

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

DINING

1. Grimaldi's Pizzeria
2. Jackson's Food + Drink
3. Coming Soon
4. McCormick & Schmick's Seafood Restaurant
5. P. F. Chang's China Bistro
6. Trimana
7. Apollo Landing (Shake Shack, Tender Greens, Pier 76 Fish Grill, Calo Kitchen + Tequila, Philz Coffee, Randy's Donuts)
8. Paul Martin's American Grill
9. Starbucks/Noah's Bagels
10. Houston's
11. Lido
12. Bristol Farms
13. Il Fornaio
14. Fleming's Prime Steakhouse & Wine Bar
15. Coming Soon

ENTERTAINMENT

16. ArcLight Cinemas Beach Cities

RETAIL SERVICES

17. Coming Soon
18. Auto Art Precision Detail
19. City National Bank
20. Coming Soon
21. Mother's Market & Kitchen
22. Office Depot
23. Manhattan Gateway (Old Navy, Pier One Imports, Trader Joe's, REI, and Barnes & Noble)
24. BevMo
25. CVS/pharmacy
26. Advanced Eye Care Center
27. Avalon Dental Care
28. Sola Salon Studios

HOTELS

29. Hyatt House (122 apartment style suites with living rooms, fully equipped kitchens, and meeting accommodations)
30. Manhattan Beach Marriott Hotel (a 380-room hotel/resort)
31. Marriott Spring Hill Suites (165 apartment style suites)
32. Marriott TownePlace (158 Rooms)

FITNESS & RECREATION

33. Bay Club South Bay
34. Marriott Golf Course (Executive)
35. 24-hour Fitness (Gym)
36. Manhattan Country Club

OTHER SERVICES

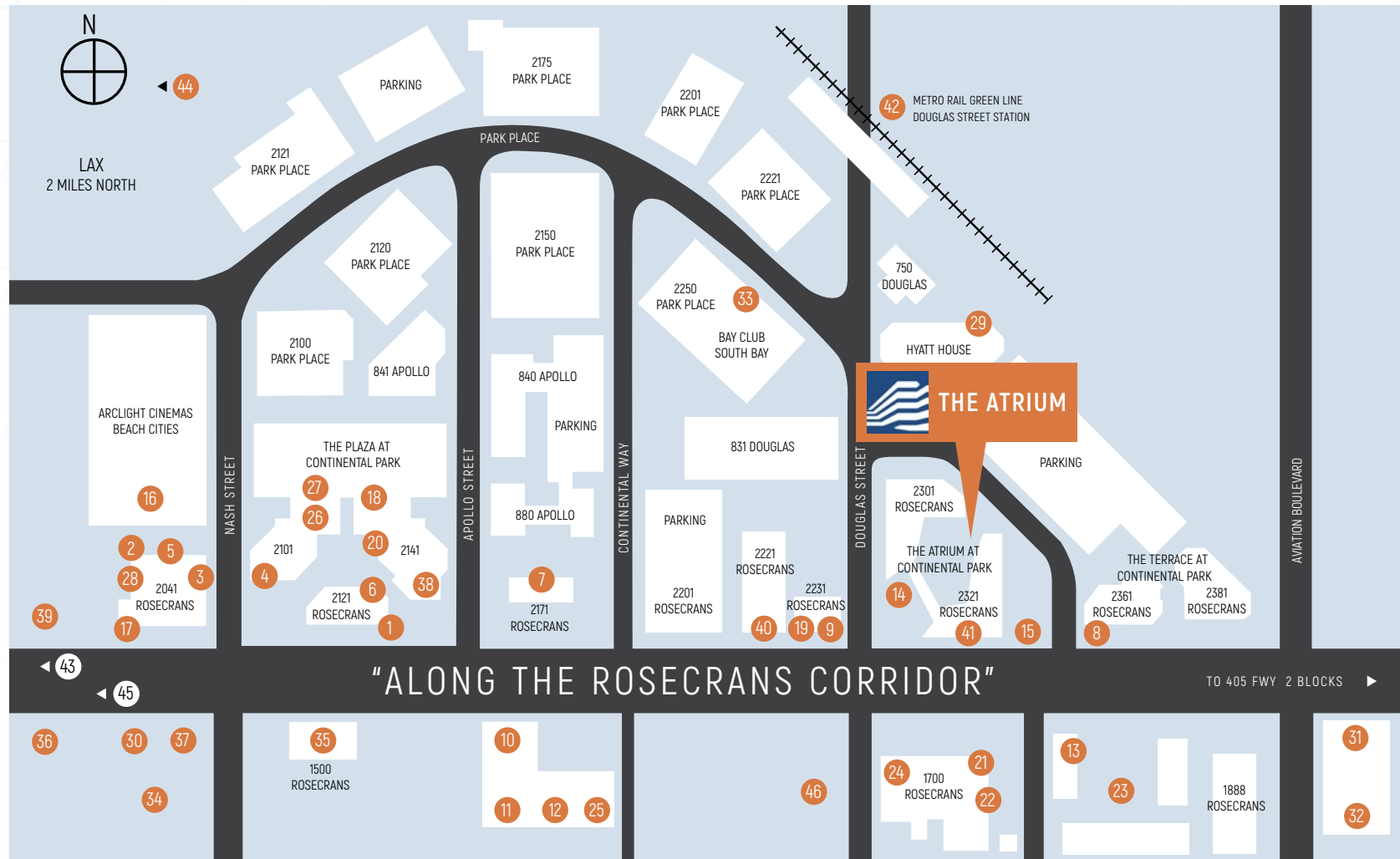
37. Kinecta Federal Credit Union (Open to Park tenants)
38. Pacific Premier Bank
39. Bank of America (ATM)
40. Chase Bank
41. Comerica Bank

TRANSPORTATION

42. Metro Rail Green Line Station

WITHIN WALKING DISTANCE

43. The Point, a 115,000 SF shopping, dining and lifestyle destination
44. Plaza El Segundo Shopping, Dining and more
45. Manhattan Village Mall, with 50 specialty retailers and restaurants anchored by two Macy's stores
46. MBS Media Campus



NEW TENANT AMENITY CENTER



LEASE AVAILABILITY

2301 ROSECRANS

SUITE	SIZE (SF)	COMMENTS	IMAGES & VIRTUAL TOUR
1150	8,334	Planned spec suite with private patio	Click Here
4170	1,798	Second generation space	



2321 ROSECRANS

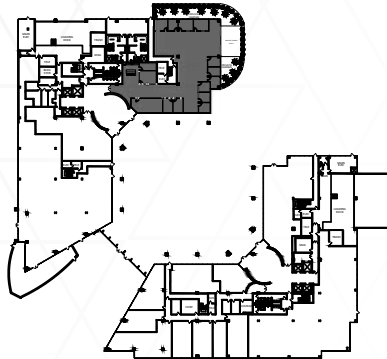
SUITE	SIZE (SF)	COMMENTS	IMAGES & VIRTUAL TOUR
1290	1,282	Available 2/1/25	
2215	1,104	Second generation space	
2230	1,455	Spec suite	Click Here
2250	6,746	Contiguous to 14,655 SF	
2275	7,909	Contiguous to 14,655 SF	
3225	1,345 SF	Spec suite	Click Here
3285	3,748	Available 12/1/24	
4250/4280	4,517	Available with 60 days notice	
5000B	21,667	Available 3/1/25	

