

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
El Tarasco
Rinaldi's
Chef Hannes
Stuft Pizza
Chicken Dijon
Indian Summer
Wendy's Place Cafe
Good Stuff
Kagura
Deluca Trattoria
Big Mike's
Tavern on Main
Second City Bistro
Sausal
Brewport Tap House
Rock N Brews
Jame
El Gringo

Japonica
The Slice & Pint
Toast Cafe
Metro Cafe
Blue Butterfly
Coffee
Southwest Bread
Fantastic Cafe
Pho Dreams
Kreation Juicery
Hana Haru Sushi
Porterhouse
Bourbon & Bones
Richmond Bar & Grill
Ali'i Fish Company
Ensenada's Surf N Turf Grill
Two Guns Kitchen
Britt's BBQ

MANHATTAN VILLAGE

Retail

Ann Taylor
Francesca's
Collections
J. Jill
LOFT
Tommy Bahama
Victoria's Secret
Bath & Body Works
Kiehl's
Sephora
Macy's
Apple
Sunglass Hut
Pottery Barn
Pottery Barn Kids
Williams-Sonoma
Aerie
Alo
Anthropologie
Coreology Fitness
Corepower Yoga
CVS Pharmacy
Cyclebar
Faherty
Gap/Gap Kids
Gorjana
Hallmark
Lovesac
MAC Cosmetics
Quatrine Home
Ralphs
See's Candies
Super Sports
Tempur-Pedic
Urban Outfitters
Vans
West Elm

Restaurants

California Pizza Kitchen
Chili's Grill & Bar
Coffee Bean & Tea Leaf
Island's Fine Burgers
Olive Garden
Dan Modern Chinese
Joey Manhattan Beach
Merdaco
Urban Plates
Tin Roof Bistro
BOA Steakhouse
Sushi Roku
Sweetgreen
Susie Cakes
Handel's Homemade Ice Cream
Reborn Coffee
Saint & Second
Sidecar Doughnuts
Silverlake Ramen
Smashburger
Sprinkles
Sunlife Organics

Services

Bank of America
Chase
Citibank
Union Bank
US Bank
Wells Fargo Bank
Supercuts
Stein Optometric Center
Back in Time Escape
Rooms
Dermatology & Laser Center
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

Dick's Sporting Goods
HomeGoods
PetSmart
The Container Store
Whole Foods Market
Nordstrom Rack
ULTA

Restaurants

California Fish Grill
Marmalade Cafe
Pinkberry
Starbucks
The Veggie Grill
Sauced BBQ & Spirits
goop kitchen
Oath Pizza

Services

Chase Bank
Legacy Dance
Academy
Miracle Smile
Snip-its Kids Hair
Salon/Spa
Barry's Bootcamp
Drybar
Fidelity Investments
Simply Nail Bar
CodeNinjas
Hammer Nails
Hot Yoga
One Medical
Orange Twist
Stretch Lab
Sylvan Learning
The Now Massage
Boutique

THE POINT

Retail

Athleta
Madewell
No Rest for Bridget
Warby Parker
Kendra Scott
Lululemon
Allbirds
Bonobos
cotopaxi
Evereve
Nike
OuterKnown
Papersouce
Rabbit Ladders
State & Liberty
Sugarfina
Yeti

Restaurants

Hopdoddy Burger Bar
Mendocino Farms
North Italia
Peet's Coffee & Tea
True Food Kitchen
Tocaya Organica
Lil Simmy's
Pressed Juicery
Cava
Little Sister
VanLeeuwen Ice Cream

Services

Soulcycle
Vicara Aveda Salonspa
Bellacures
Blue Mercury Skincare
Pause

Retail
Ralphs
Anytime Fitness
Mathnasium
Golftec

Restaurants

In-N-Out
El Pollo Loco
Bread & Butter
Petit Cafe
Samsai Japanese
Subway
Express Chinese Food
Wiki Wiki Hawaiian
BBQ
Starbucks
Jersey Mike's Subs

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

CHARGERS COMMONS

Restaurants

Panera Bread
California Chicken Café
Tacomasa
Panda Express
Raising Cane's Chicken Fingers
Ghost Sando Shop

