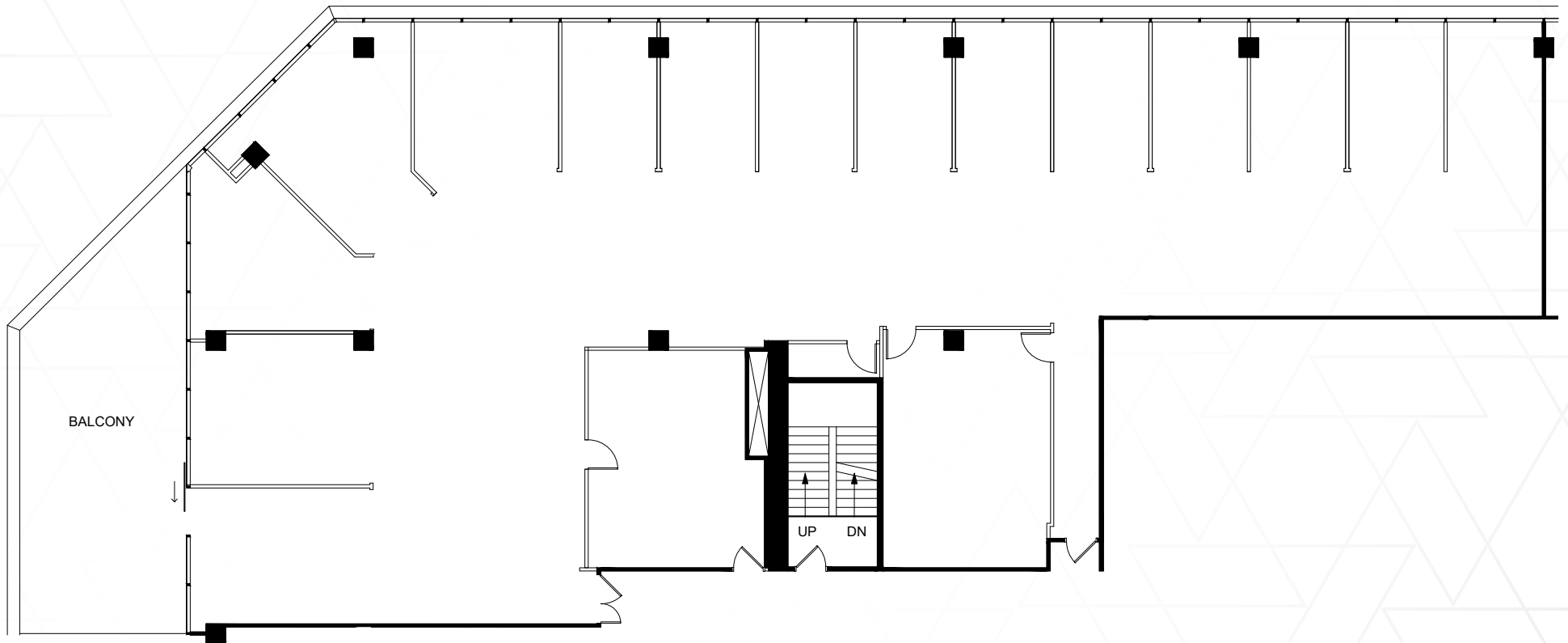
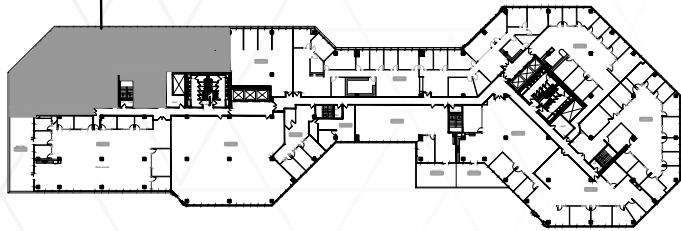
2,406 SF



