



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

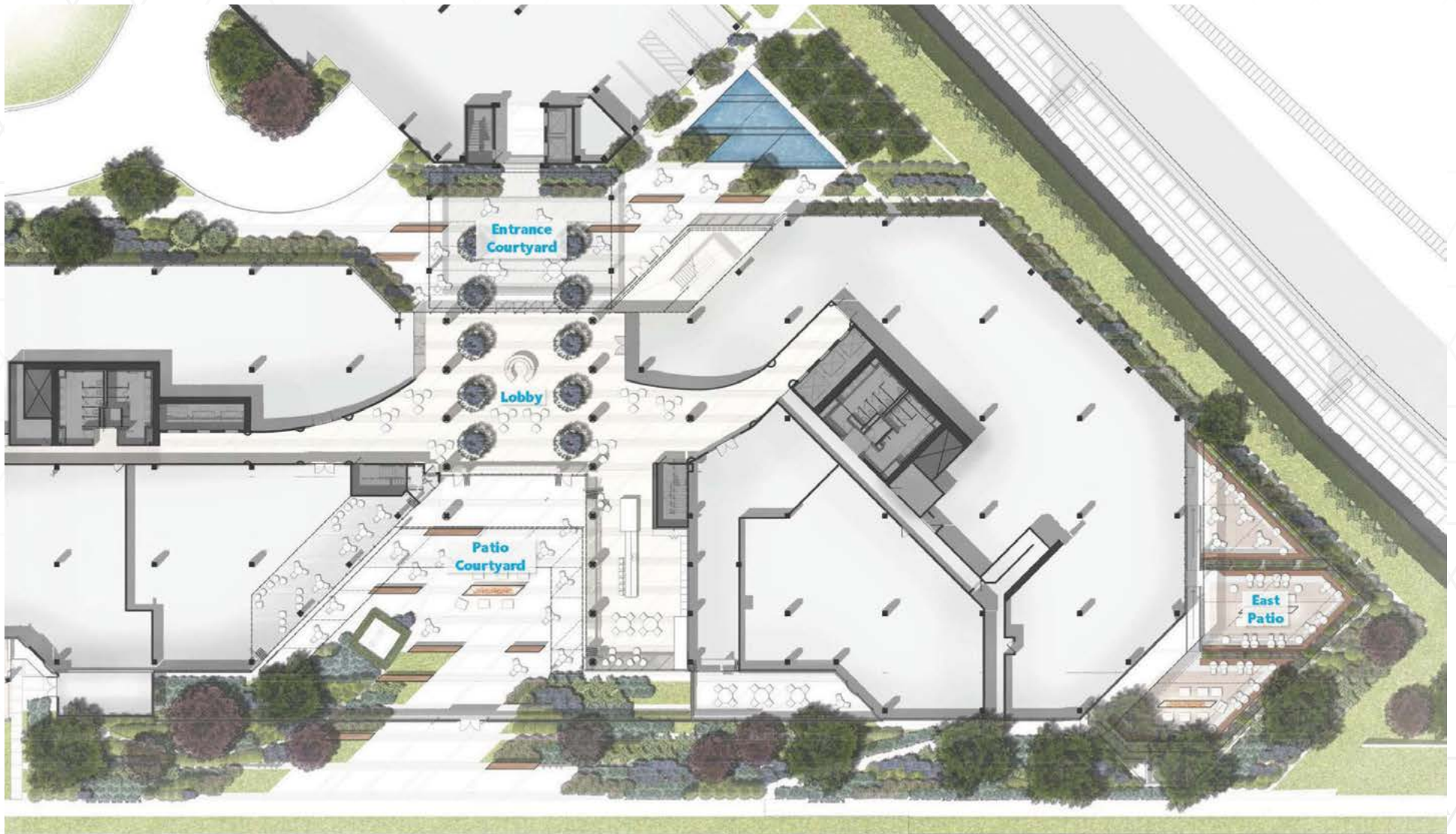


ABUNDANT DINING AND SHOPPING ALTERNATIVES WITHIN WALKING DISTANCE



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

SITE PLAN



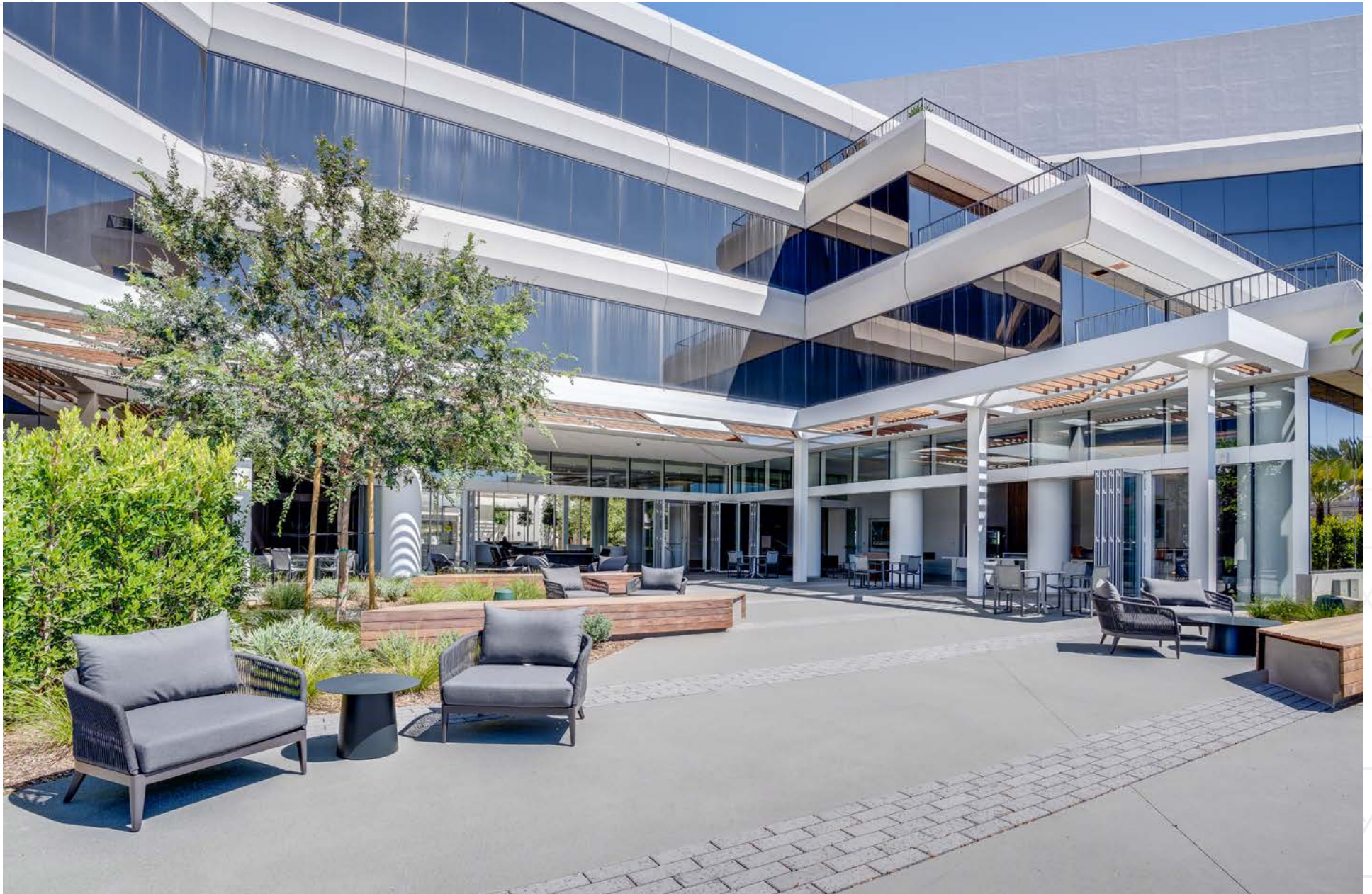
ENTRANCE COURTYARD



NEW INDOOR/OUTDOOR LOBBY



PATIO COURTYARD



TENANT AMENITY CENTER



AMENITIES

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

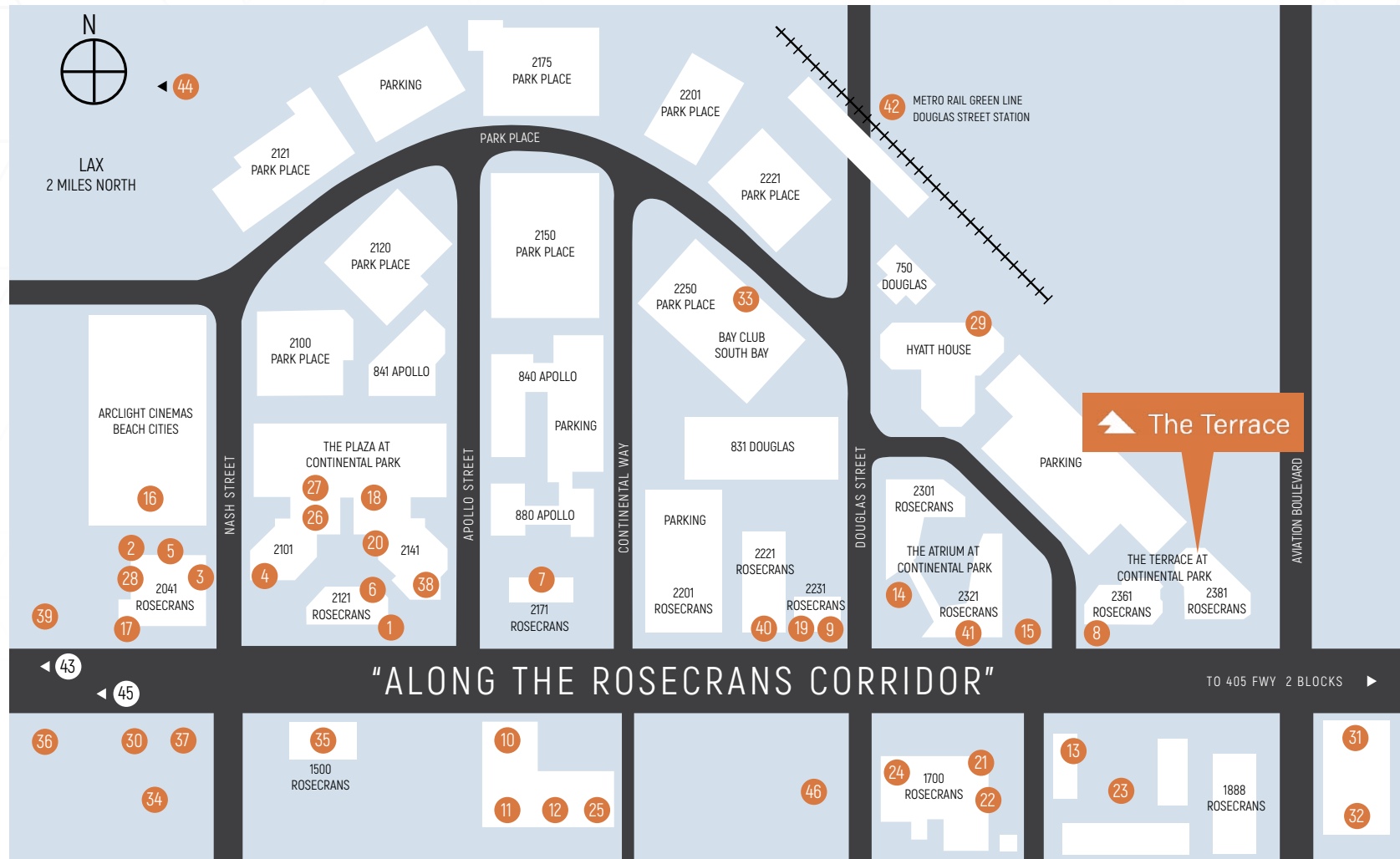
37. Kinecta Federal Credit Union (Open to Park tenants)
38. Pacific Premier Bank
39. Bank of America (ATM)
40. Chase Bank
41. Comerica Bank