FLOOR PLANS

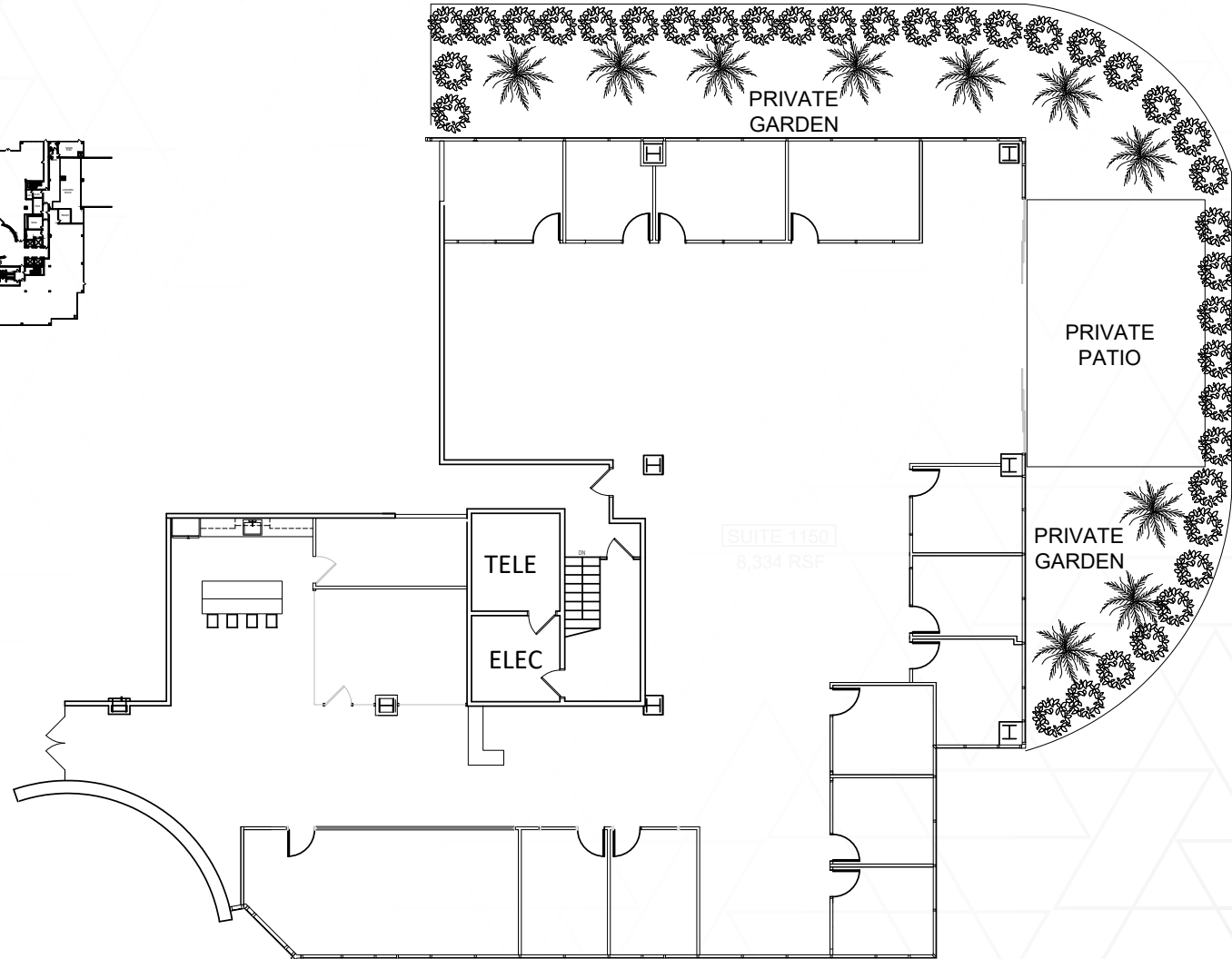
2301 ROSECRANS

1150 - 8,334 SF

IMAGES & VIRTUAL TOUR



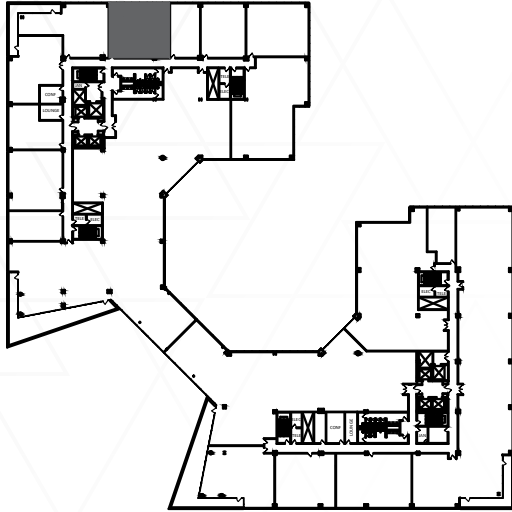
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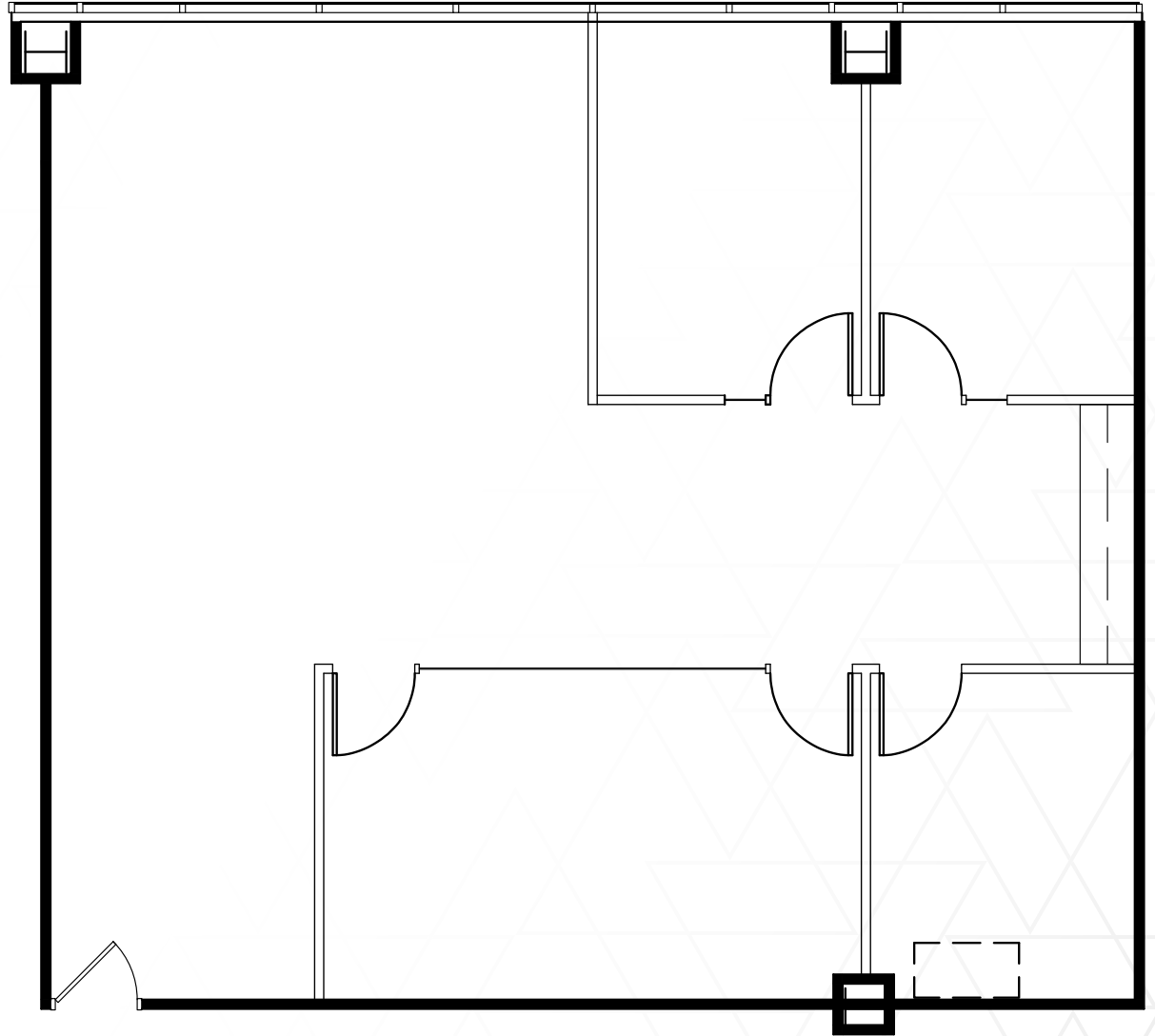
SUITE 1150
8,334 RSF