SUITE 375

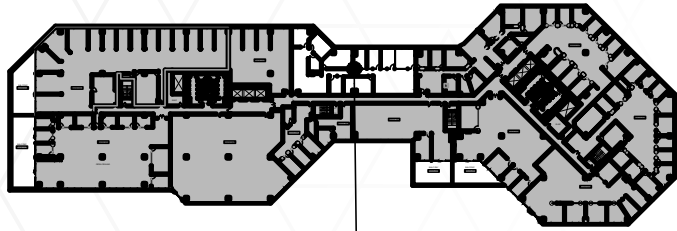
8,769 SF

AREA OF WORK

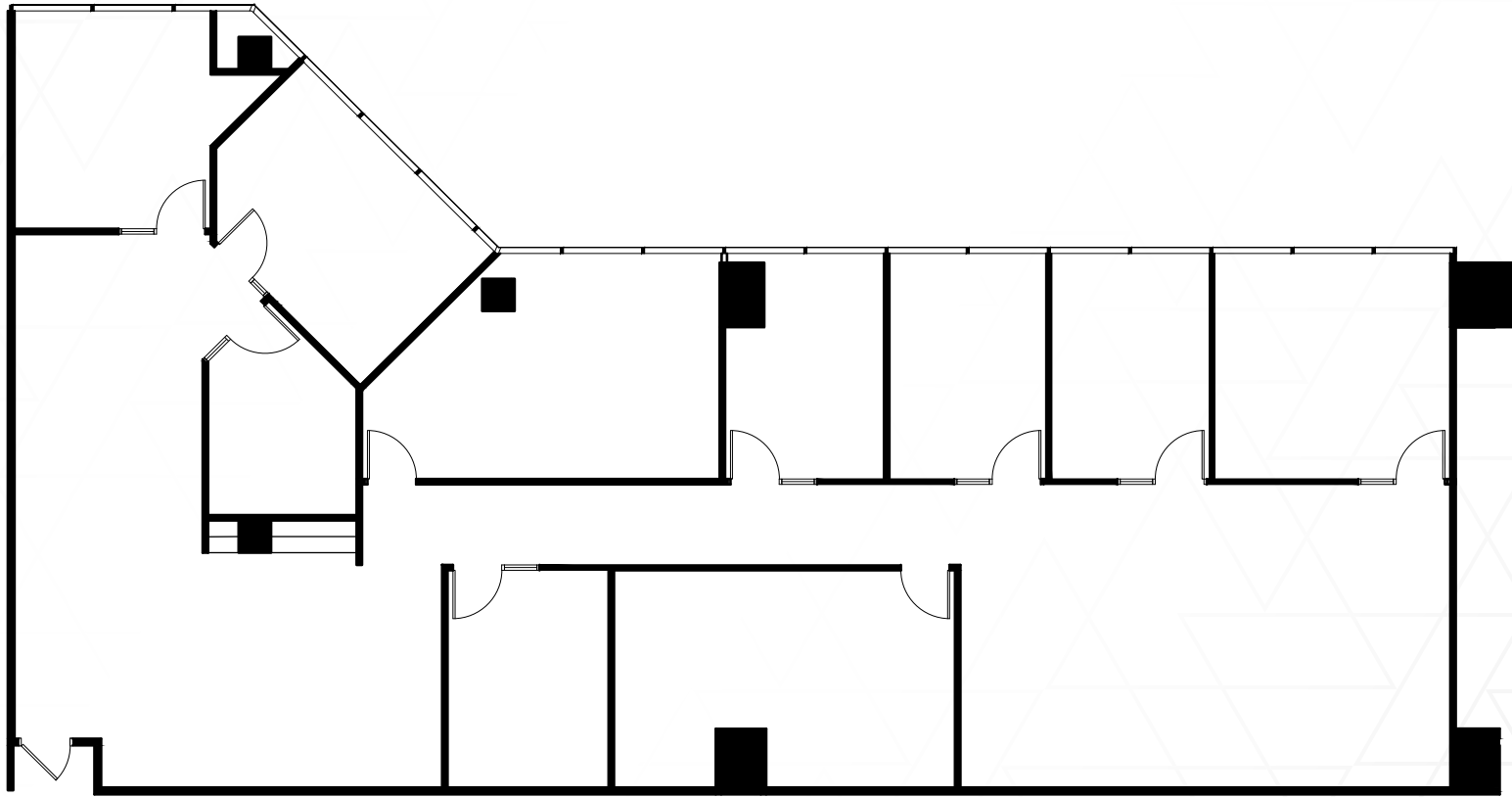


SUITE 350B

4,089 SF



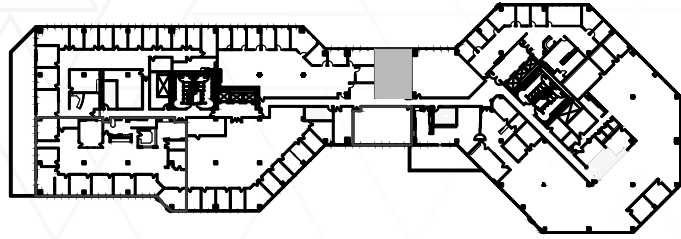