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



LEASE AVAILABILITY

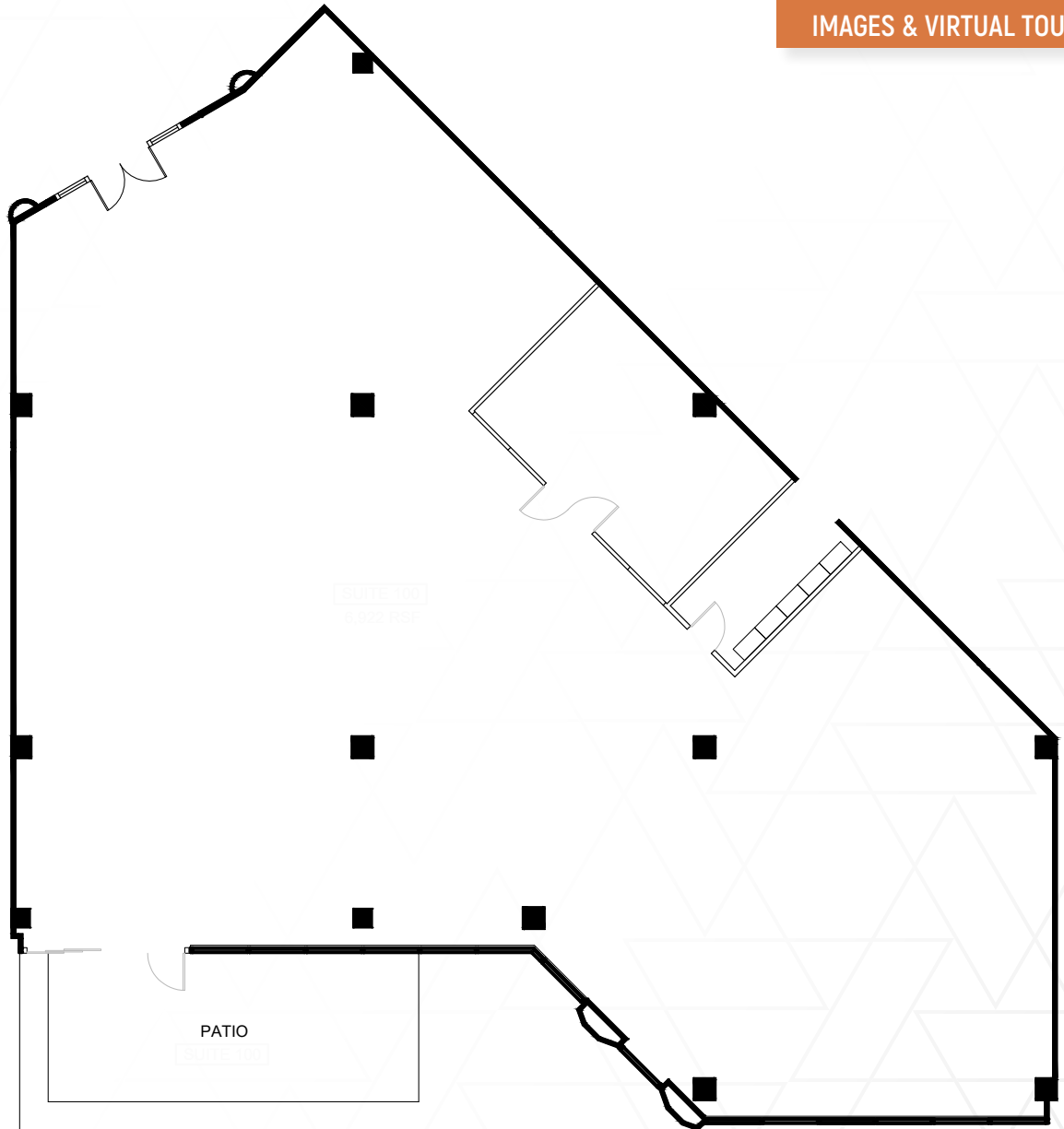
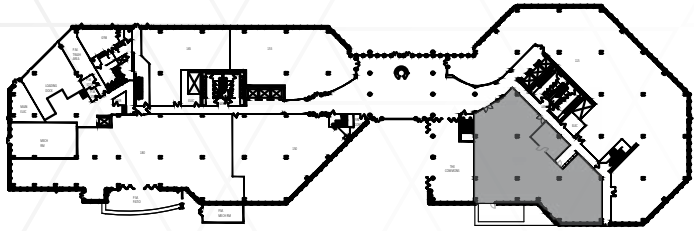


SUITE	SIZE (SF)	COMMENTS	IMAGES & VIRTUAL TOUR
100	6,922	Shell condition with existing conference room and private patio	Click Here
150	4,926	Second generation space with private patio	Click Here
165	3,058	Available with 60 days notice	
200	62,608	Shell condition	Click Here
325	4,328	Spec suite. Contiguous to 21,590 SF	Click Here
326	5,526	Available 3/1/25. Contiguous to 21,590 SF	
328	3,637	Contiguous to 21,590 SF	
330	4,843	Contiguous to 21,590 SF	
336	3,256	Contiguous to 21,590 SF	
348	791	Available with 45 days notice	
360	1,371	Second generation space	
370	7,381	Spec suite Contiguous to 18,556 SF	Click Here
373	2,406	Contiguous to 18,556 SF	
375	8,769	Contiguous to 18,556 SF	
425	1,648	Contiguous to 16,173 SF	
435	1,034	Contiguous to 16,173 SF	Click Here
445	5,437	Contiguous to 16,173 SF	Click Here
450	6,924	30 days prior notice	
475	8,054	Contiguous to 16,173 SF	

SUITE 100

6,922 SF

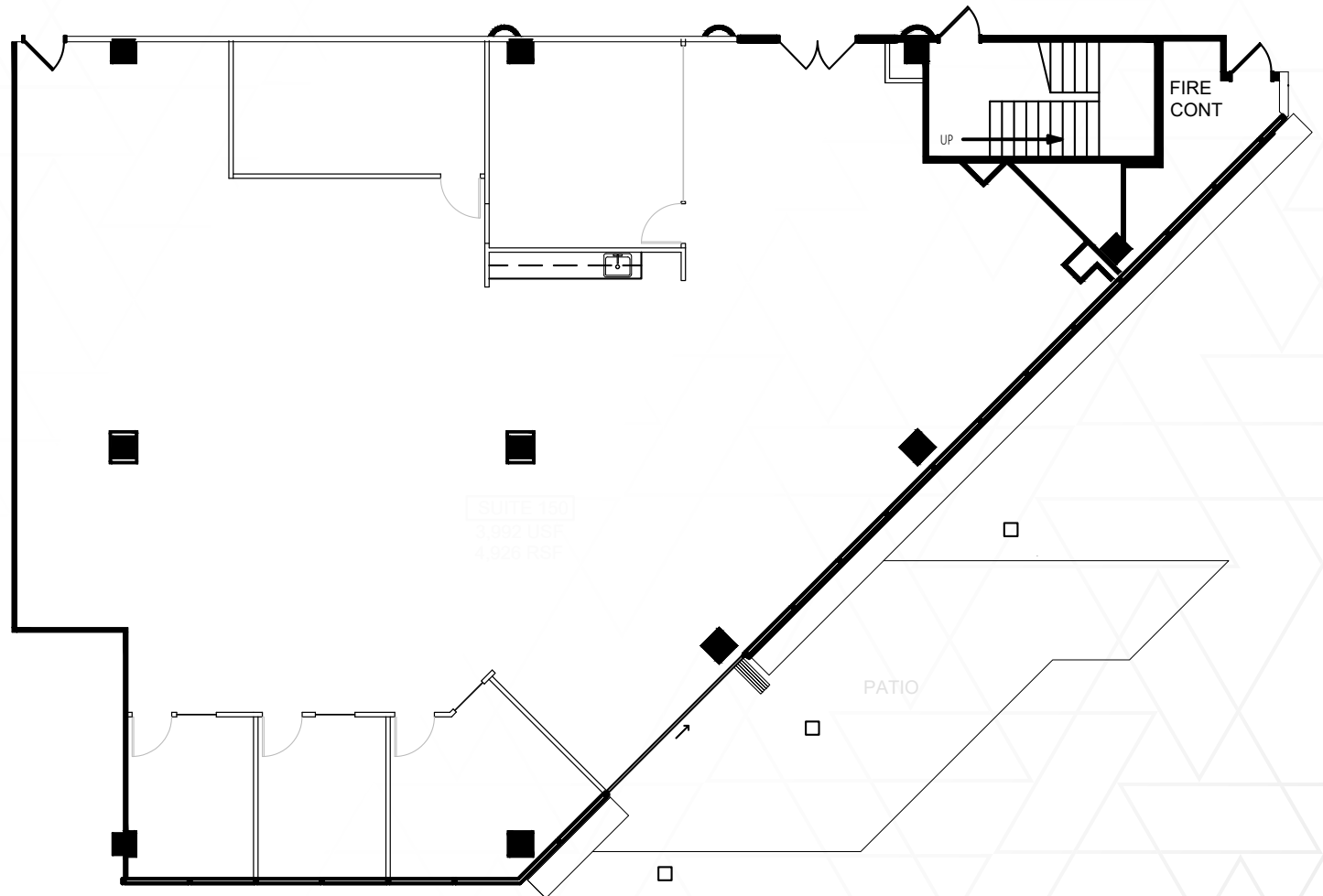
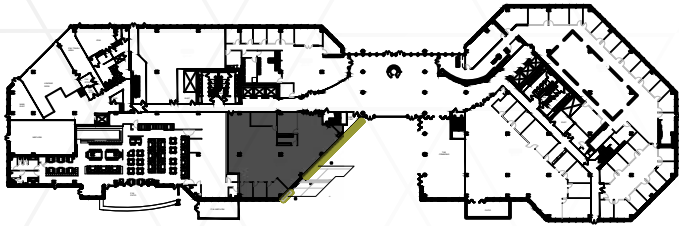
IMAGES & VIRTUAL TOUR



SUITE 150

4,926 SF

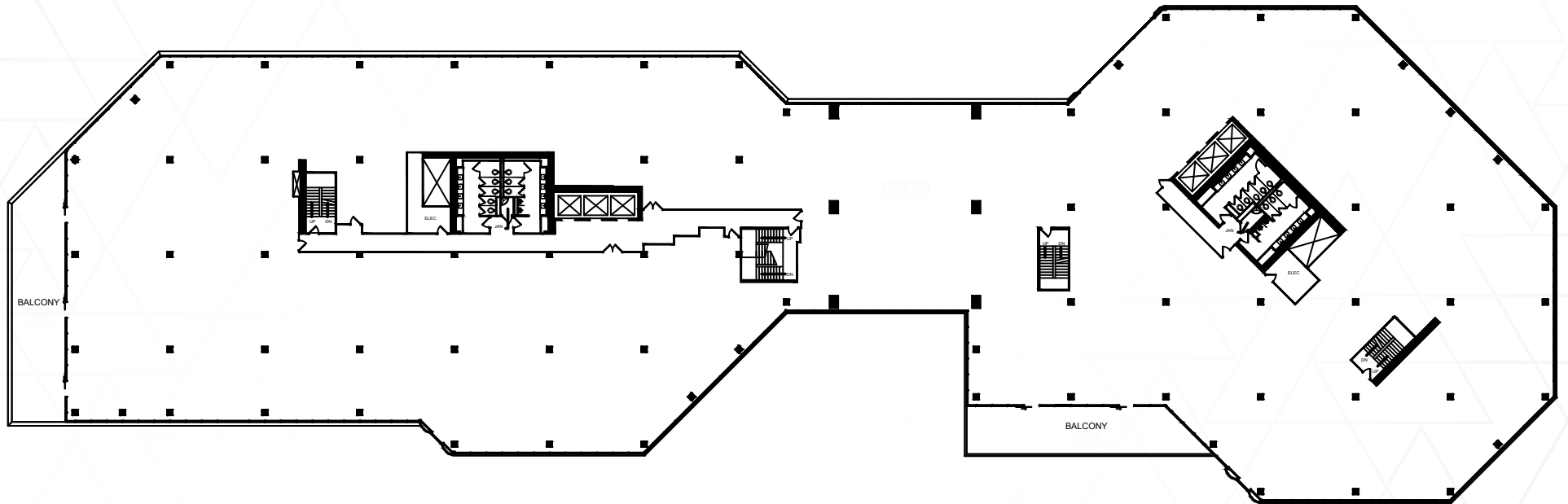
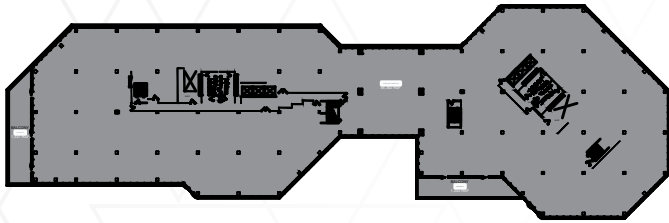
IMAGES & VIRTUAL TOUR