FLOOR PLANS

2301 ROSECRANS
4170 - 1,798 SF

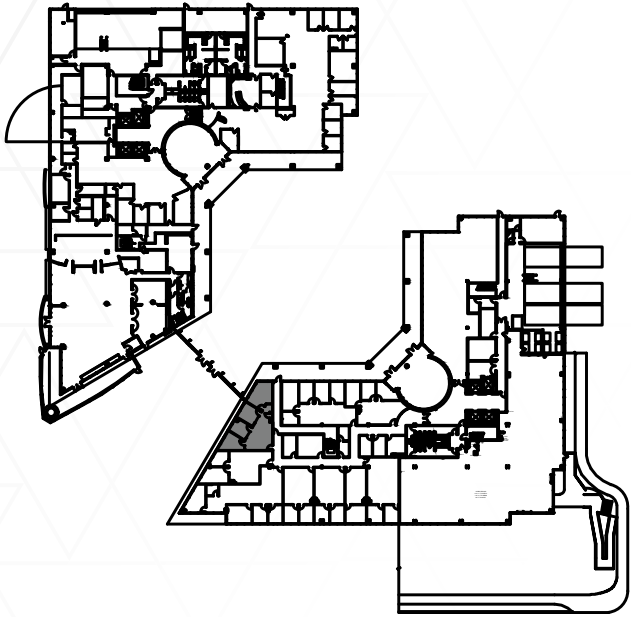


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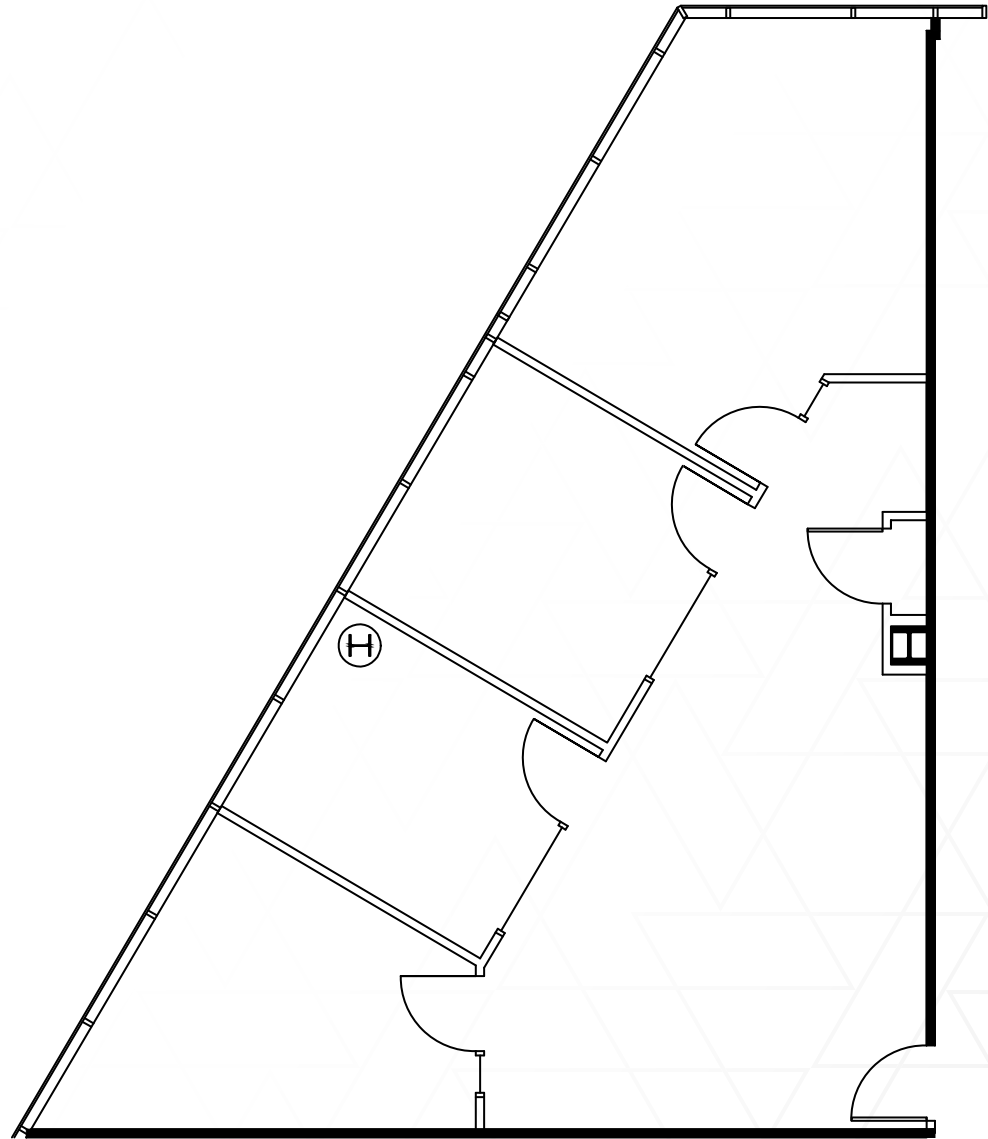