AREA OF WORK



SUITE 435

1,034 SF

IMAGES & VIRTUAL TOUR



SUITE 435

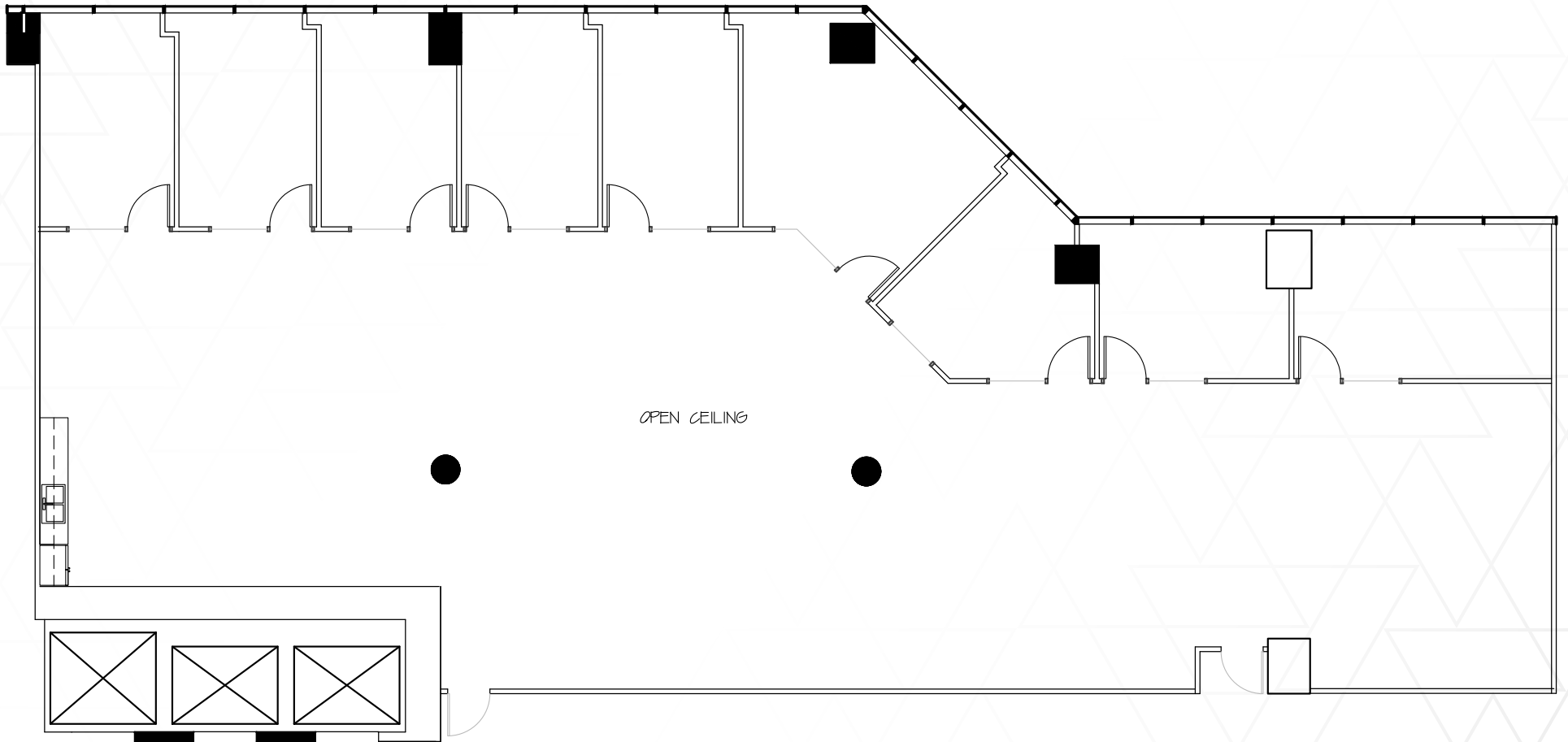
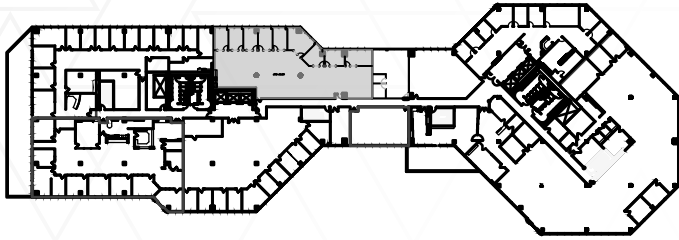
1,034 RSF

