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THE ATRIUM AT CONTINENTAL PARK

# For Sublease: Fully Furnished Suite with Custom Finishes

2301 ROSECRANS AVENUE, EL SEGUNDO



**NEWMARK**

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**THE ATRIUM | 2301 ROSECRANS AVENUE, EL SEGUNDO**



Prominent presence within The Atrium at Continental Park, a premier office campus business environment on Rosecrans Ave



Ability to deliver furnished plug-n-play space with high-end custom finishes in an efficient floor plate and expansive windowline



Suite layout with double-door entry, 9 private offices, 2 conference rooms, kitchen, IT room, open space, and balcony



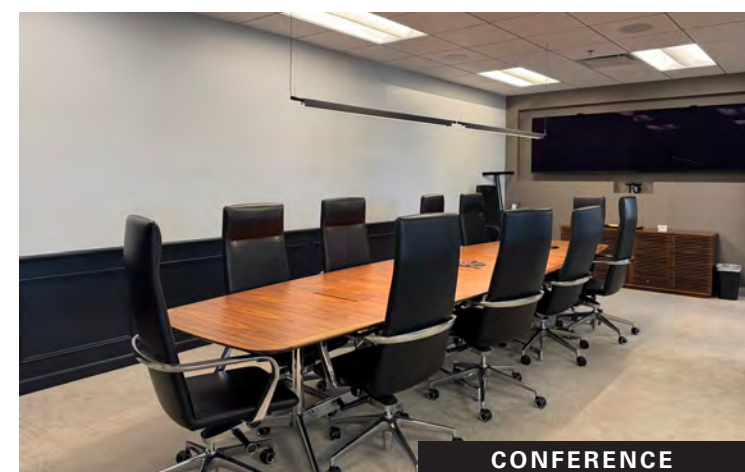
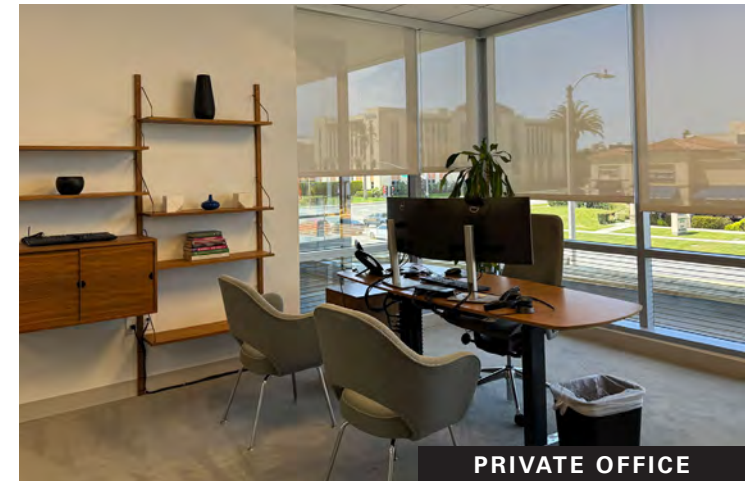
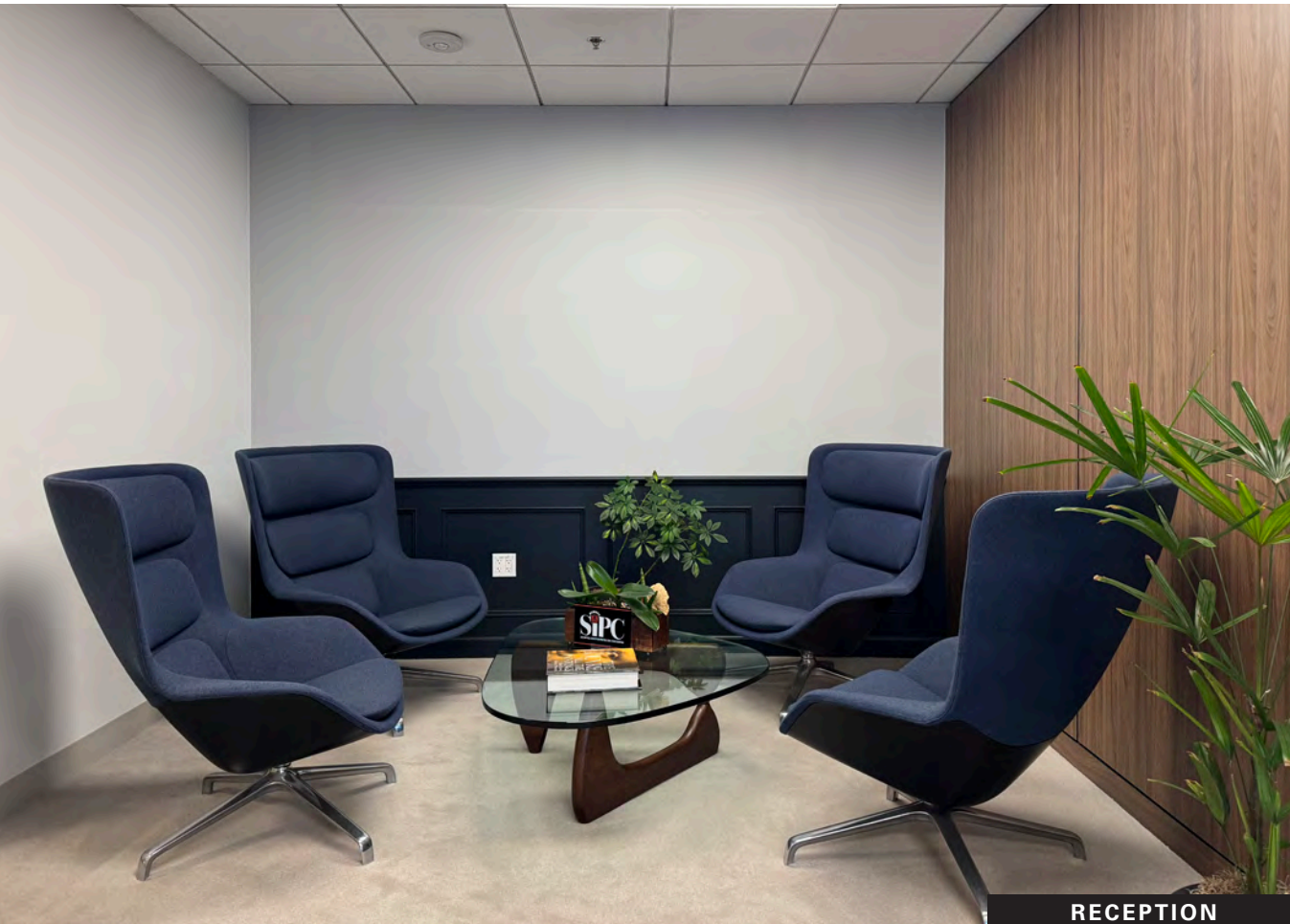
Convenient to I-405, I-105, and LAX, plus walking distance to the Metro C Line (Green) at the Douglas and El Segundo Station