FLOOR PLANS

2321 ROSECRANS
1290 - 1,282 SF

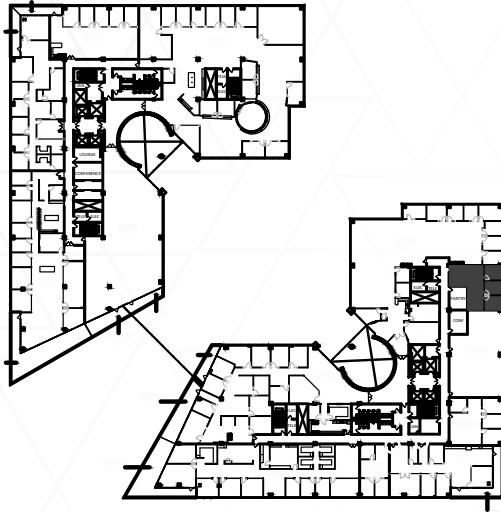


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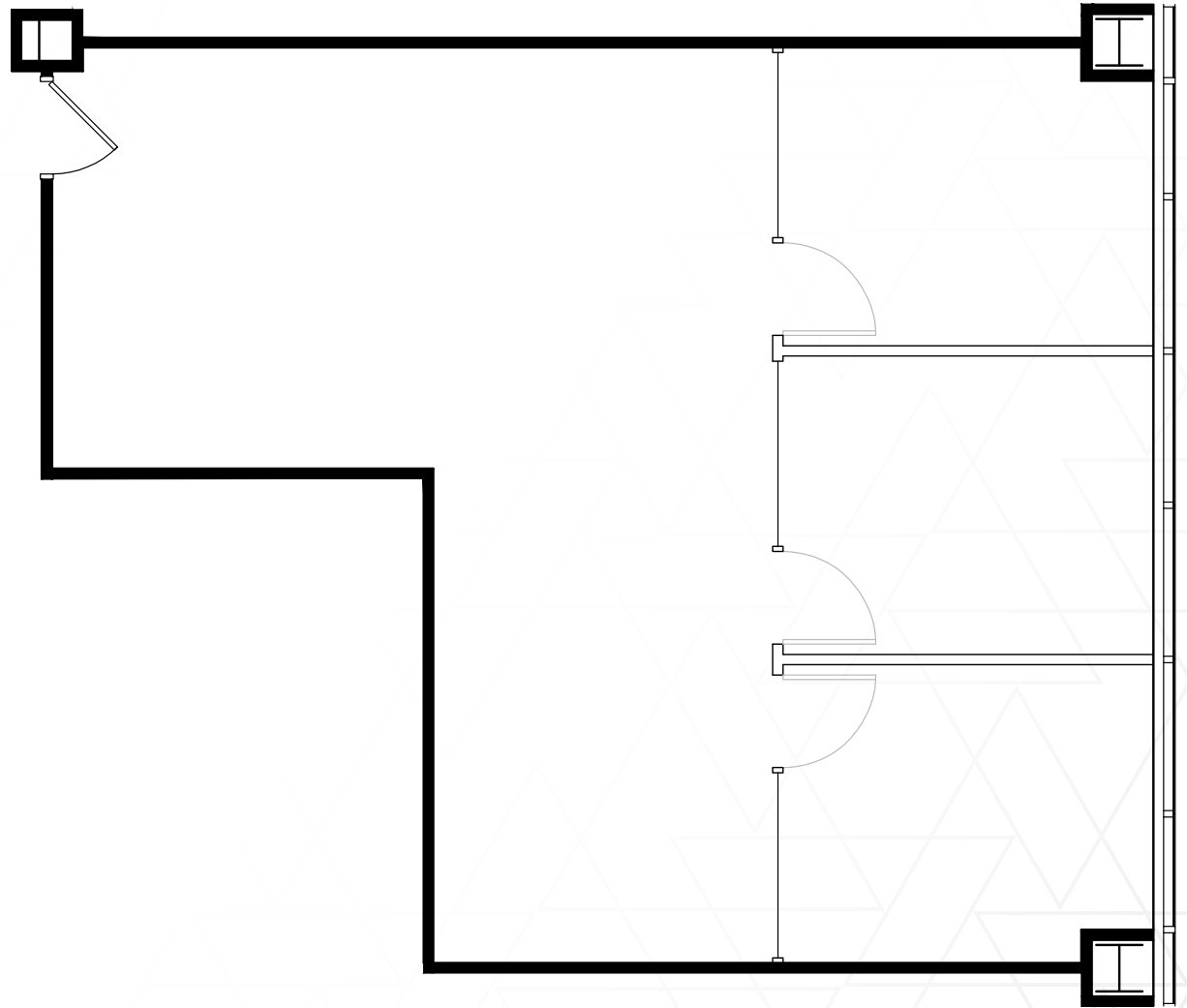
FLOOR PLANS

2321 ROSECRANS
2215 - 1,104 SF



KEYPLAN

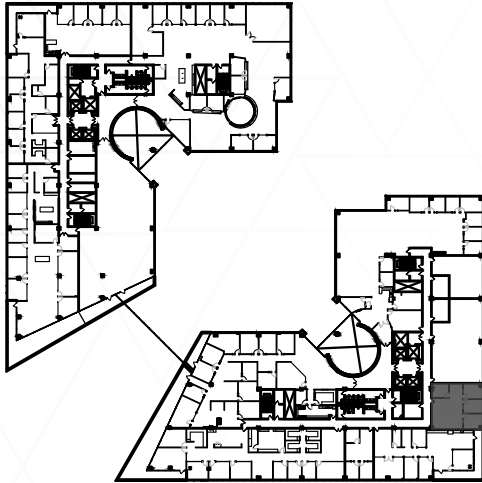
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FLOOR PLANS