SUITE 200

62,608 SF

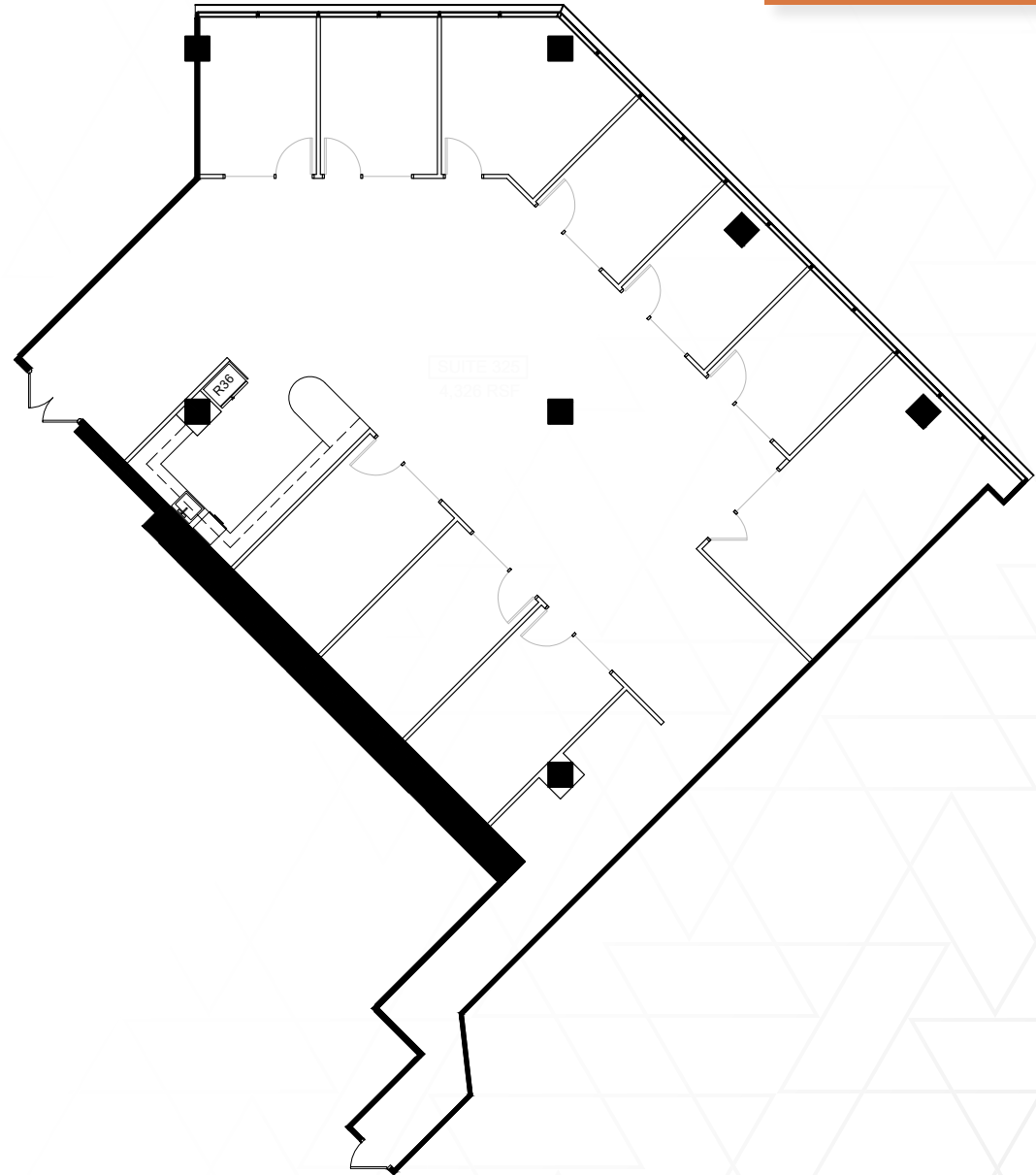
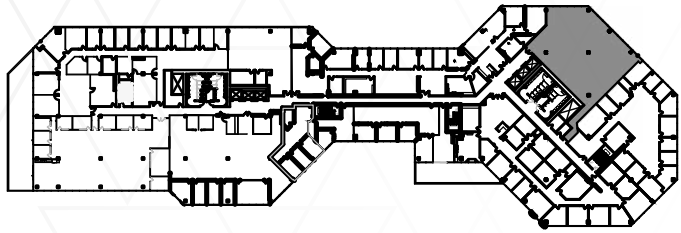
IMAGES & VIRTUAL TOUR



SUITE 325

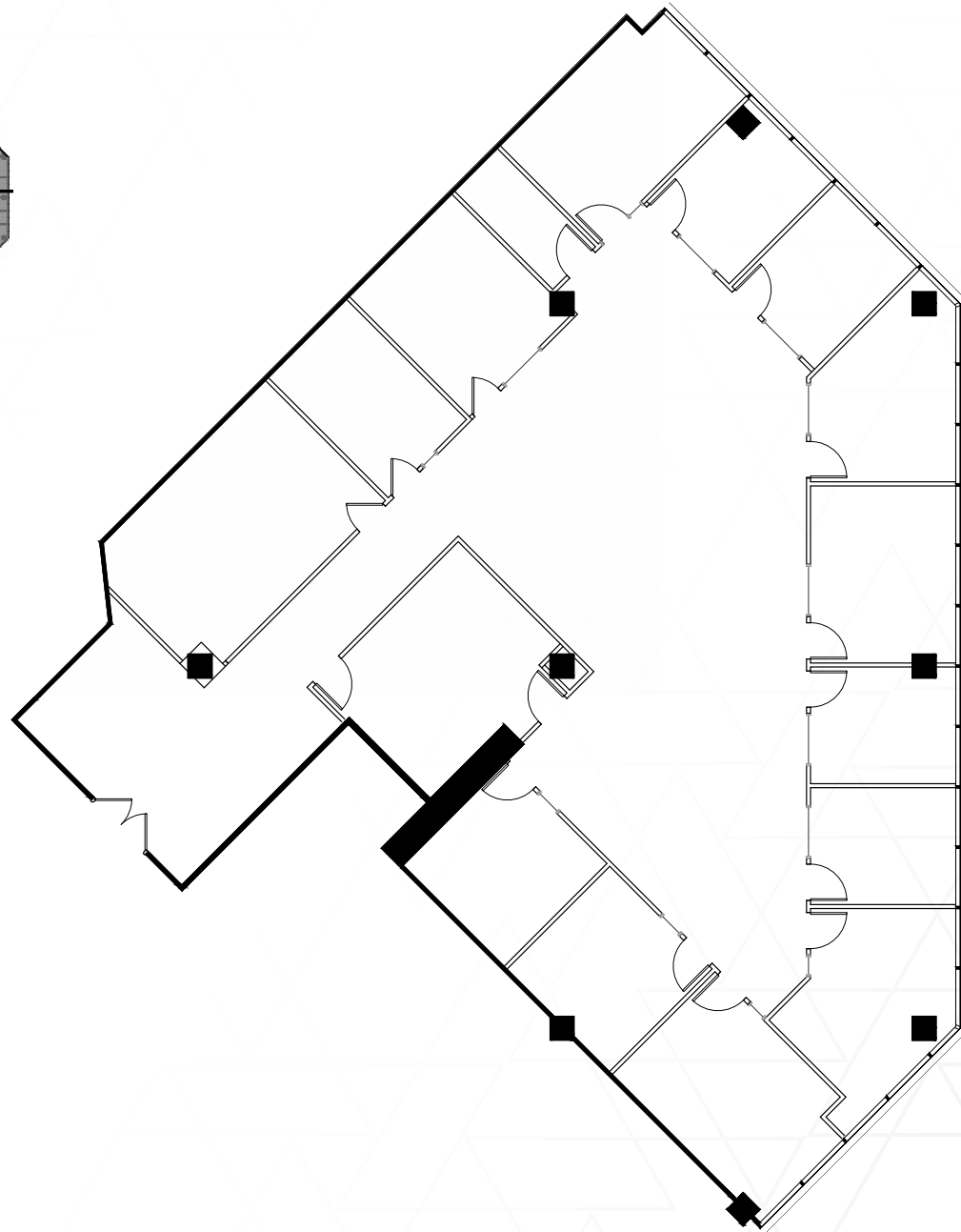
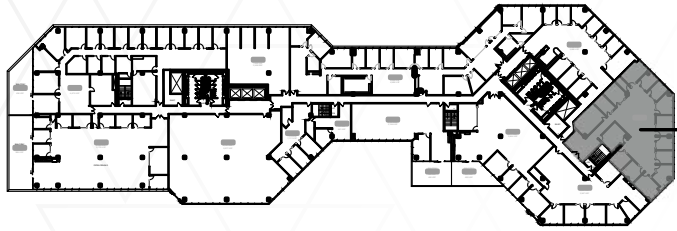
4,328 SF