Surrounded by Fortune 500 firms and a deep corporate ecosystem across aerospace, technology, media, and professional services



The campus features well maintained outdoor lounge areas, EV charging stations, a fitness room, and an onsite amenity center



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# SUBLEASE DETAILS

**SUITE 2150**

**RENTABLE SQUARE FEET**

+5,885 RSF

**SUBLEASE TERM**

Through June 30, 2030

**SUBLEASE RENTAL RATE**

\$4.50 per RSF, Full Service Gross

**IDENTITY**

Double door glass entry with secure access

**FURNITURE NEGOTIABLE**

Fully furnished suite with many designer upgrades

**PARKING**

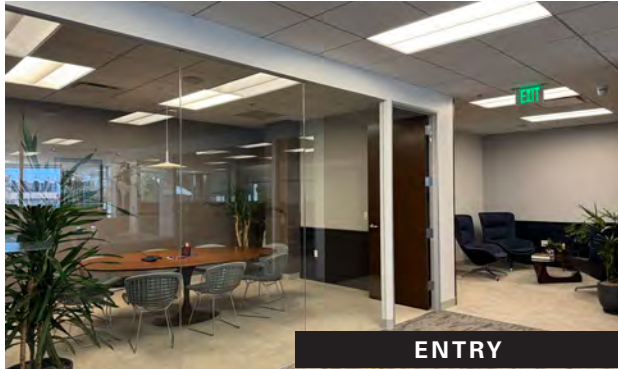
12-26 parking permits available  
\$175.00 reserved, \$100.00 unreserved