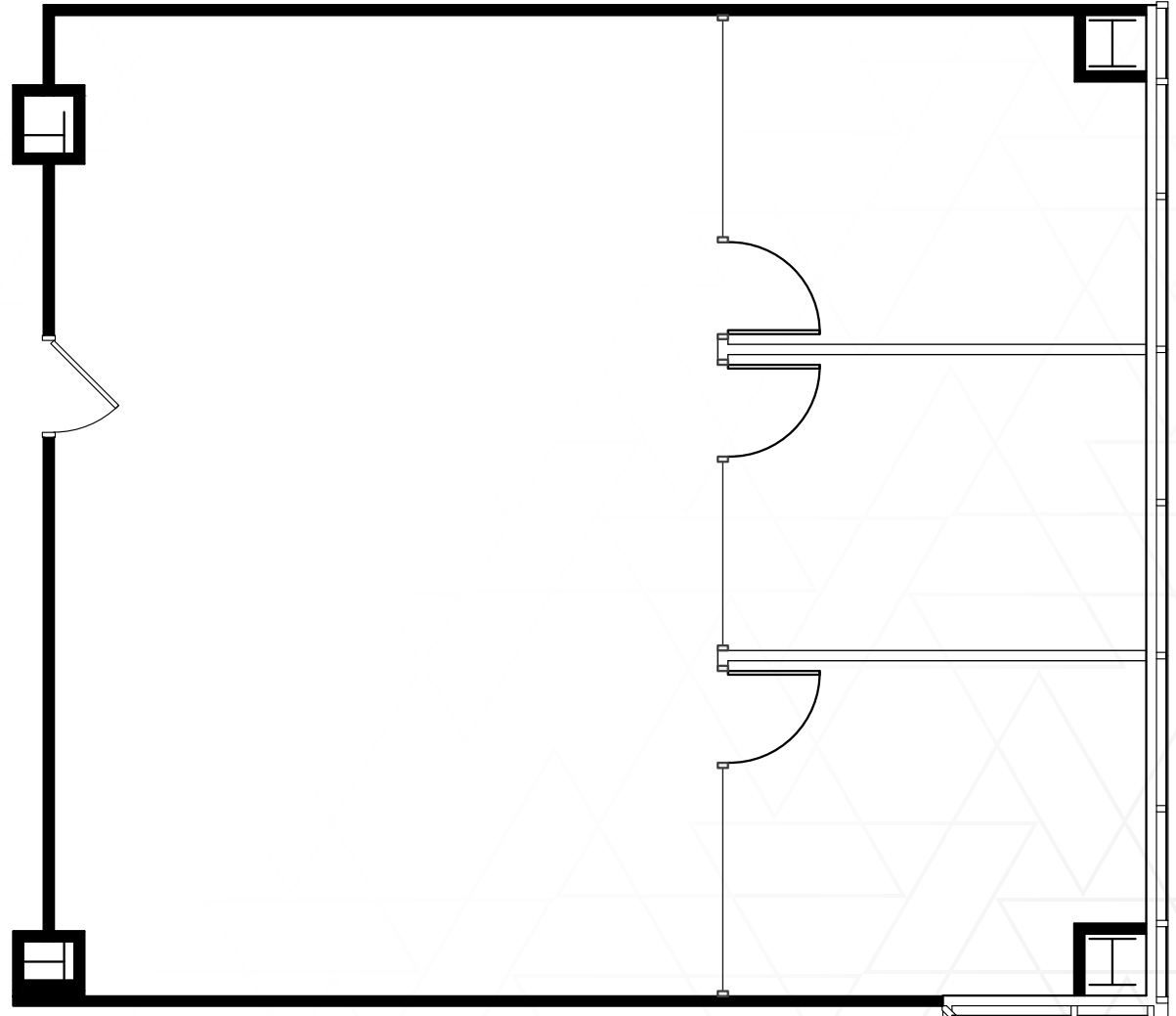
2321 ROSECRANS
2230 - 1,455 SF

IMAGES & VIRTUAL TOUR



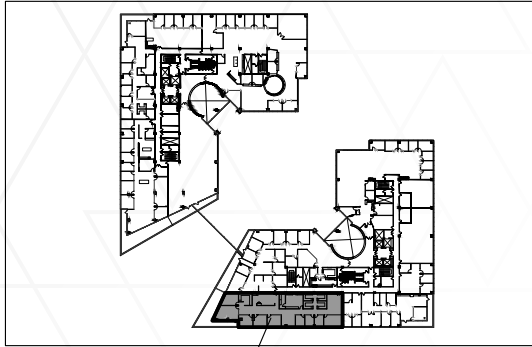
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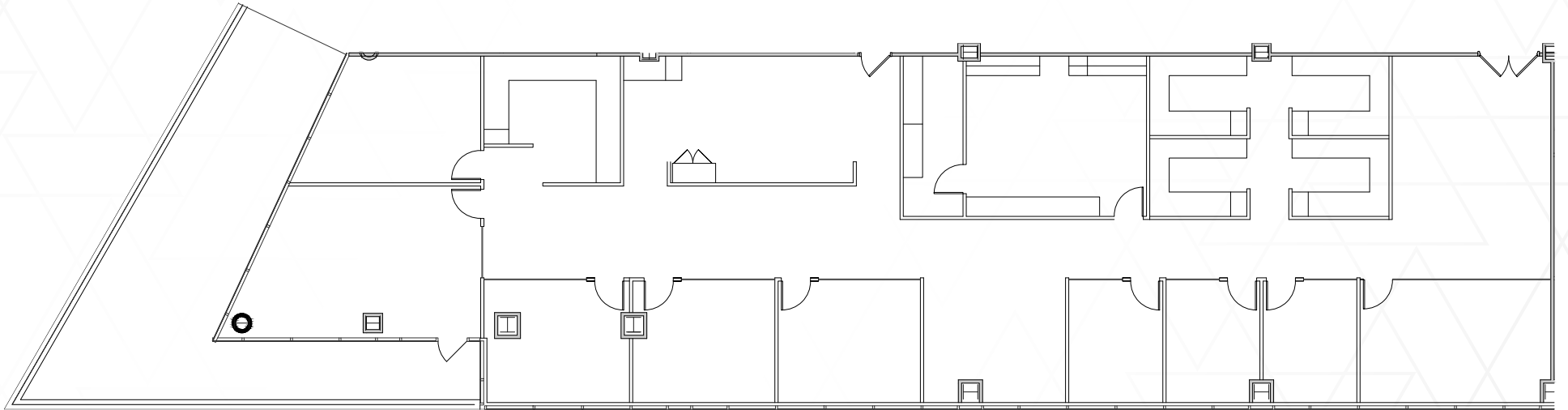
FLOOR PLANS

2321 ROSECRANS
2250 - 6,746 SF



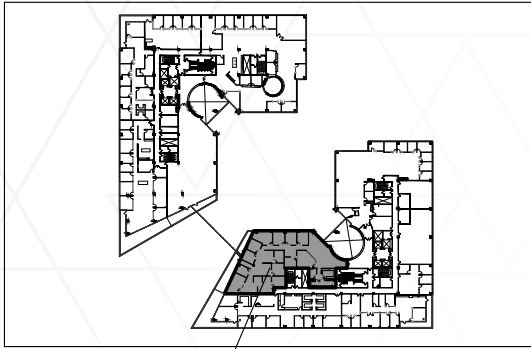
KEY PLAN - N.T.S.