IMAGES & VIRTUAL TOUR



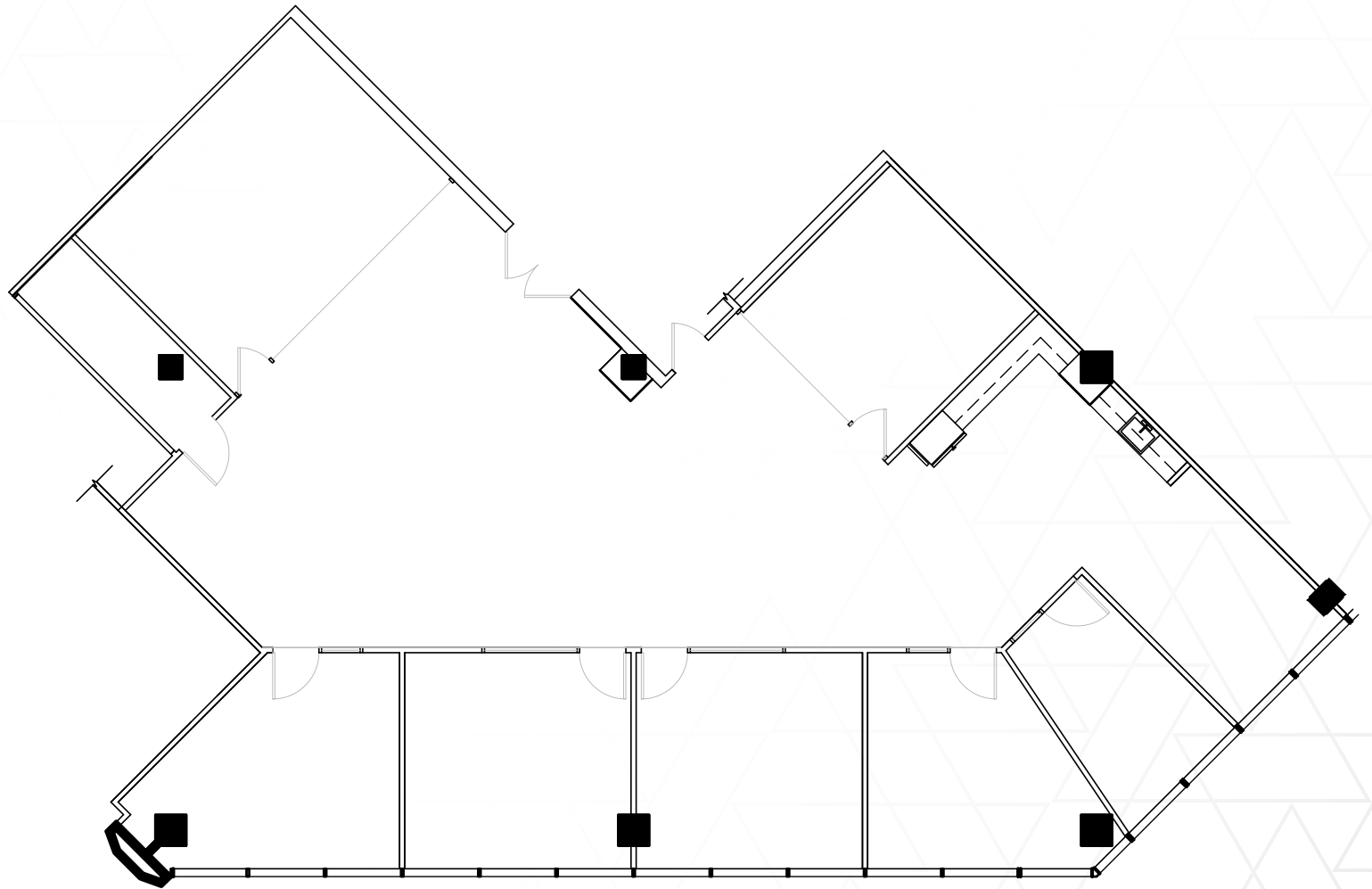
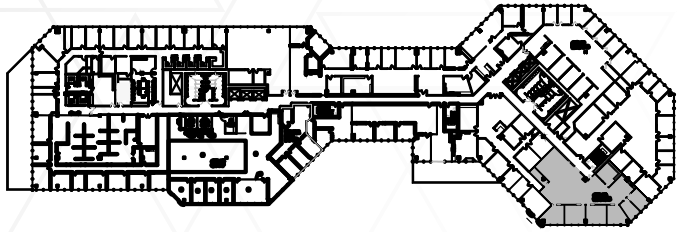
SUITE 326

5,526 SF



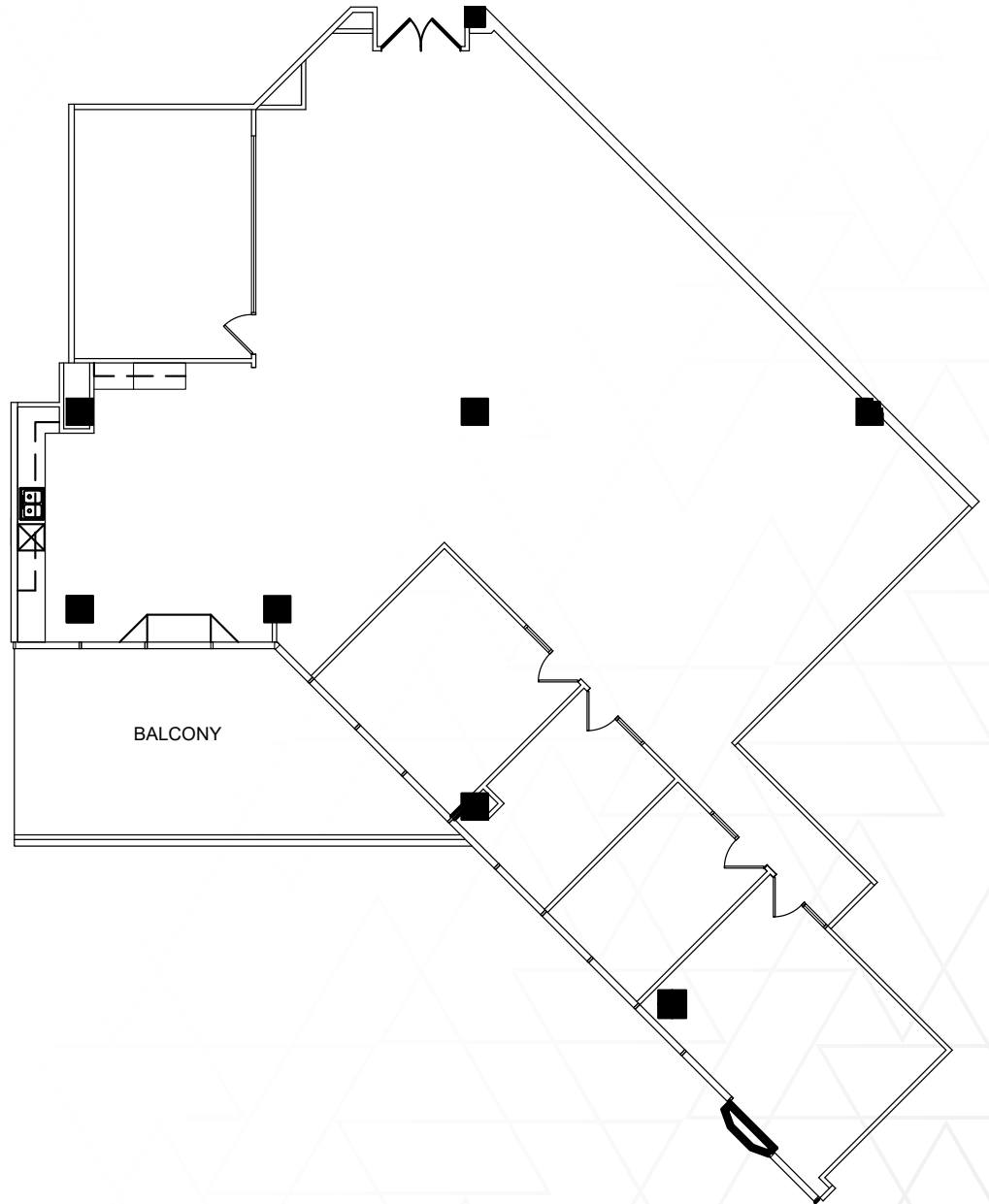
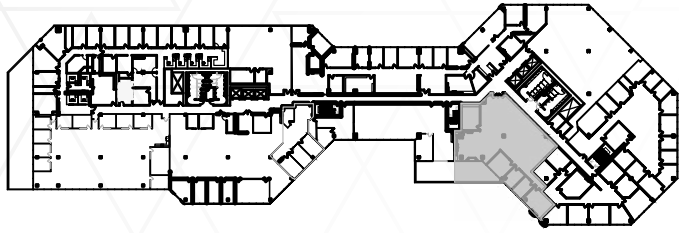
SUITE 328

3,637 SF



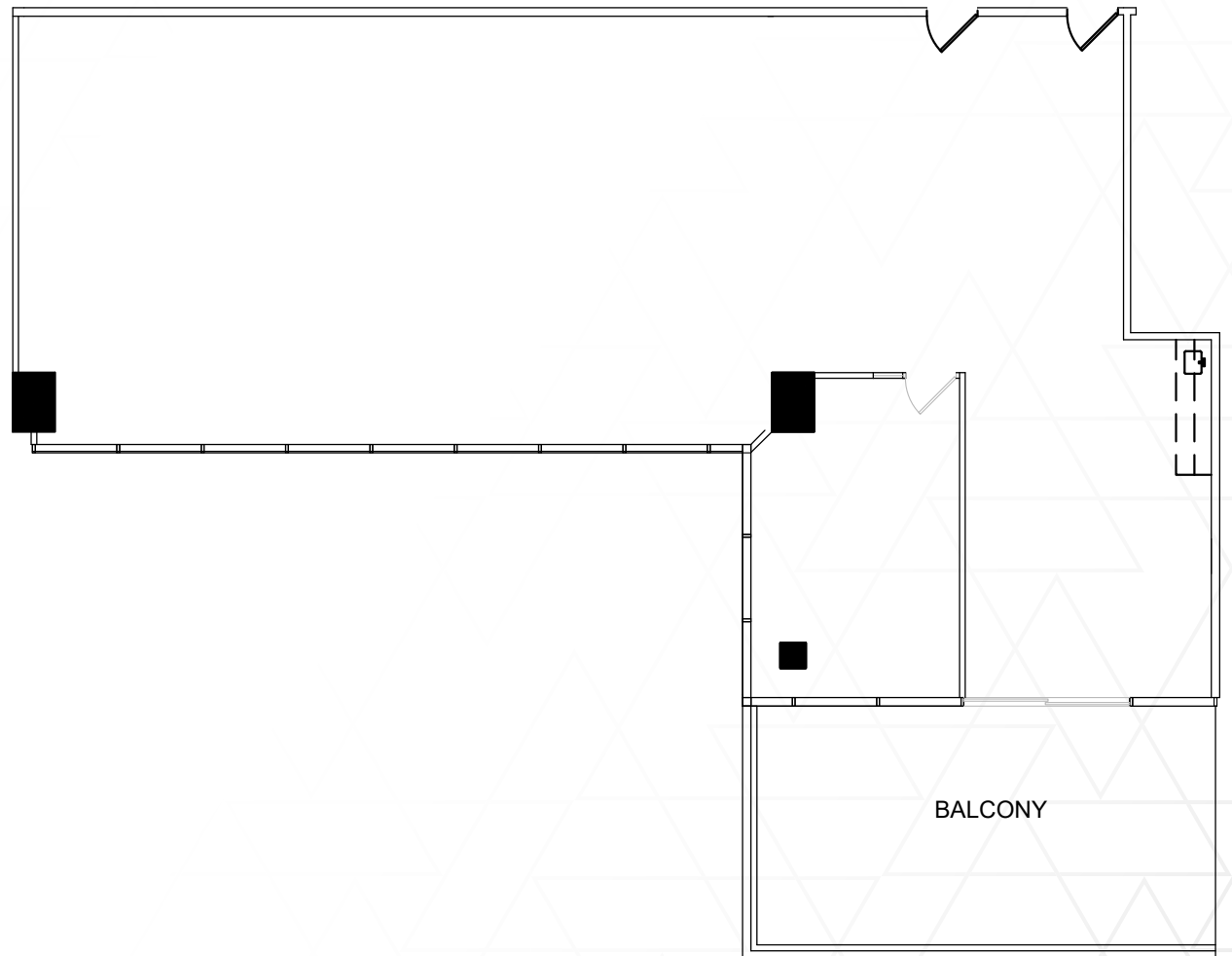
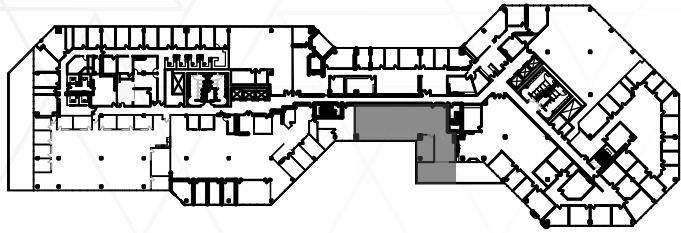
SUITE 330

