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# CONTINENTAL + GRAND

 **ARTISAN**  
VENTURES

**FOR LEASE**

300 & 400 Continental Blvd., El Segundo, CA  
500,000 SF Mid Rise Office Campus

# 300 & 400 CONTINENTAL



is a two building 500,000 SF creative office campus located in El Segundo, California.

The campus features indoor and outdoor workspaces, a private conference facility, private patios, above-standard ceiling heights, free Tesla charging and standard EV charging stations, a new gym and yoga area, and an on-campus coffee shop with a curated food and beverage selection.



New Building **Paint**



Upgraded Contemporary  
**Landscaping**



Free Tesla Charging &  
**32 EV Charging Stations**



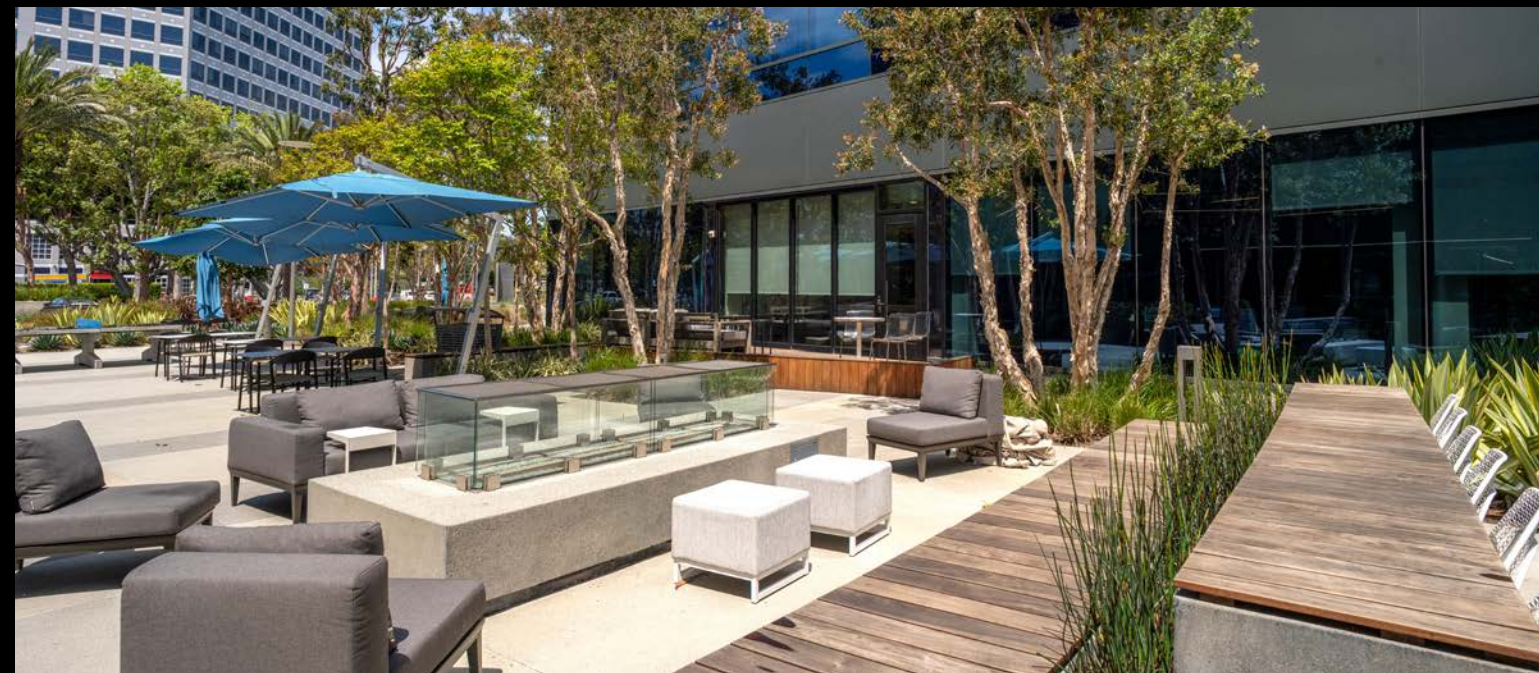
On-site **Car Wash**



Building top  
**Signage Opportunities**



## RE-IMAGINED OUTDOOR AREA



New **Café & Coffee Shop**



Tenant  
**Lounge**



Outdoor **WiFi &  
Speakers**



**Indoor/Outdoor  
Workspace**



**Fire Pit  
Ping Pong  
Putting Green**





## NEW SMOKY HOLLOW ROASTERS CAFE



C+G is proud to announce the opening of Smoky Hollow Roasters!