838 USF

SUITE 445

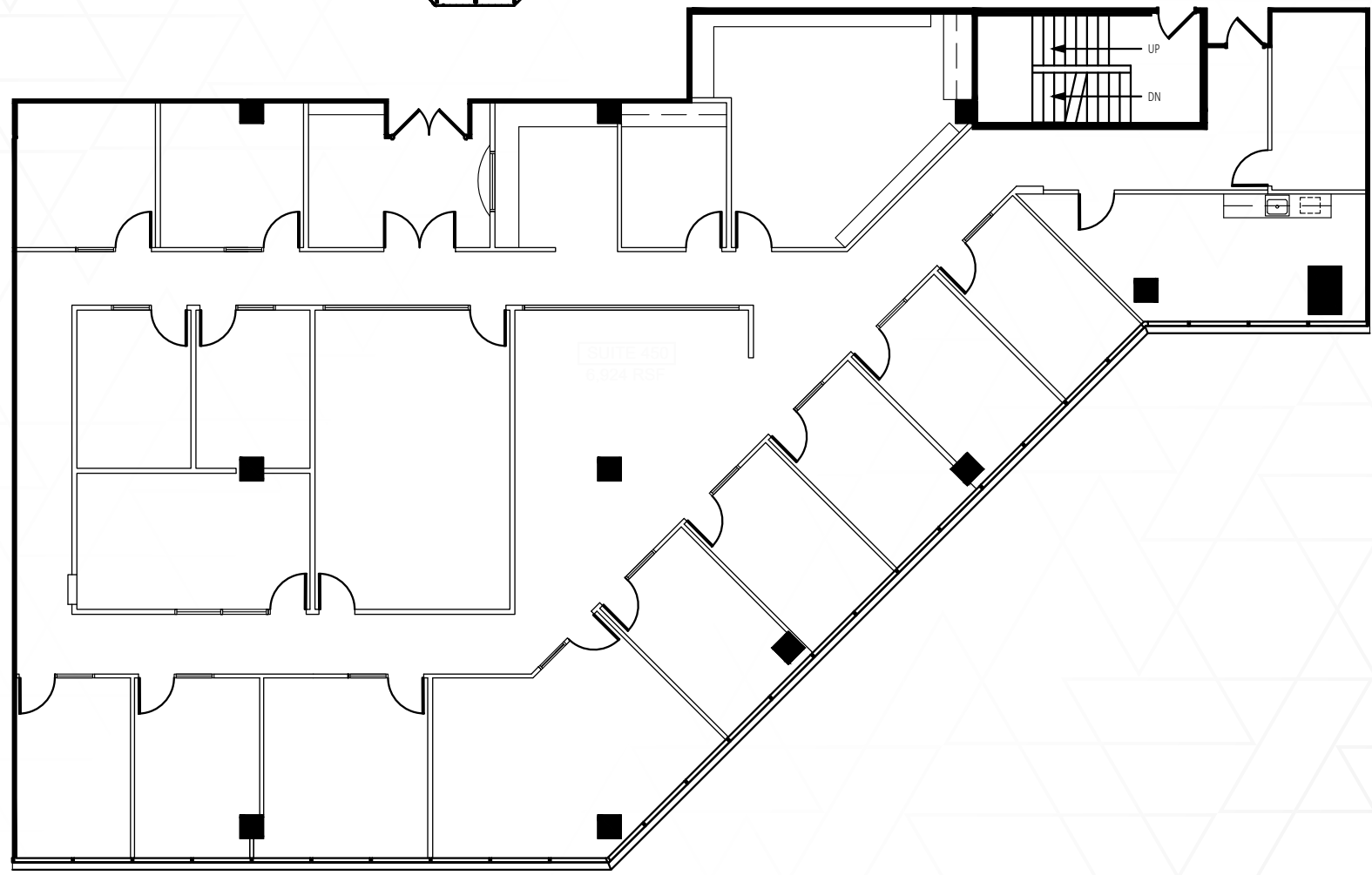
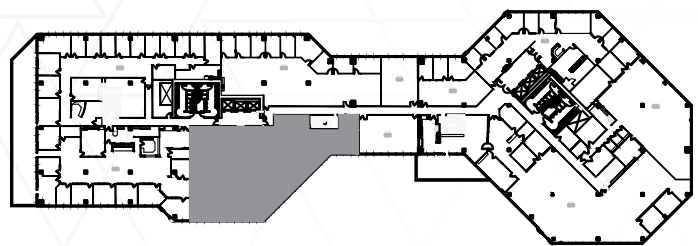
5,437 SF