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**DOUBLE DOOR ENTRY**

# SUITE PHOTOS



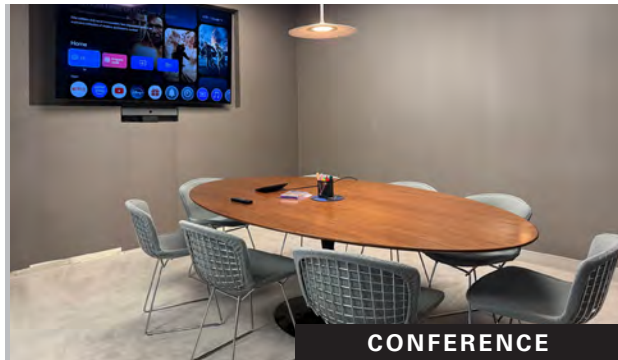
ENTRY



RECEPTION



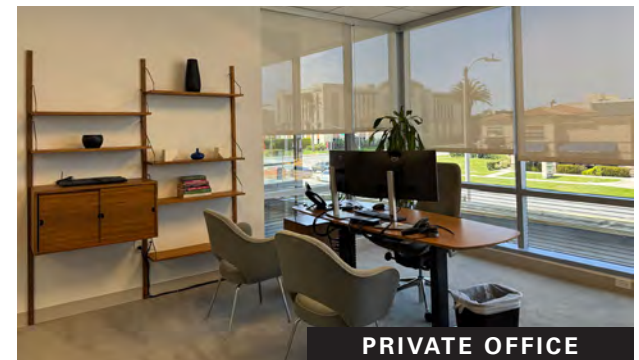
CONFERENCE



CONFERENCE



KITCHEN



PRIVATE OFFICE



OPEN SPACE



LOUNGE

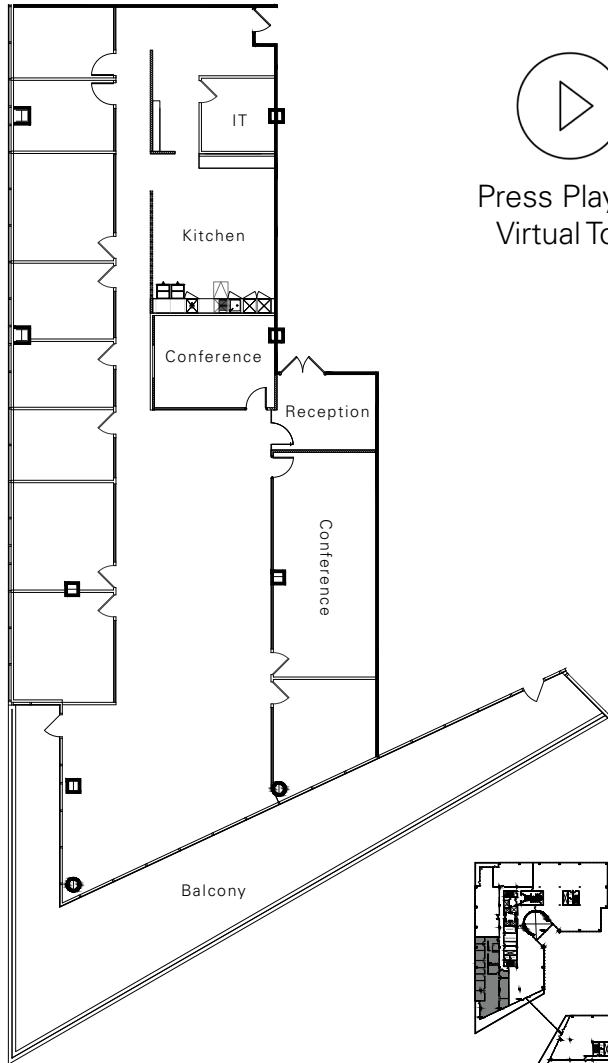


BALCONY

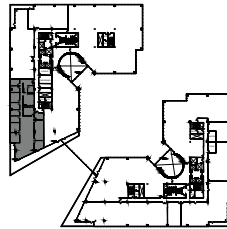
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# FLOOR PLAN

SUITE 2150



Press Play for  
Virtual Tour



KEY PLAN - NOT TO SCALE

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OPEN AIR ATRIUM

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# ONSITE AMENITIES



ENTRANCE



VENDING MACHINES



CONVERSATION AREA



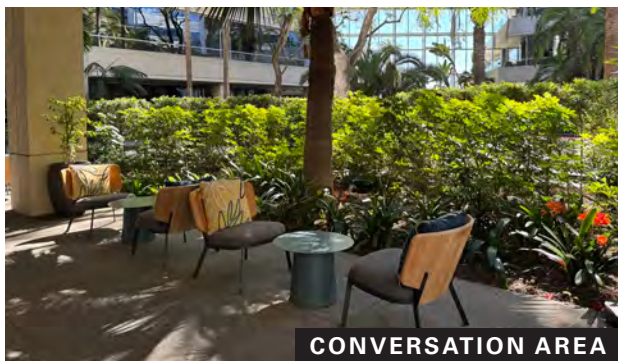
SHUFFLEBOARD



FOOSBALL



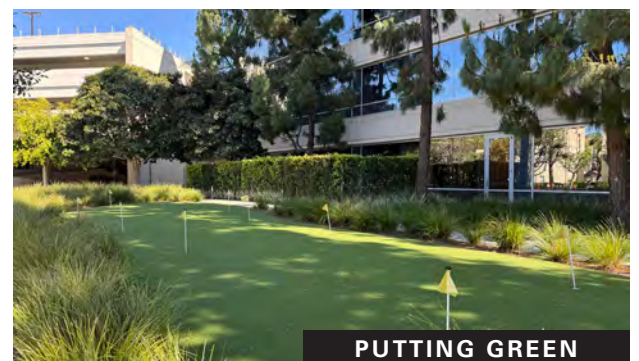
PING PONG / POOL TABLE



CONVERSATION AREA



CONVERSATION AREA



PUTTING GREEN

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# AMENITY MAP

## DOWNTOWN EL SEGUNDO

- |                              |                             |
|------------------------------|-----------------------------|
| <b>Restaurants</b>           | Japonica                    |
| Ali'i Fish Company           | Kagura                      |
| Big Mike's                   | Kreation Juicery            |
| Blue Butterfly Coffee        | Metro Cafe                  |
| Brewport Tap House           | Pho Dreams                  |
| Britt's BBQ                  | Porterhouse Bourbon & Bones |
| Chef Hannes                  | Richmond Bar & Grill        |
| Chicken Dijon                | Rinaldi's                   |
| Deluca Trattoria             | Rock N Brews                |
| El Gringo                    | Sausal                      |
| El Segundo Brewing Co.       | Second City Bistro          |
| El Tarasco                   | Southwest Bread             |
| Ensenada's Surf N Turf Grill | Stuft Pizza                 |
| Fantastic Cafe               | Tavern on Main              |
| Good Stuff                   | The Slice & Pint            |
| Hana Haru Sushi              | Toast Cafe                  |
| Indian Summer                | Two Guns Kitchen            |
| Jame                         | Wendy's Place Cafe          |