CONTINENTAL PARK

Restaurants

Trimana
Paul Martin's
American Bistro
Starbucks
Noah's Bagels
Fleming's Prime
Steakhouse
Nomad Eatery
Eddie V's Prime
Seafood
Fogo de Chao
Brazilian Steakhouse
Chin Chin

Services

Murad Inclusive
Health Spa
Chase Bank
Bank of Manhattan
Bay Club
Orangetheory
Fitness
Sola Salons

APOLLO LANDING

Restaurants

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

CAMPUS EL SEGUNDO

Retail

Lakers Team Shop
Services
Hollyway Cleaners
El Segundo
Dermatoglogy
Picture Perfect
Lashes

Restaurants

Bowlology
Starbucks
Noah's Bagels
Subway
Kaya Sushi
One Poke
The Flame Broiler
Eat Fantastic
Grill by Petros

MANHATTAN GATEWAY

Retail

BevMo
Erewhon
Office Depot
Old Navy
Trader Joe's
REI
Barnes & Noble
The Vitamin Shoppe

Restaurants

Ill Fornaio
Cafe Rio
Mexican Grill

MANHATTAN MARKETPLACE

Retail

Bristol Farms
CVS Pharmacy
Helen Cycles
GNC
Martin's Jewelry

Restaurants

Lido Di Manhattan
Ristorante
Union Pizza Company
The Hummus Factory
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



THE ATRIUM

NEW TENANT AMENITY CENTER



LEASE AVAILABILITY

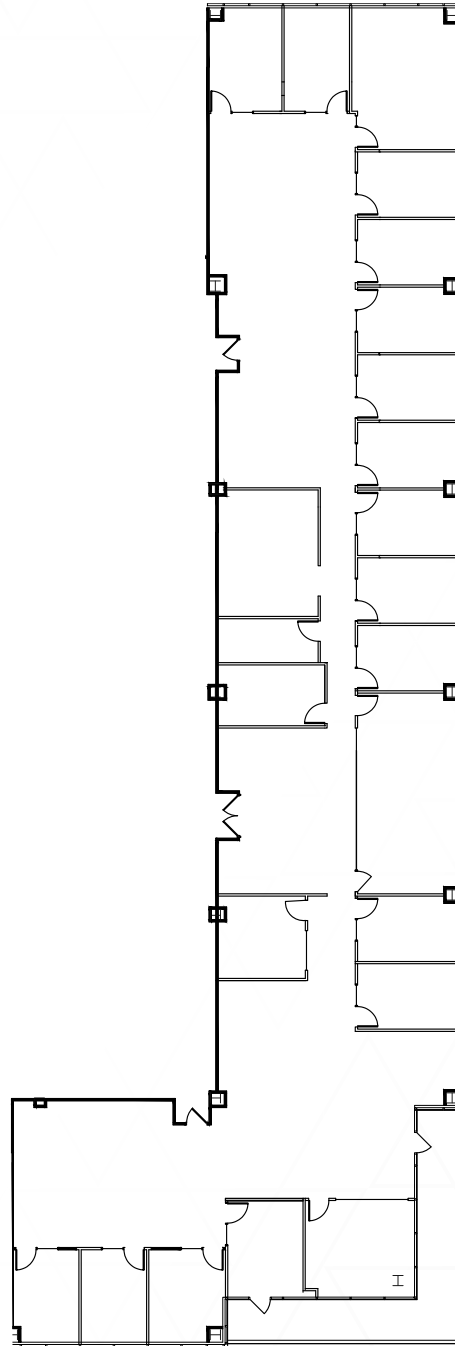
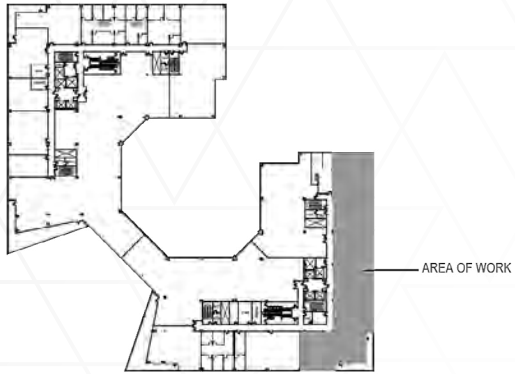
2321 ROSECRANS