AREA OF WORK



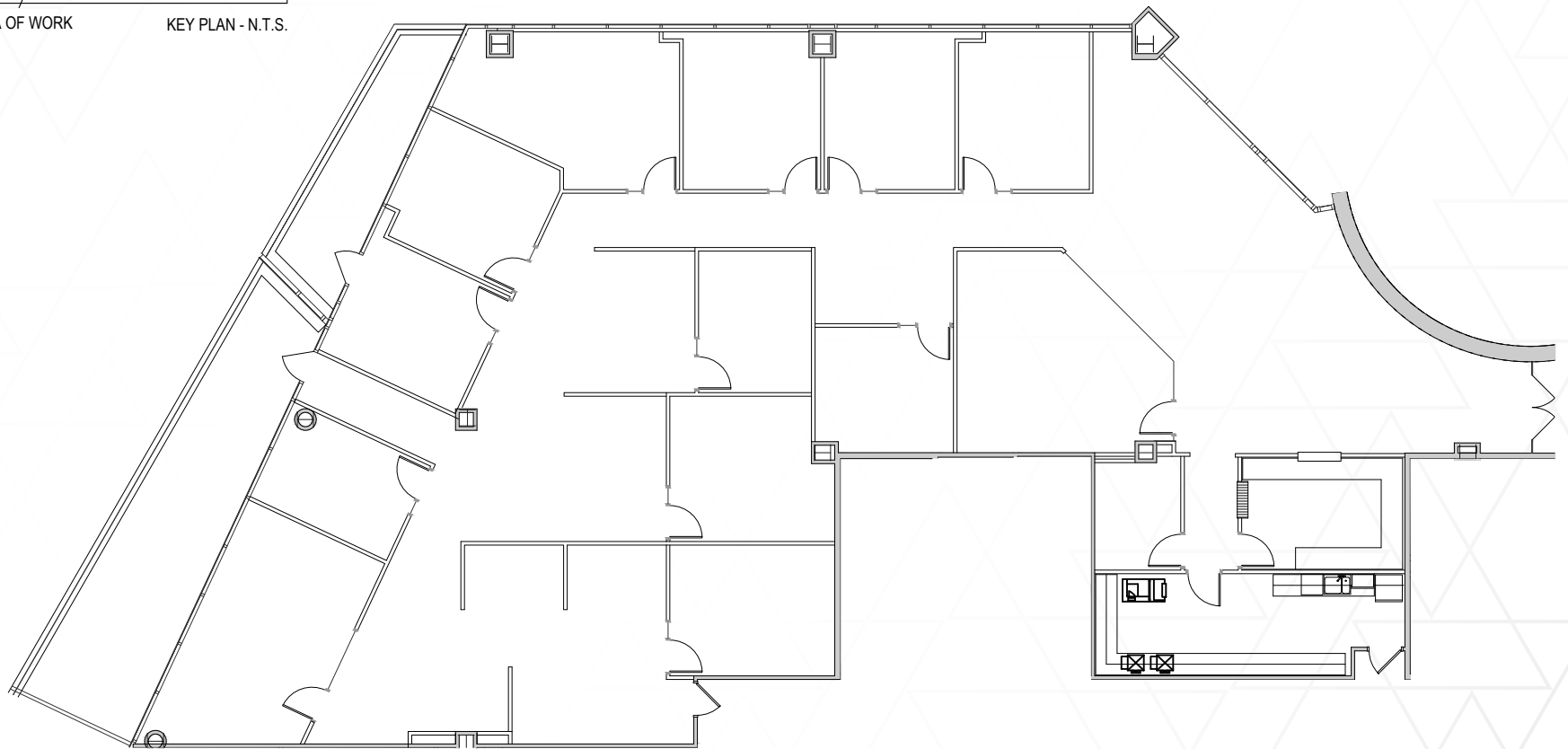
FLOOR PLANS

2321 ROSECRANS
2275 - 7,909 SF



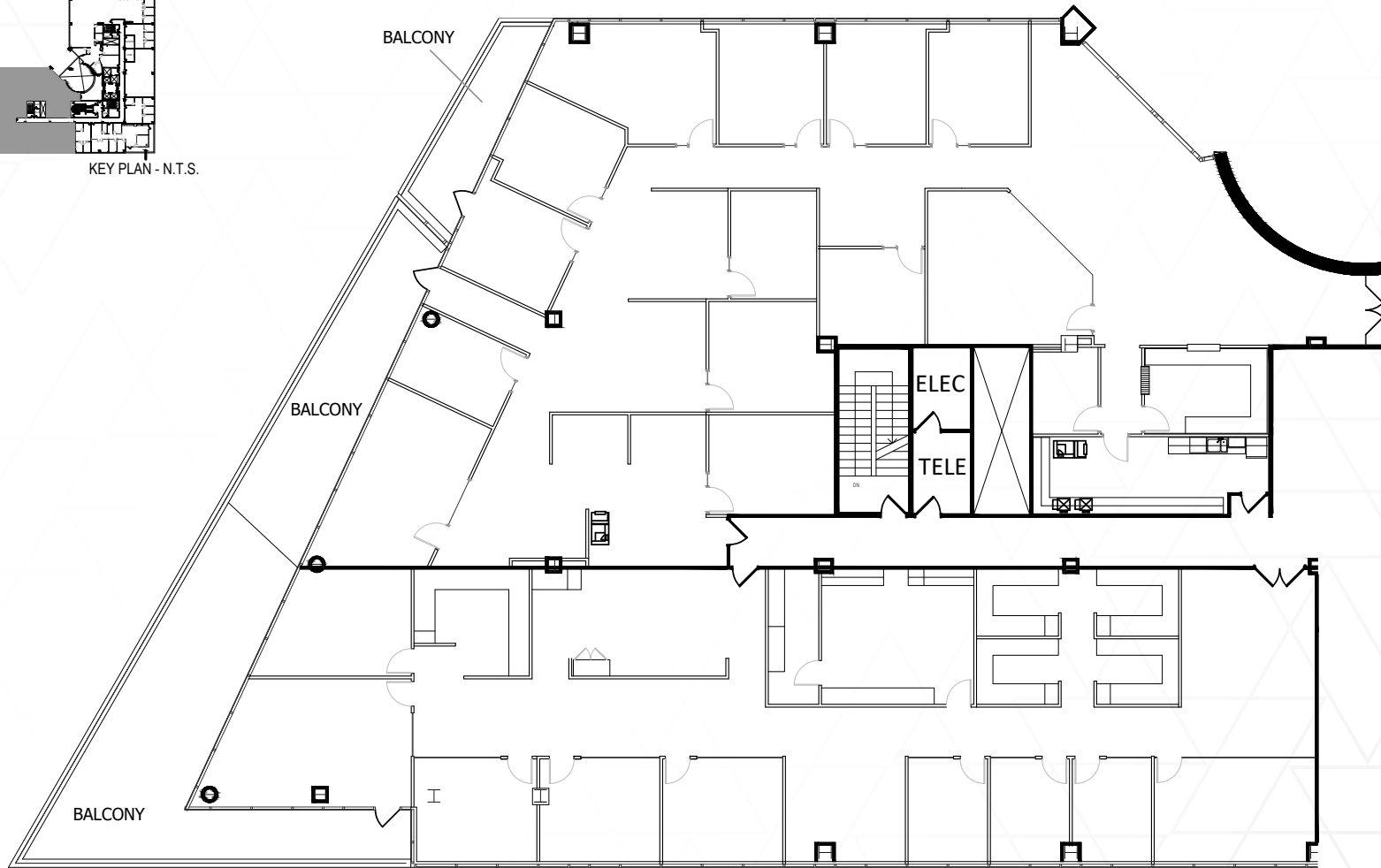
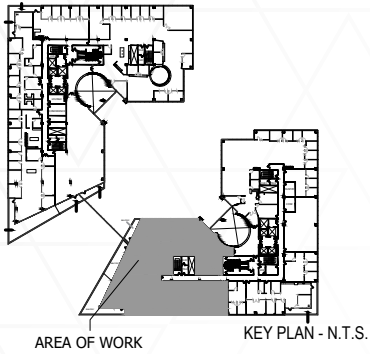
AREA OF WORK

KEY PLAN - N.T.S.