Smoky Hollow roasters is a Laid-back coffeehouse serving tea & espresso drinks along with breakfast & lunch bites. Their sister location, Blue Butterfly, is located on Main Street in downtown El Segundo and is a pillar of the El Segundo community.



Local El Segundo Cafe  
**Smoky Hollow Roasters**



**Reimagined Café**  
Décor and Menu



**Gourmet Coffee**



Collaborative  
**Workspace**



**Indoor/Outdoor**  
Seating



# NEW FITNESS CENTER



Newly Remodeled **Locker Rooms & Showers**



**Towel Service**



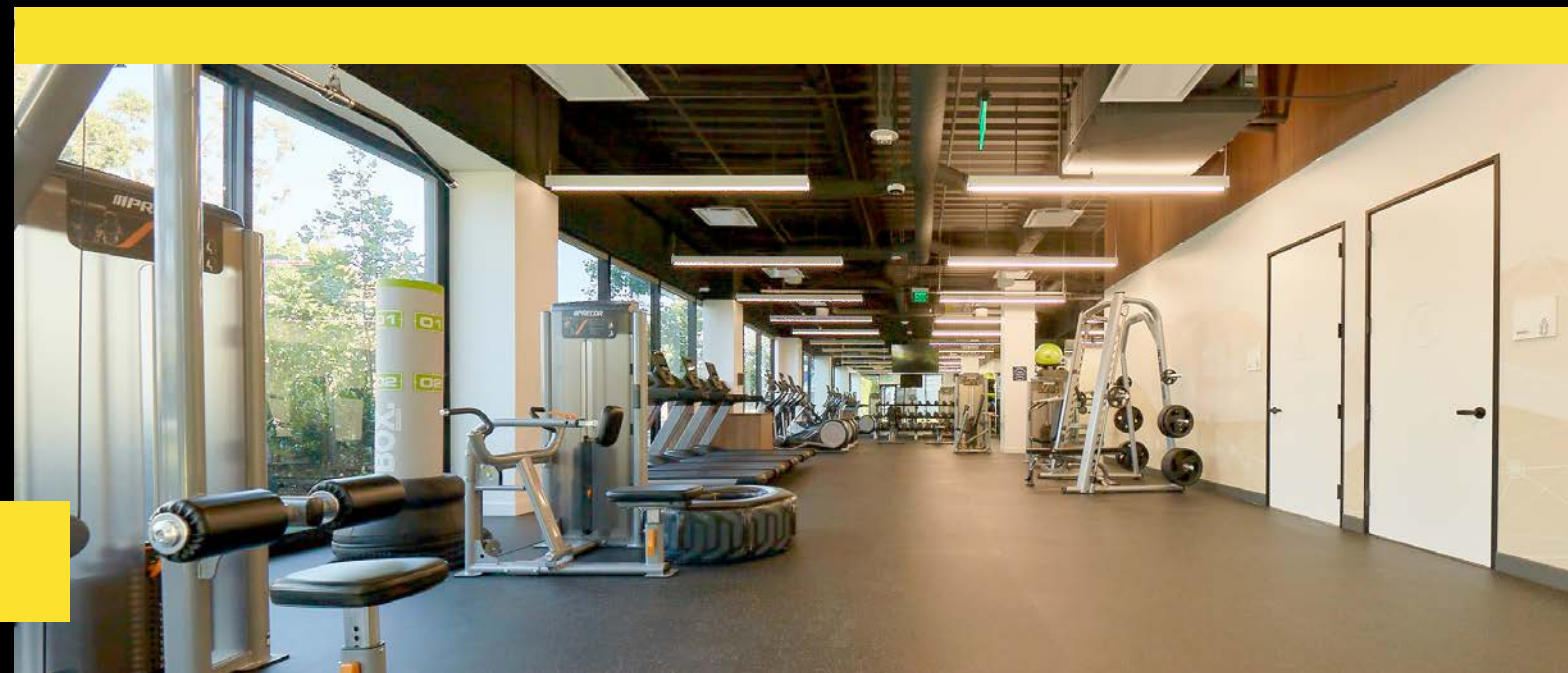
State-of-the-art  
**Gym Equipment**



**Peloton Bike**



**Yoga & Stretching Lounge**





# CONFERENCE CENTER



Flexible, multi-room  
**conferencing center**



**State of the art**  
AV technology



Dedicated  
**kitchen facilities**



**New Elevator Cabs**



New Multi-Tenant  
**Lobbies/Corridors**



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