IMAGES & VIRTUAL TOUR



SUITE 450

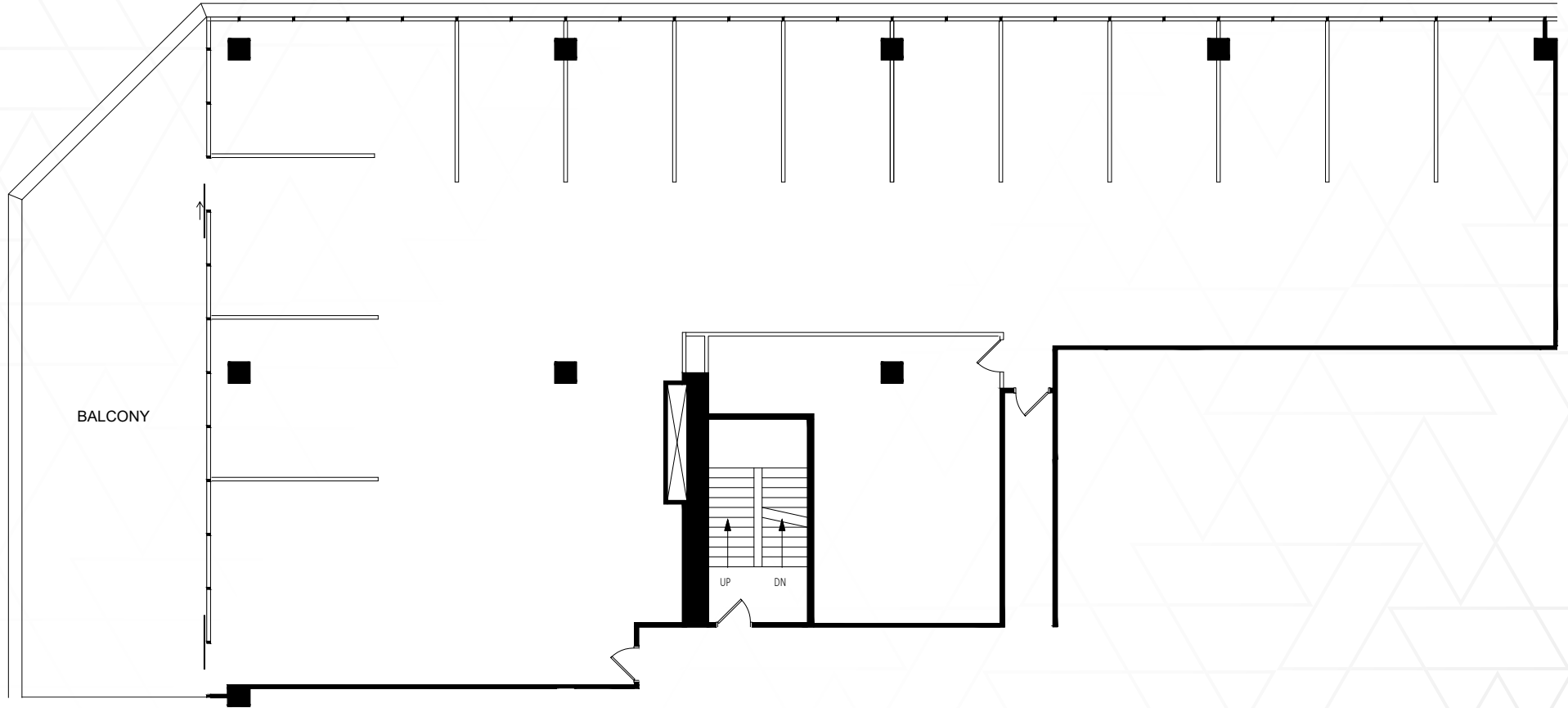
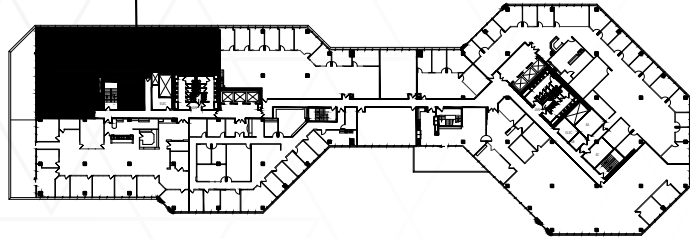
6,924 SF



SUITE 475

8,054 SF

AREA OF WORK





The Terrace

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