

## 200 N. Continental Boulevard

El Segundo, California 90245

### Property Highlights

- Convenient Access to the 405 and 105 Fwys
- 2 blocks from a Metro Green Line Stop
- Adjacent to a Marriott Residence Inn
- Convenient Access to LAX Airport
- Floor-to-Ceiling windows
- On-Site Property Management
- Free Parking!

### Available

Floor	Suite	Size	Rental Rate
2nd Floor	200	15,282 SF	\$2.75 FSG
3rd Floor	350	7,898 SF	\$2.75 FSG

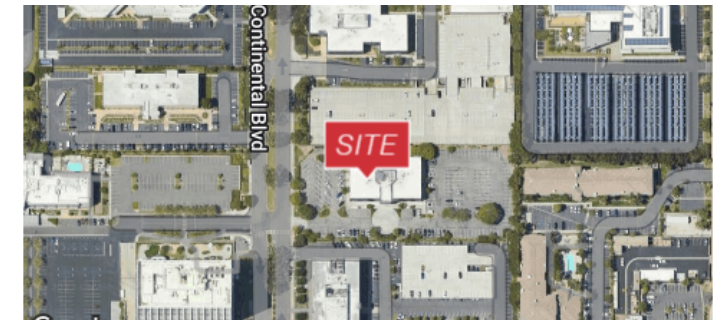


## Property Overview

200 N. Continental is a 3-story office building located in the 'Superblock' area in El Segundo east of the intersection of Pacific Coast Highway and El Segundo Boulevards. The building is approximately 300 feet north of El Segundo Boulevard adjacent to a Marriott Residence Inn and walking distance to a Double Tree Hotel, a LADOT Commuter Express Line 574 and Metro Line 232 (Long Beach to LAX City Bus Transit Center) route stop, a Metrolink Green Line Station, restaurants, and the Mattel headquarters.

Named "Most Business-Friendly City" in Los Angeles County, three times, by the Los Angeles County of Economic Development Corporation, El Segundo has become a preferred alternative to the pricier and denser West Los Angeles and Downtown Los Angeles markets. With NO gross receipts tax, El Segundo's business-friendly climate makes it one of Los Angeles County's hottest and fastest growing hubs for businesses.

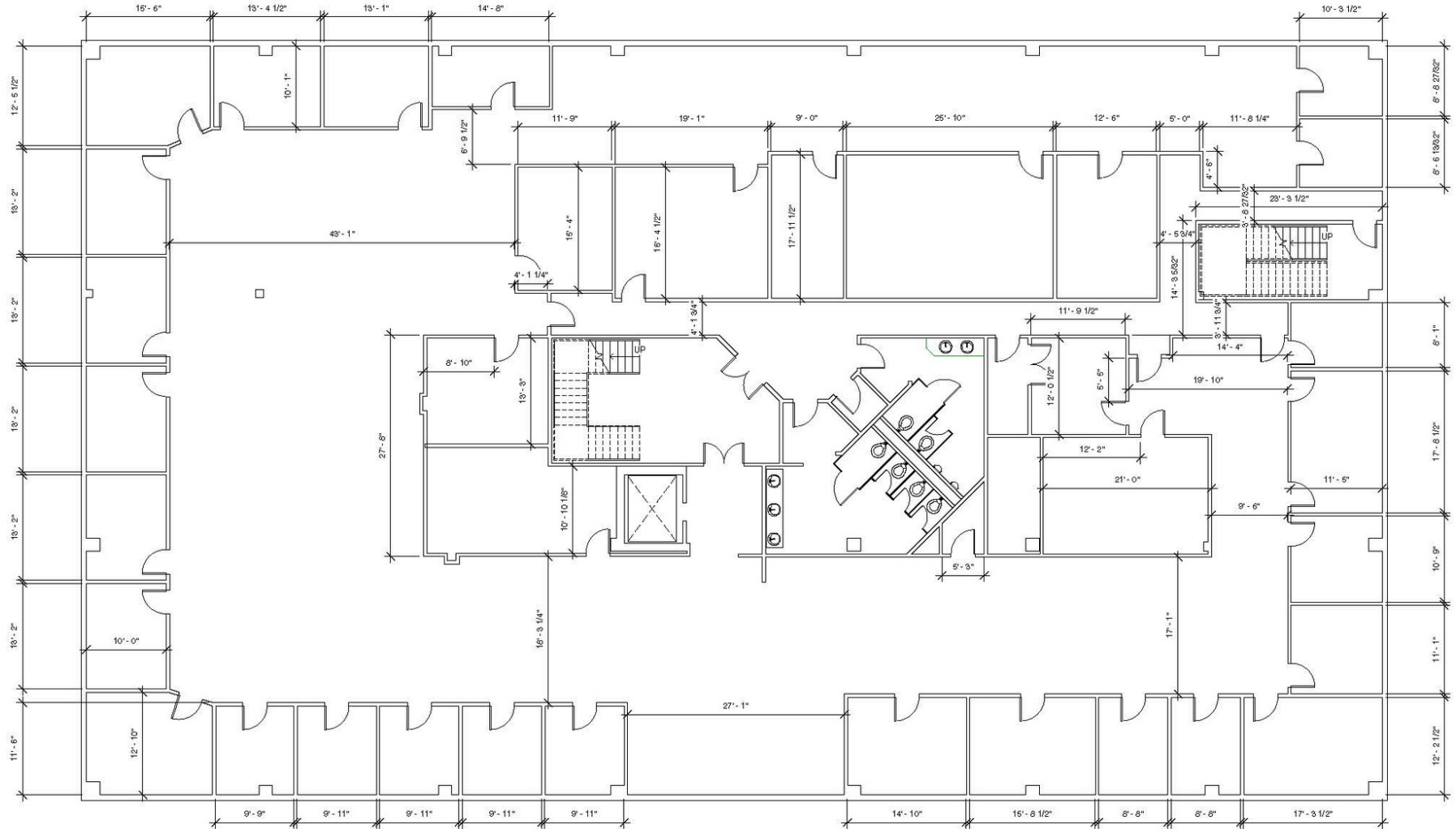
The City of El Segundo is home to an unparalleled roster of professional sports teams including the Lakers, Kings, and Premiere Lacrosse League. The new Chargers, cutting-edge sports campus will further establish El Segundo's legacy of game-changing innovation in business and technology. El Segundo will be the only city in America with headquarters and practice facilities of professional football, basketball, and hockey teams.