SUITE	SIZE (SF)	COMMENTS
4225	10,341	Available 9/1/26
4200	9,398	Available 1/1/27

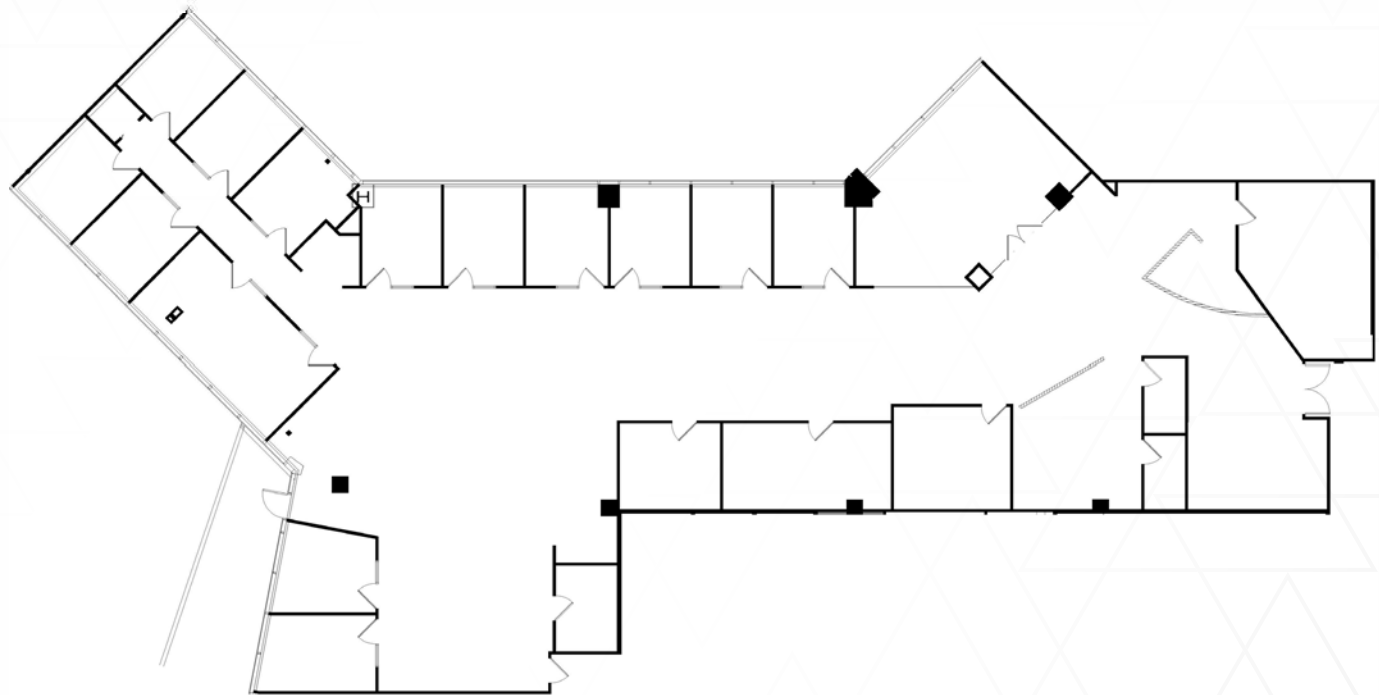
FLOOR PLANS

2321 ROSECRANS
4225 - 10,341 SF



FLOOR PLANS

2321 ROSECRANS
4200 - 9,398 SF





THE ATRIUM

2301-2321 ROSECRANS AVE, EL SEGUNDO

BILL BLOODGOOD

Executive Managing Director
t 310-491-2039
bill.bloodgood@nmrk.com
CA RE Lic. #01152045

ERIC LASTITION

Executive Managing Director
t 310-491-2047
eric.lastition@nmrk.com
CA RE Lic. #01119647

GEOFF LUDWIG

Executive Managing Director
t 310-491-2077
geoff.ludwig@nmrk.com
CA RE Lic. #01232244

JOHN OLLEN

Executive Managing Director
t 213-239-4825
john.ollen@nmrk.com
CA RE Lic. #00954350

NEWMARK



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