4,843 SF



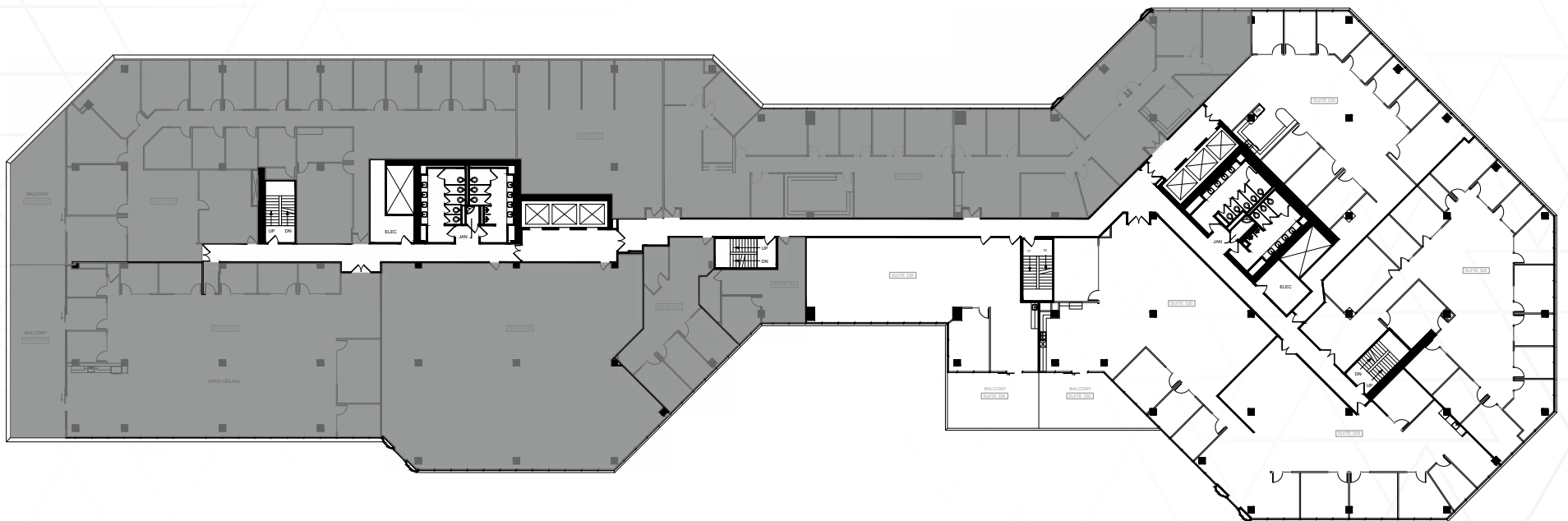
SUITE 336

3,256 SF

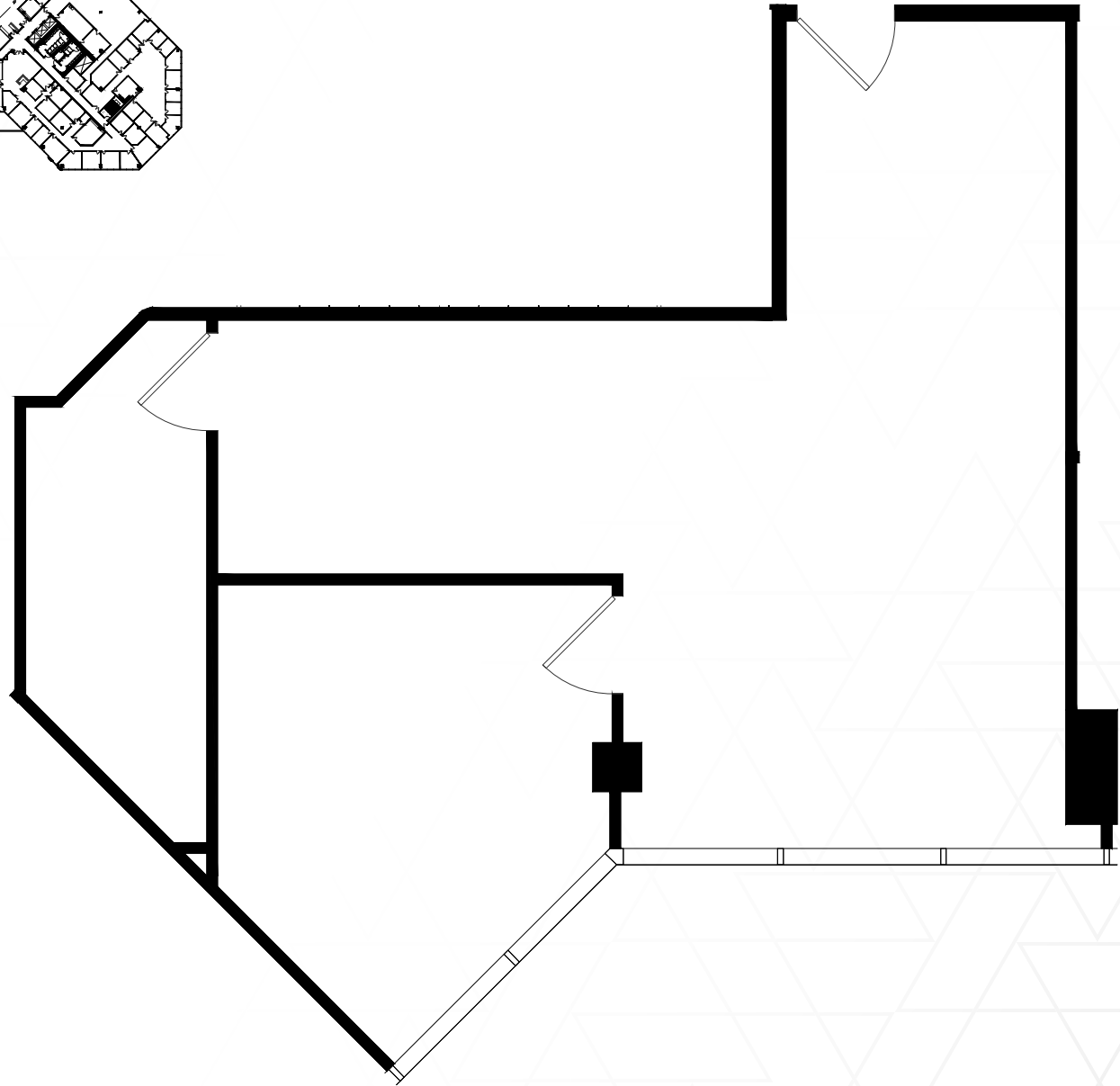
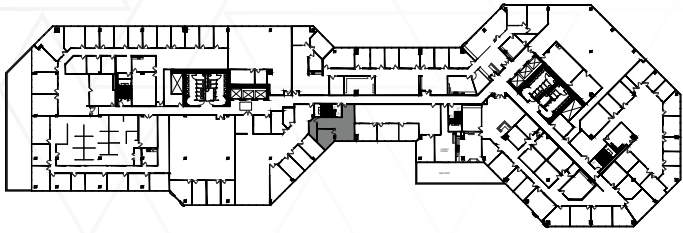


SUITES 325, 326, 328, 330 & 336

20,468 SF

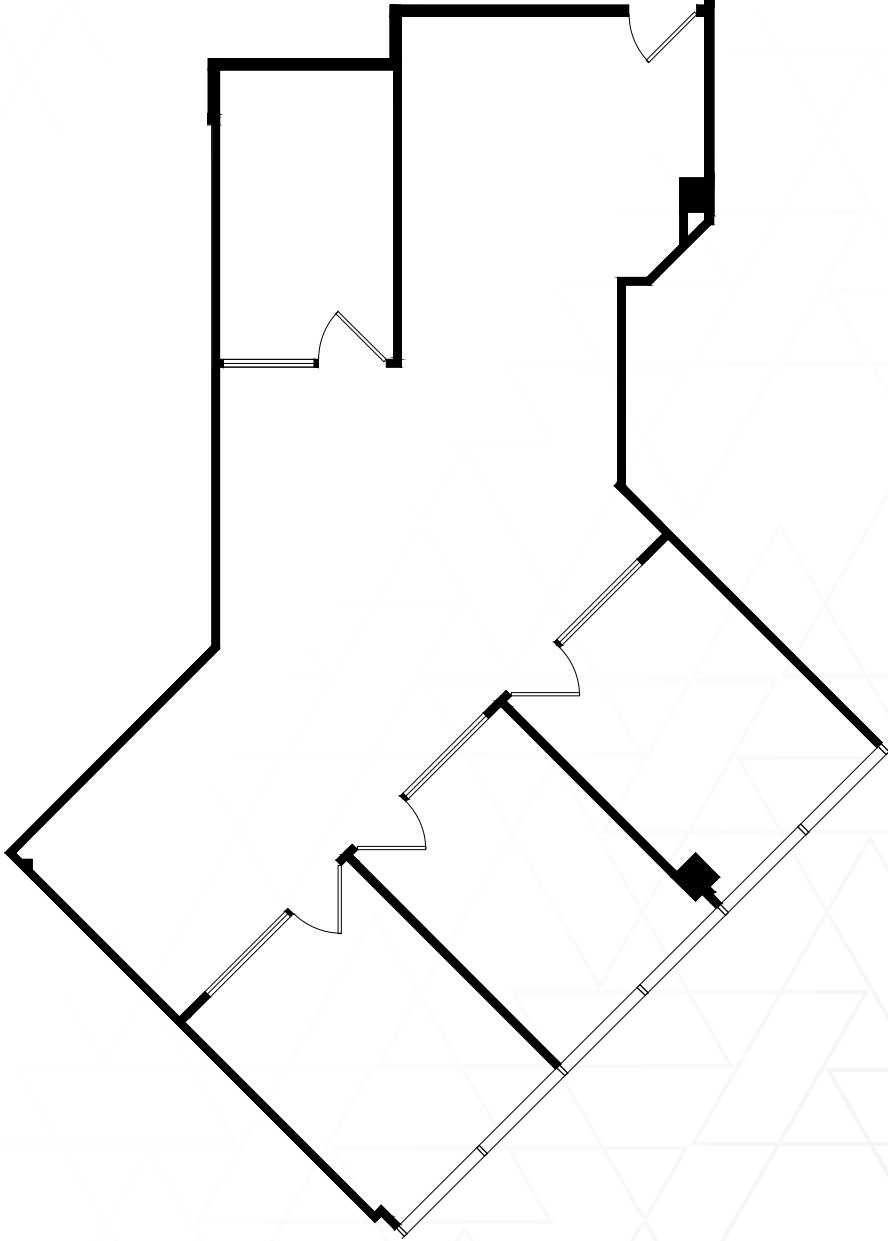
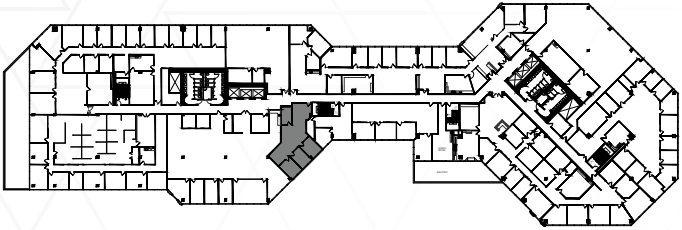