## Floor Plan Suite 200 ±15,282 RSF

For Lease

200 N. Continental  
Full and Half Floor Office  
Suites Available



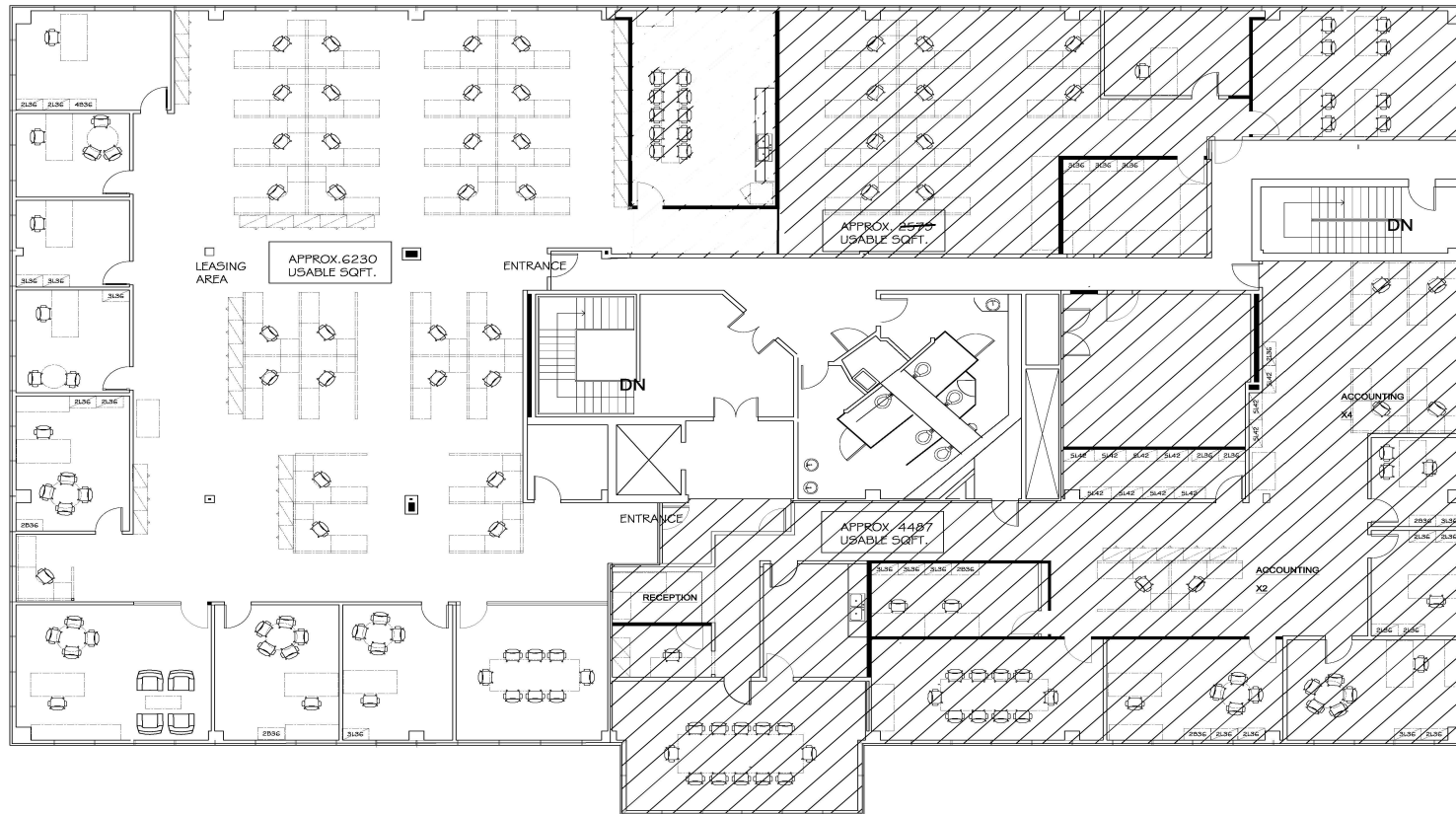
NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI CAPITAL, INC. CAL DRE LIC. #01990696.

**Randy Matusoff, CCIM, SIOR**  
Executive Vice President  
310.715.8284  
rmatusoff@naicapital.com  
CalDRE #00971273

**Mike Tsaparian, CCIM, SIOR**  
Executive Vice President  
323.767.2111  
mtsaparian@lee-associates.com  
CalDRE #00901326

NAI Capital  
970 W. 190th Street, Suite 100  
Torrance, CA 90502  
310.878.6900  
[www.naicapital.com](http://www.naicapital.com)





Furniture for reference purposes only