FLOOR PLANS

2321 ROSECRANS
2250/2275 - 14,655 SF

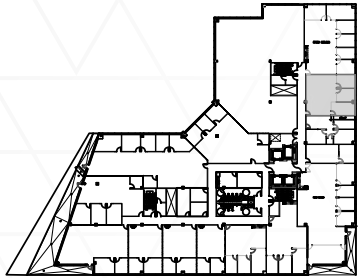


FLOOR PLANS

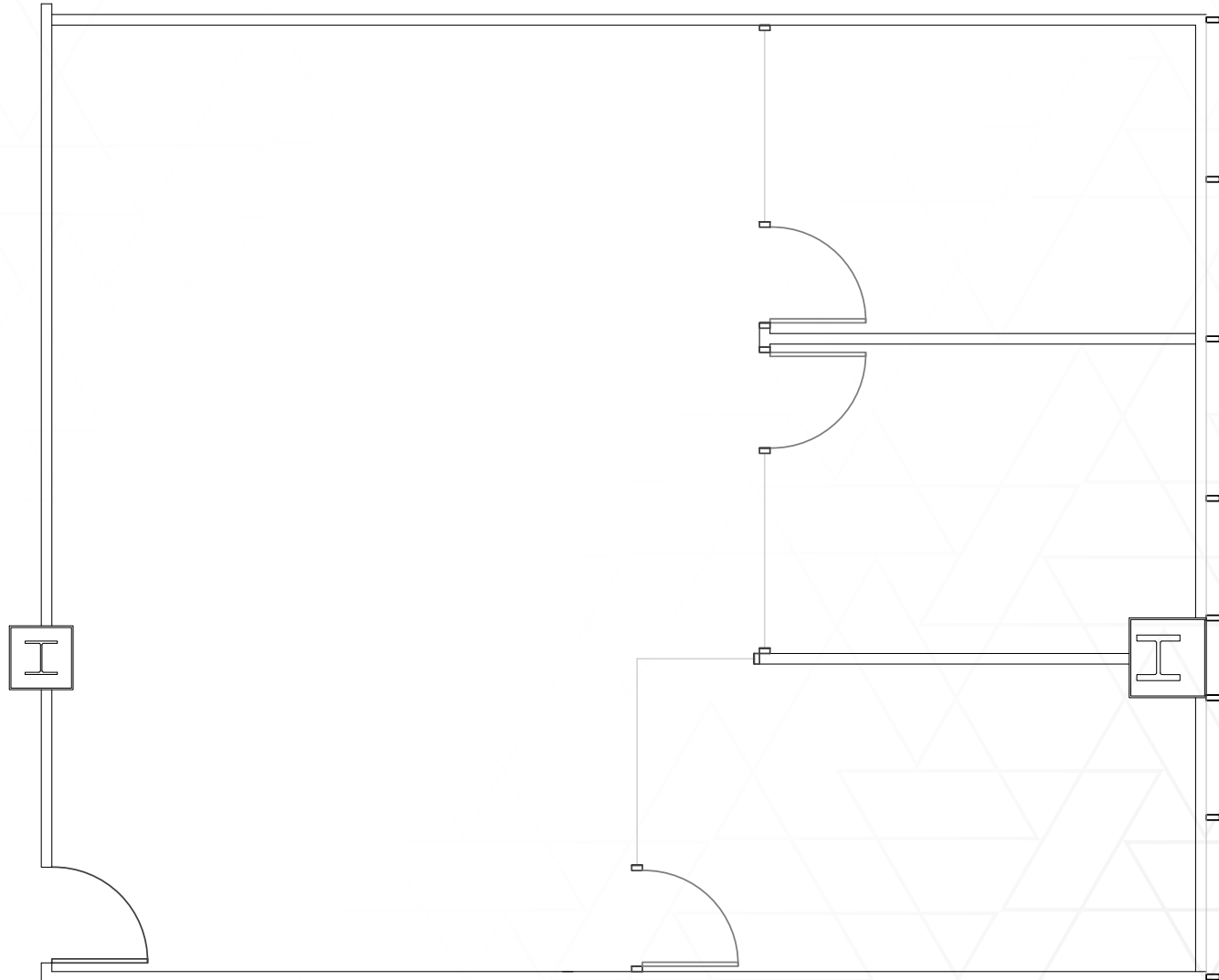
2321 ROSECRANS

3225 - 1,345 SF

IMAGES & VIRTUAL TOUR

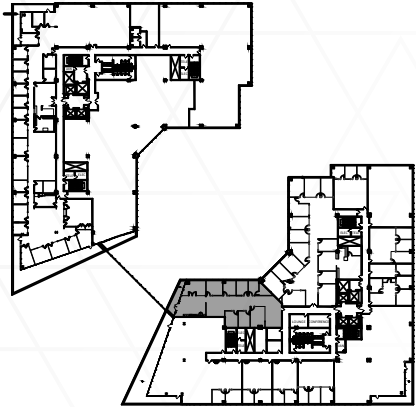


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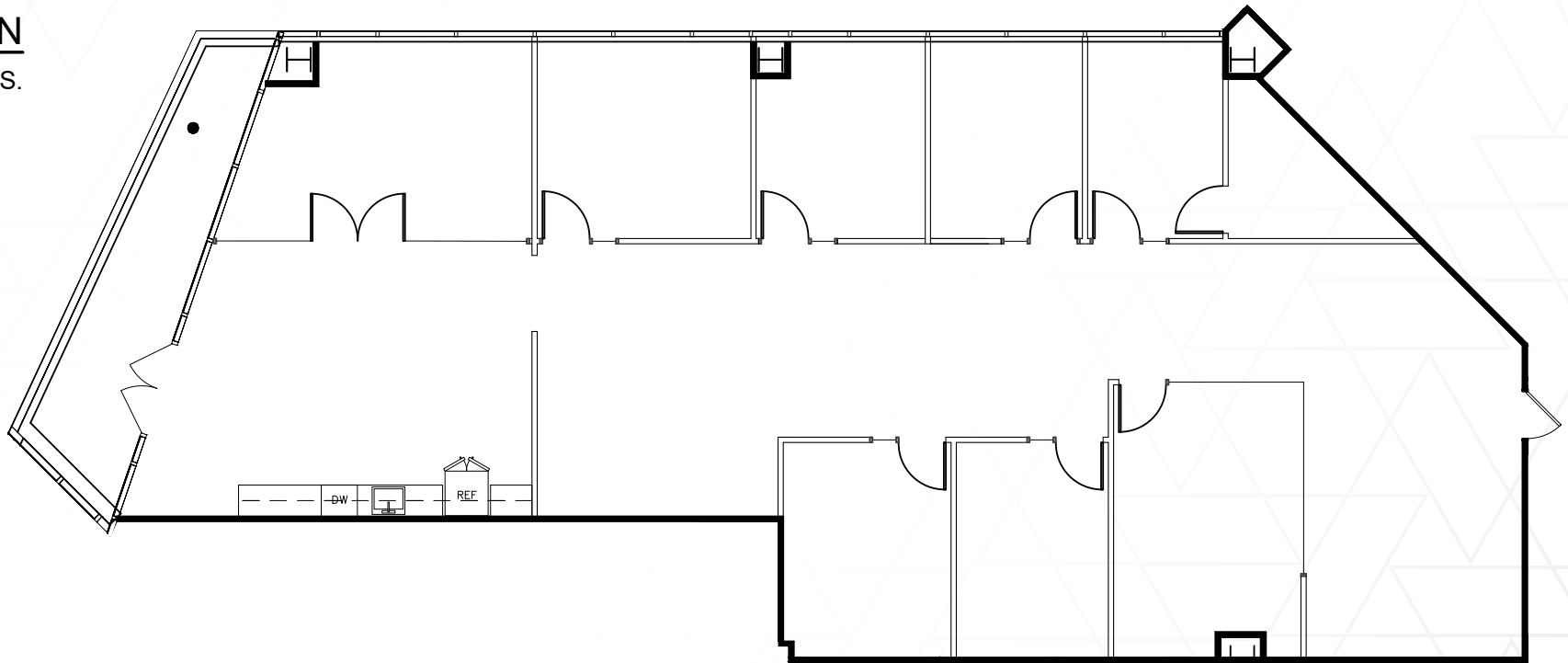
FLOOR PLANS