SUITE 348
791 SF



SUITE 360

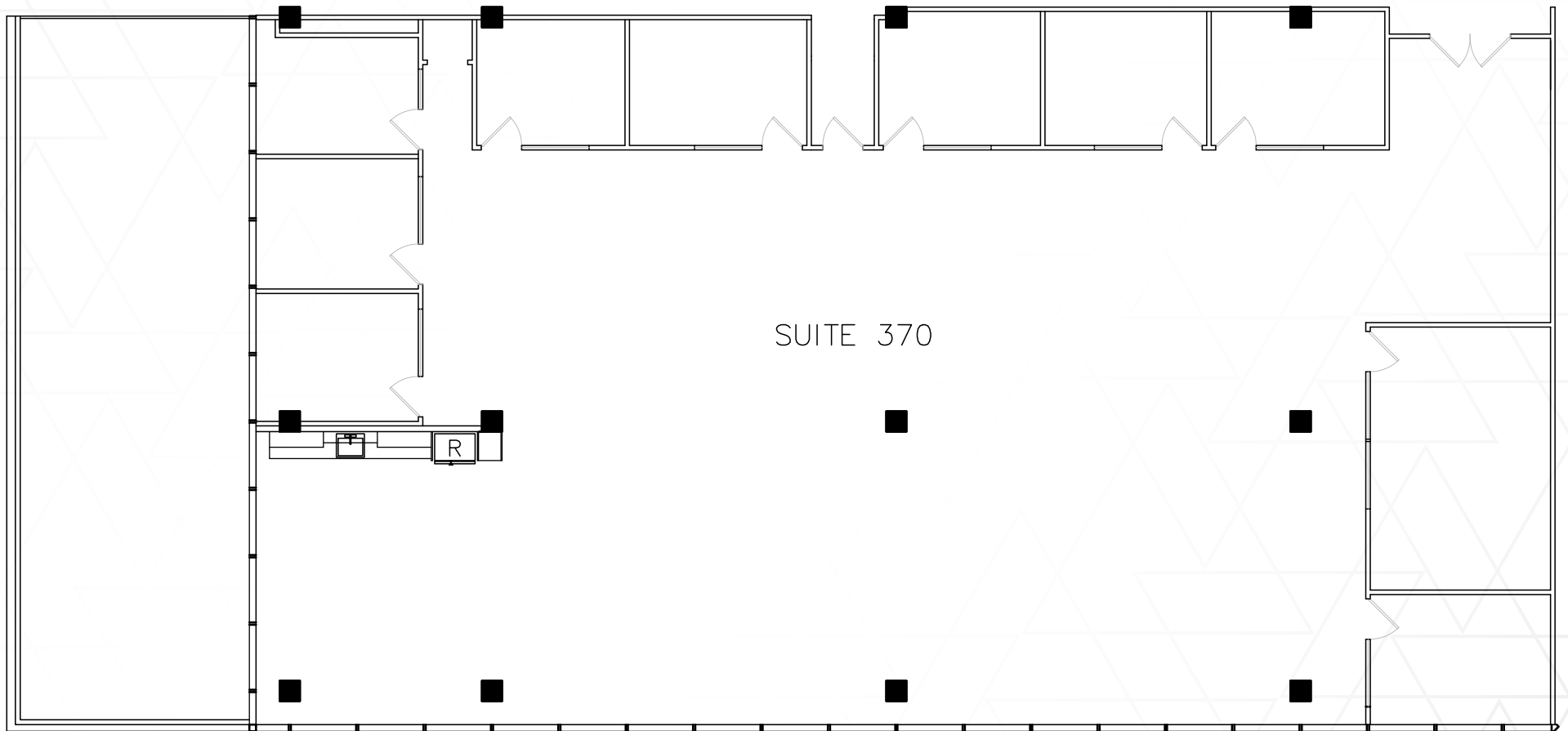
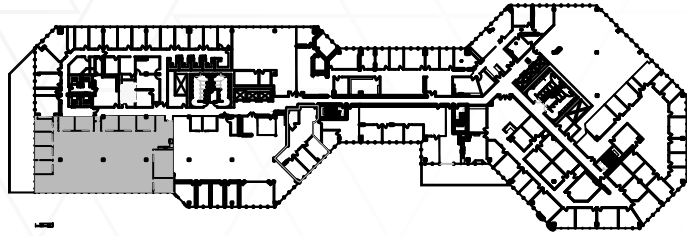
1,371 SF



SUITE 370

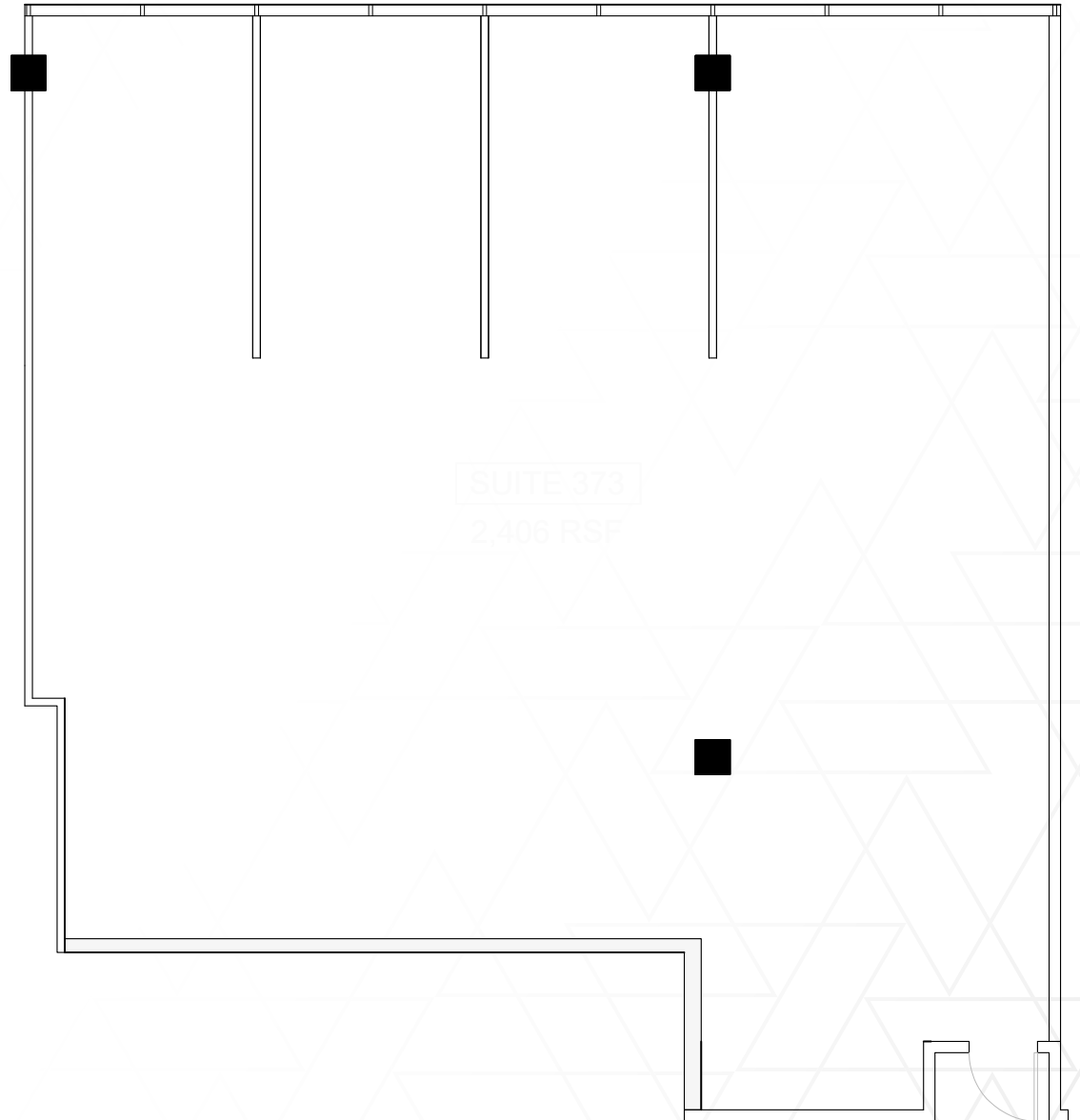
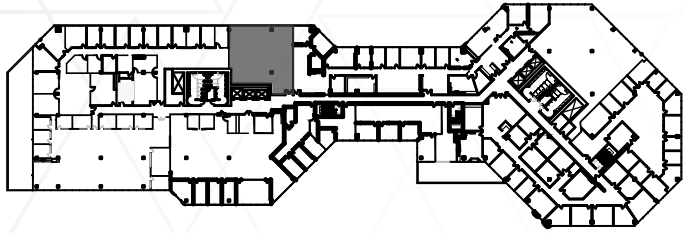
7,381 SF

IMAGES & VIRTUAL TOUR



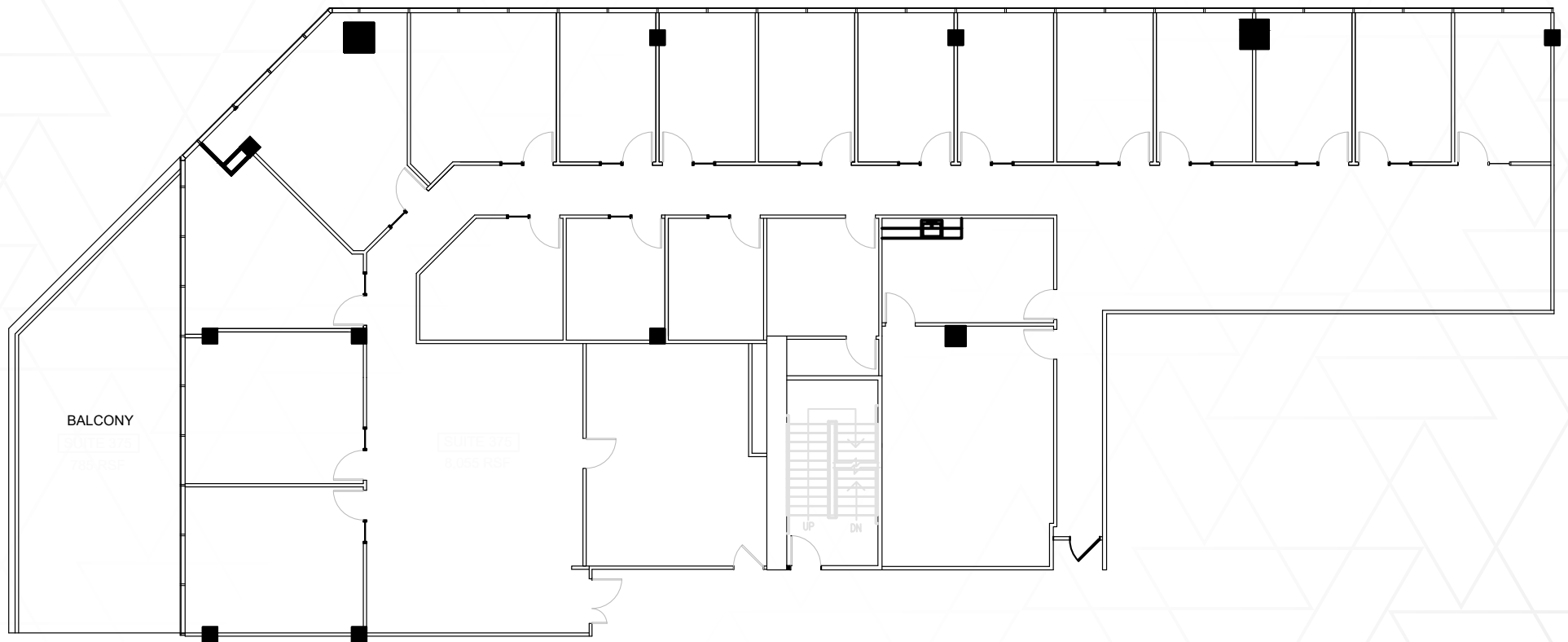
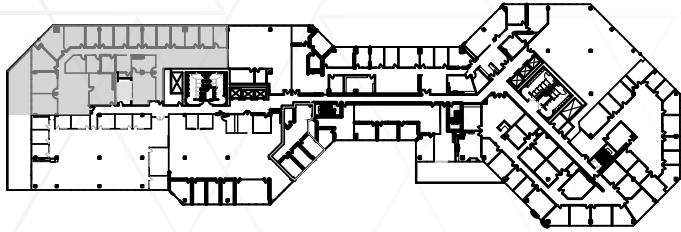
SUITE 373

2,406 SF



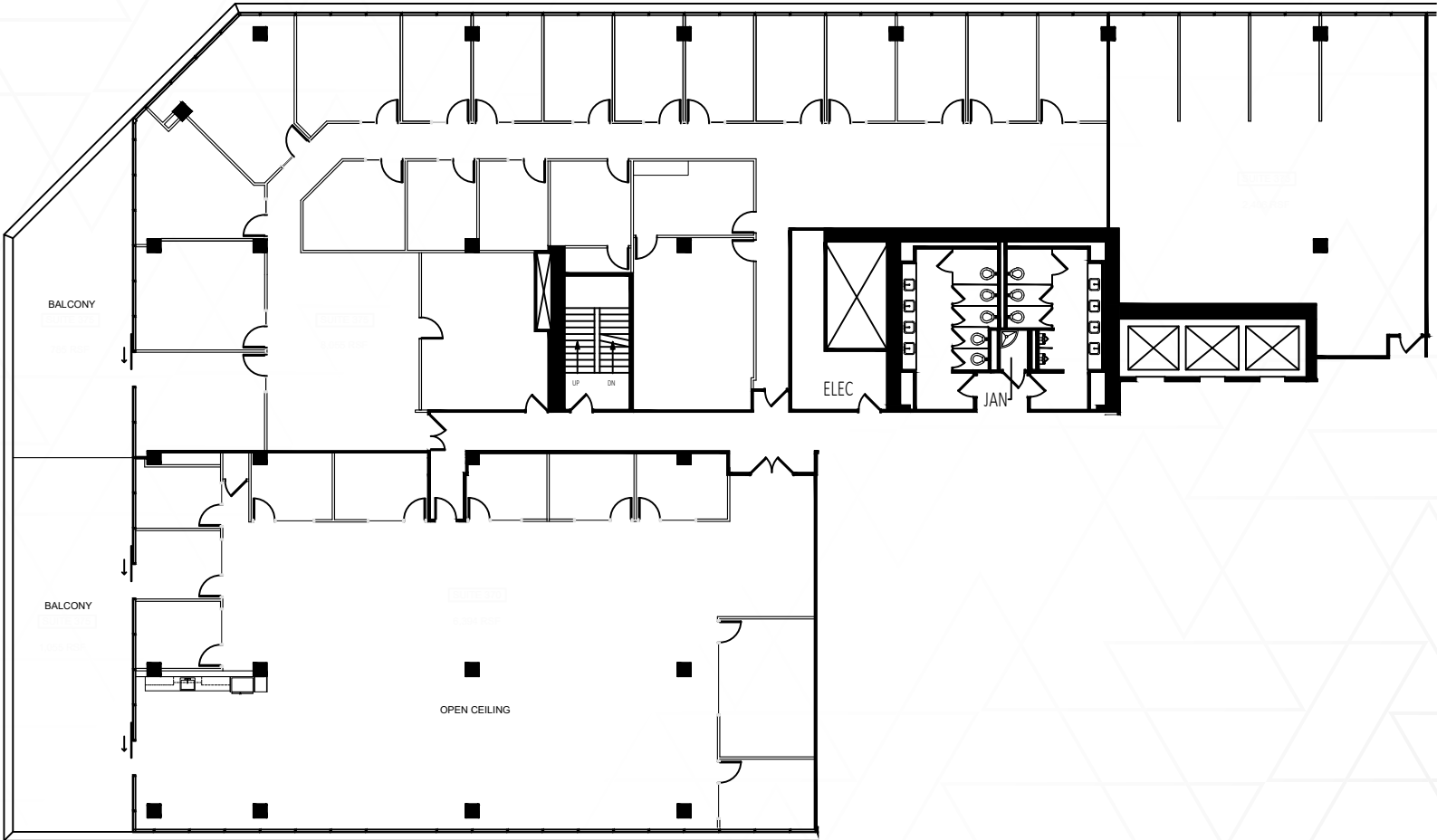
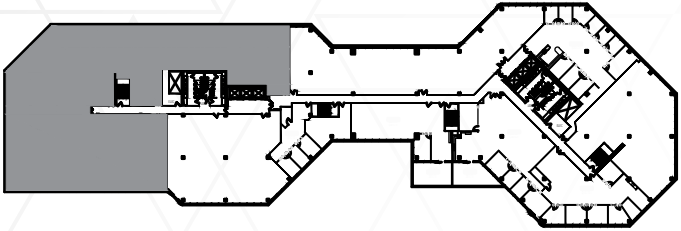
SUITE 375

8,769 SF



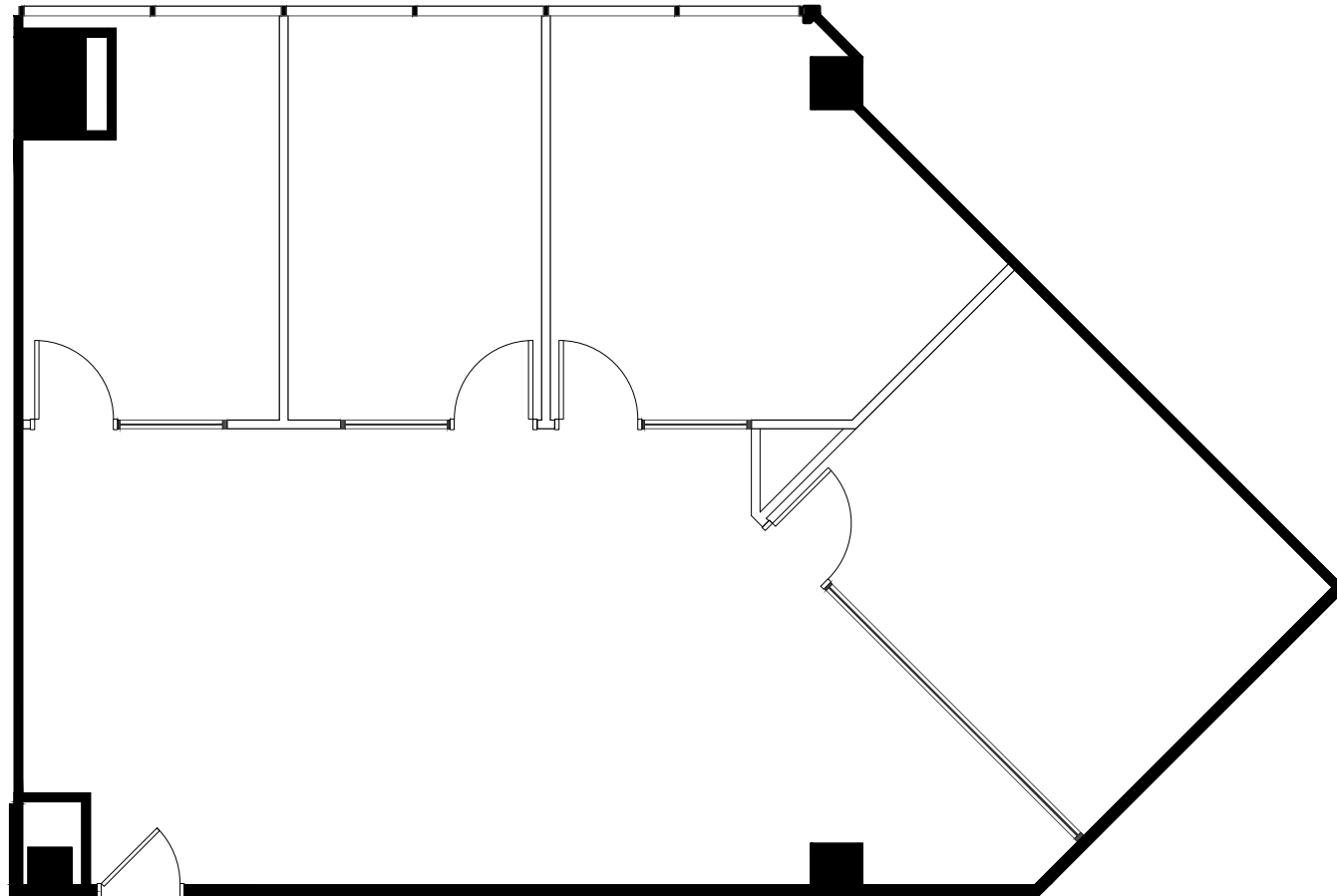
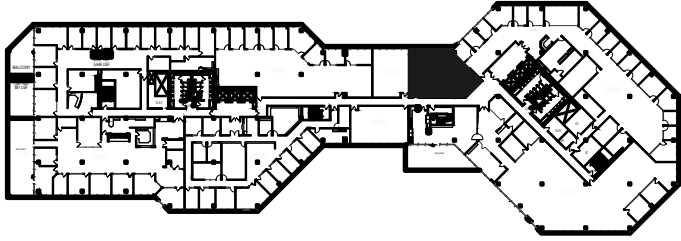
SUITES 370, 373 & 375

CONTIGUOUS TO 18,556 SF



SUITE 425

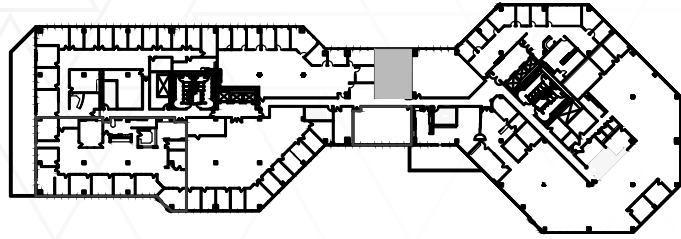
1,648 SF



SUITE 435

1,034 SF

IMAGES & VIRTUAL TOUR



SUITE 435

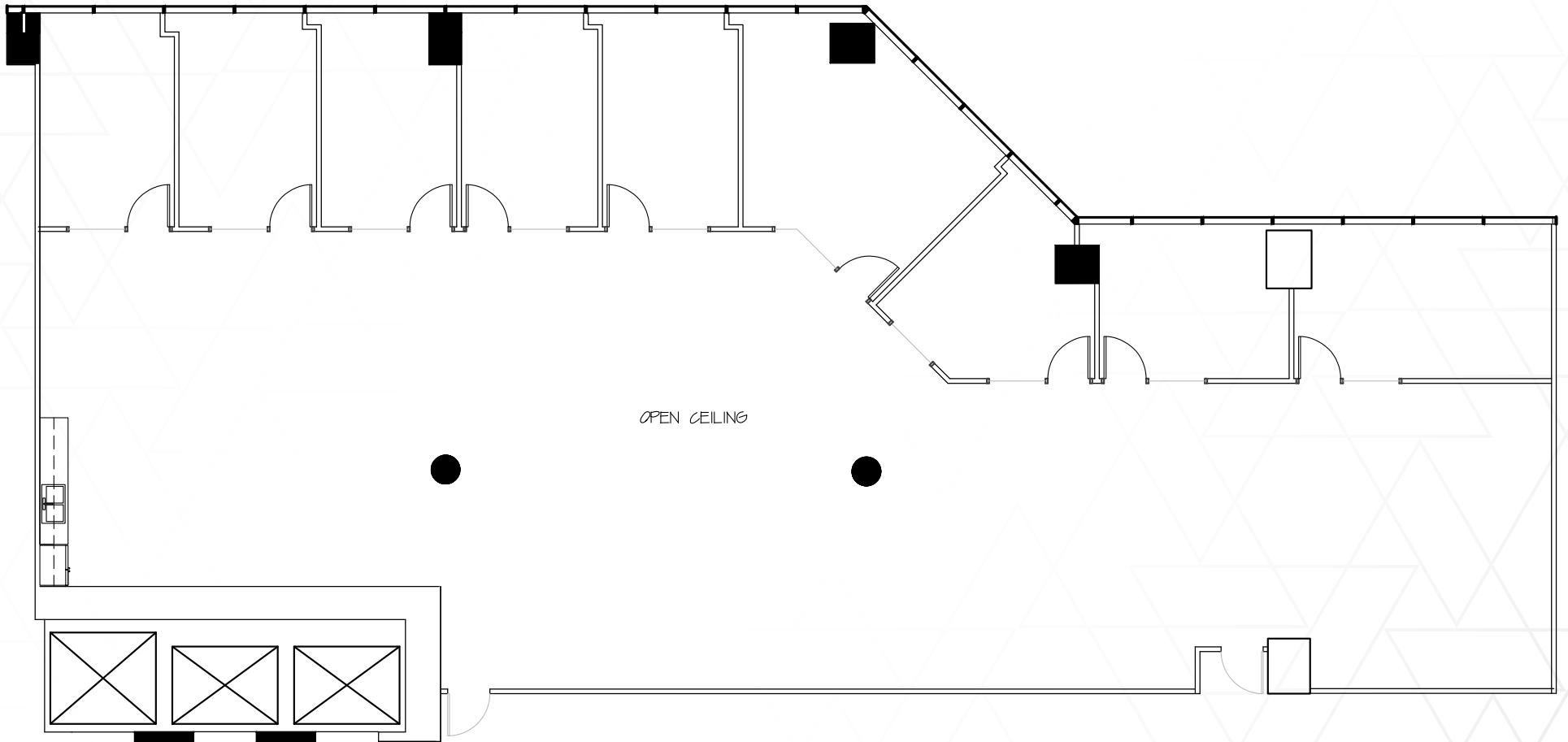
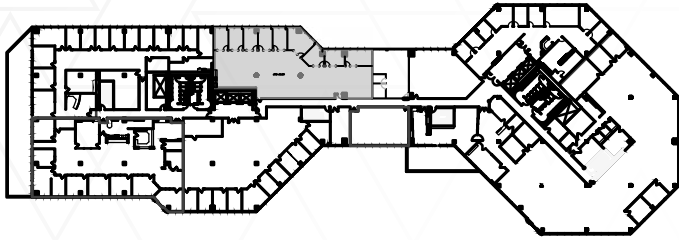
1,034 RSF