2321 ROSECRANS
3285 - 3,748 SF



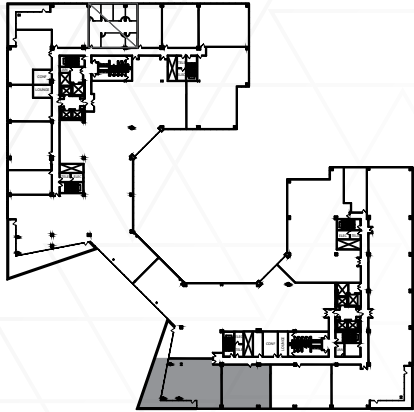
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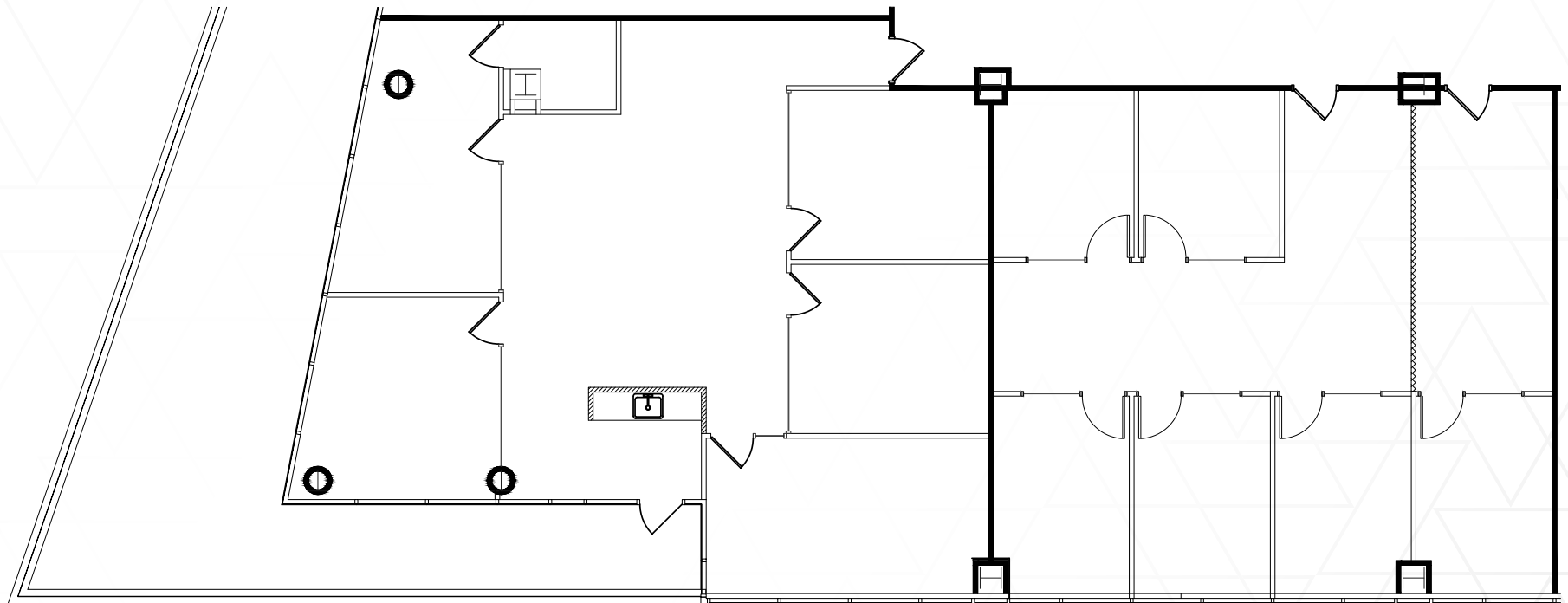


FLOOR PLANS

2321 ROSECRANS
4250/4280 - 4,517 SF

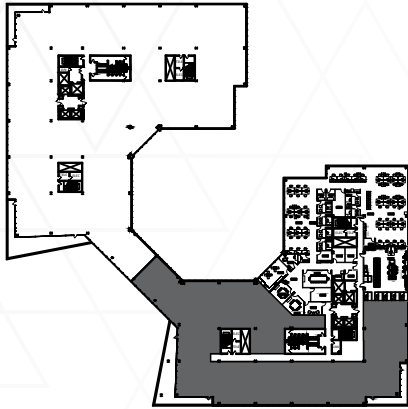


KEYPLAN - N.T.S.

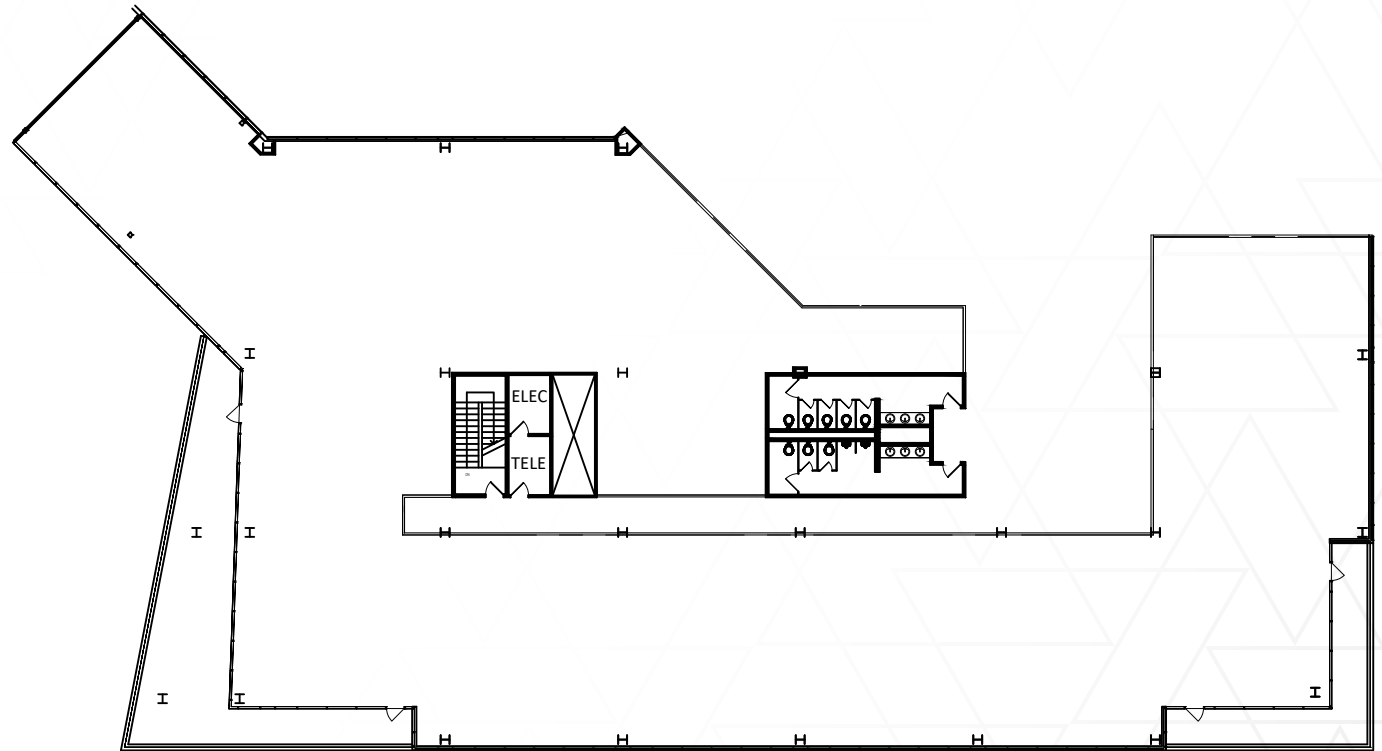


FLOOR PLANS

2321 ROSECRANS
5000B - 21,667 SF



KEYPLAN
SCALE: N.T.S.





THE ATRIUM

2301-2321 ROSECRANS AVE, EL SEGUNDO



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NEWMARK



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