838 USF

SUITE 445

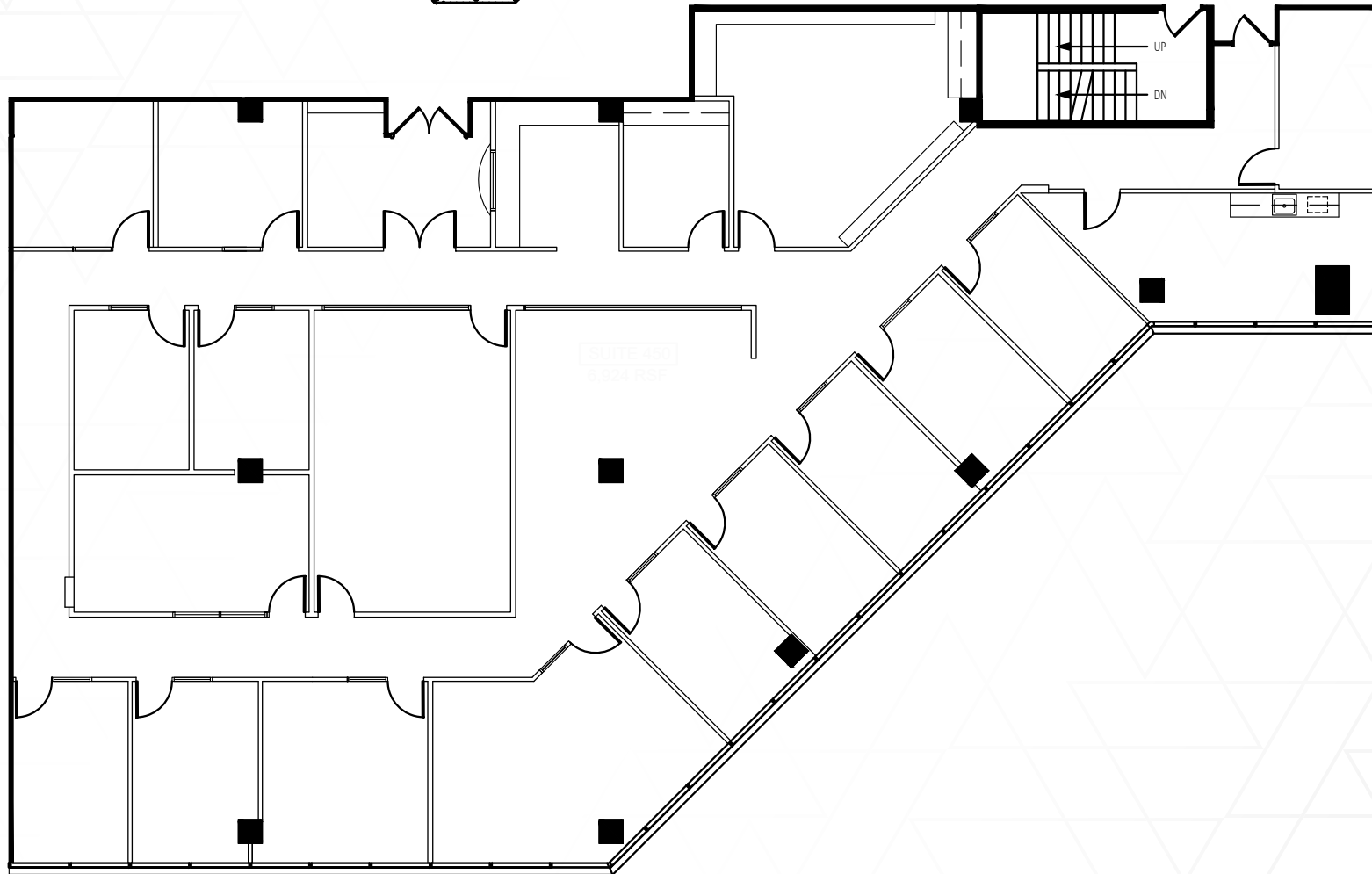
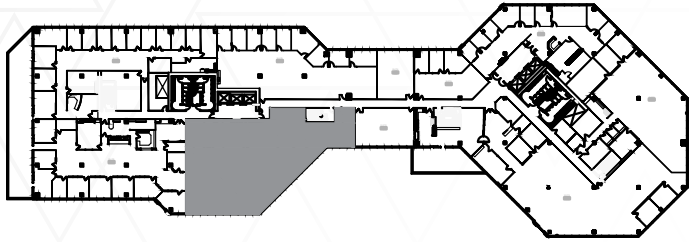
5,437 SF

IMAGES & VIRTUAL TOUR



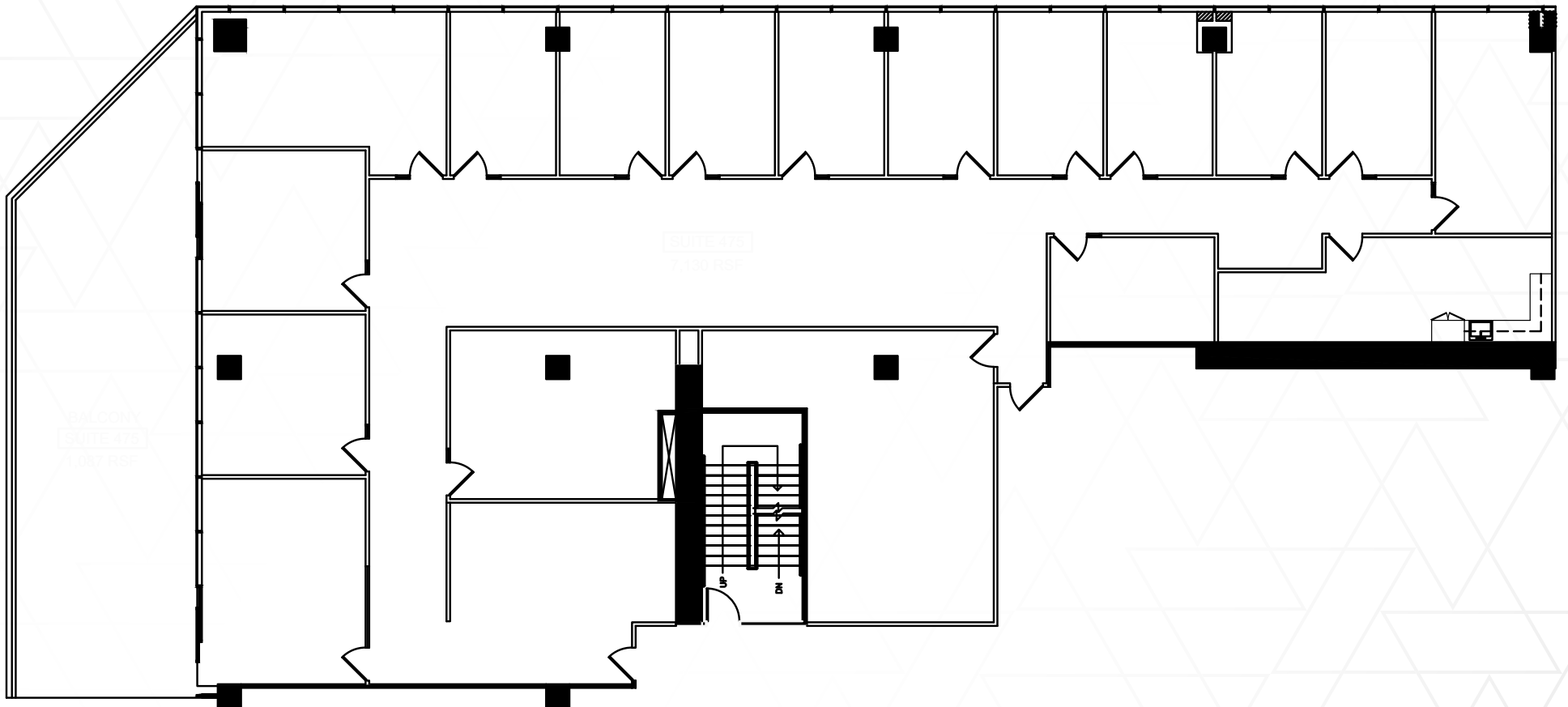
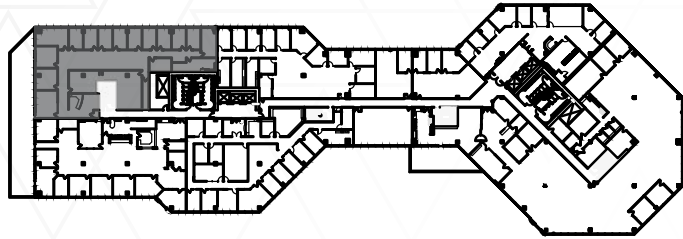
SUITE 450

6,924 SF



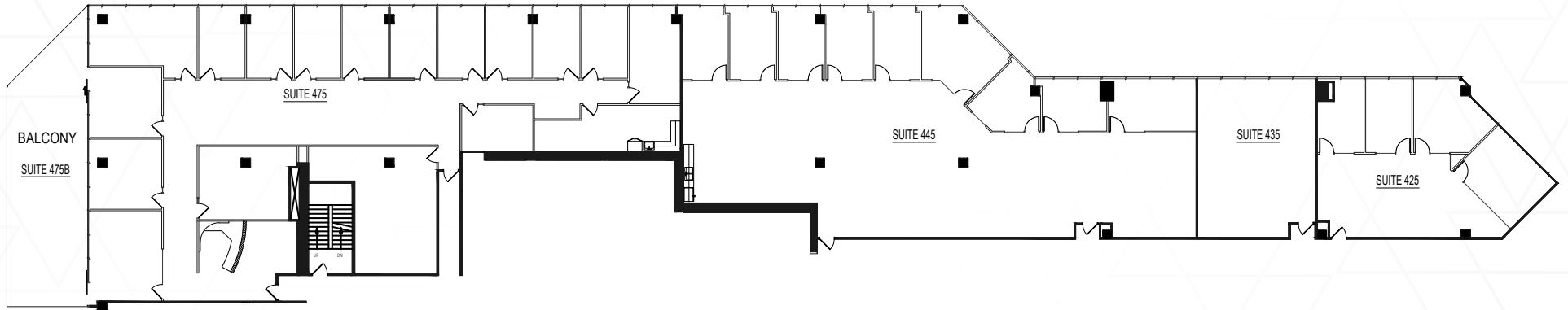
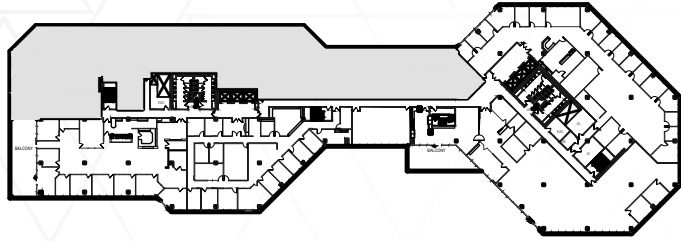
SUITE 475

8,054 SF



SUITES 425, 435, 445 & 475

16,173 SF





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