## OPEN EL SEGUNDO

- Restaurants**
- Chicken Confidential
  - Five Guys
  - Ike's Sandwiches
  - Malibu Eatery
  - Rubio's Coastal Grill
  - Silverback Coffee
  - The Kabab Shop

## PLAZA EL SEGUNDO

- |                         |                             |
|-------------------------|-----------------------------|
| <b>Retail</b>           | <b>Services</b>             |
| HomeGoods               | Barry's Bootcamp            |
| Dick's                  | Breeze Pediatric Dentistry  |
| Nordstrom Rack          | CodeNinjas                  |
| PetSmart                | Color Me Mine               |
| The Container Store     | Drybar                      |
| ULTA                    | Fidelity Investments        |
| Whole Foods Market      | Fireflies Haircuts for Kids |
|                         | Hammer & Nails Grooming     |
|                         | Hot 8 Yoga                  |
|                         | Legacy Dance Academy        |
|                         | One Medical                 |
|                         | Orange Twist                |
|                         | Stretch Lab                 |
|                         | Sylvan Learning             |
|                         | The Now Massage Boutique    |
| <b>Restaurants</b>      |                             |
| California Fish Grill   |                             |
| goop kitchen            |                             |
| Marmalade Cafe          |                             |
| Northern Cafe Dumplings |                             |
| Pinkberry               |                             |
| Sauced BBQ & Spirits    |                             |
| The Bar by Seabutter    |                             |
| The Veggie Grill        |                             |

## THE POINT

- |                     |                       |
|---------------------|-----------------------|
| <b>Retail</b>       | <b>Restaurants</b>    |
| Allbirds            | Cava                  |
| Athleta             | Hopdoddy Burger Bar   |
| Bluemercury         | Lil Simmzy's          |
| Bonobos             | Little Sister         |
| Evereve             | Mendocino Farms       |
| Kendra Scott        | North Italia          |
| Lululemon           | Peet's Coffee & tea   |
| Madewell            | Pressed Juicery       |
| Nike                | Tocaya Organica       |
| No Rest for Bridget | True Food Kitchen     |
| OuterKnown          | VanLeeuwen Ice Cream  |
| Papersouce          |                       |
| Rabbit Ladders      |                       |
| State & Liberty     |                       |
| Sugarfina           |                       |
| Warby Parker        |                       |
|                     | <b>Services</b>       |
|                     | Bellaures             |
|                     | Face Haus             |
|                     | Pause                 |
|                     | Soulycycle            |
|                     | Vicara Aveda Salonspa |

- |                       |                 |
|-----------------------|-----------------|
| <b>Restaurants</b>    | <b>Services</b> |
| Bread & Butter        | Ralphs          |
| El Pollo Loco         | Anytime Fitness |
| Express Chinese Food  | Mathnasi        |
| Jersey Mike's Subs    |                 |
| Petit Cafe            |                 |
| Sansai Japanese       |                 |
| Starbucks             |                 |
| Subway                |                 |
| WikiWiki Hawaiian BBQ |                 |

## ELEVON

- Retail**
- Lakers Team Shop
- Restaurants**
- Bowlology
  - Eat Fantastic
  - Grill by Petros
  - Kaya Sushi
  - Noah's Bagels
  - One Poke
  - Starbucks
  - Subway
  - The Flame Broiler
- Services**
- Hollyway Cleaners
  - El Segundo Dermatology
  - Picture Perfect Lashes

- Retail**
- Walgreens

- Restaurants**
- The Habit Burger Grill
  - Chipotle Mexican Grill

## APOLLO LANDING

- Restaurants**
- Bruxie
  - Calo Kitchen + Tequila
  - Philz Coffee
  - Randy's Donuts
  - Shake Shack
  - Tendergreens

## MANHATTAN GATEWAY

- Retail**
- Barnes & Noble
  - BevMo
  - Erewhon
  - Office Depot
  - Old Navy
  - REI
  - The Vitamin Shoppe
  - Trader Joe's
- Restaurant**
- Cafe Rio Mexican Grill

## MANHATTAN MARKETPLACE

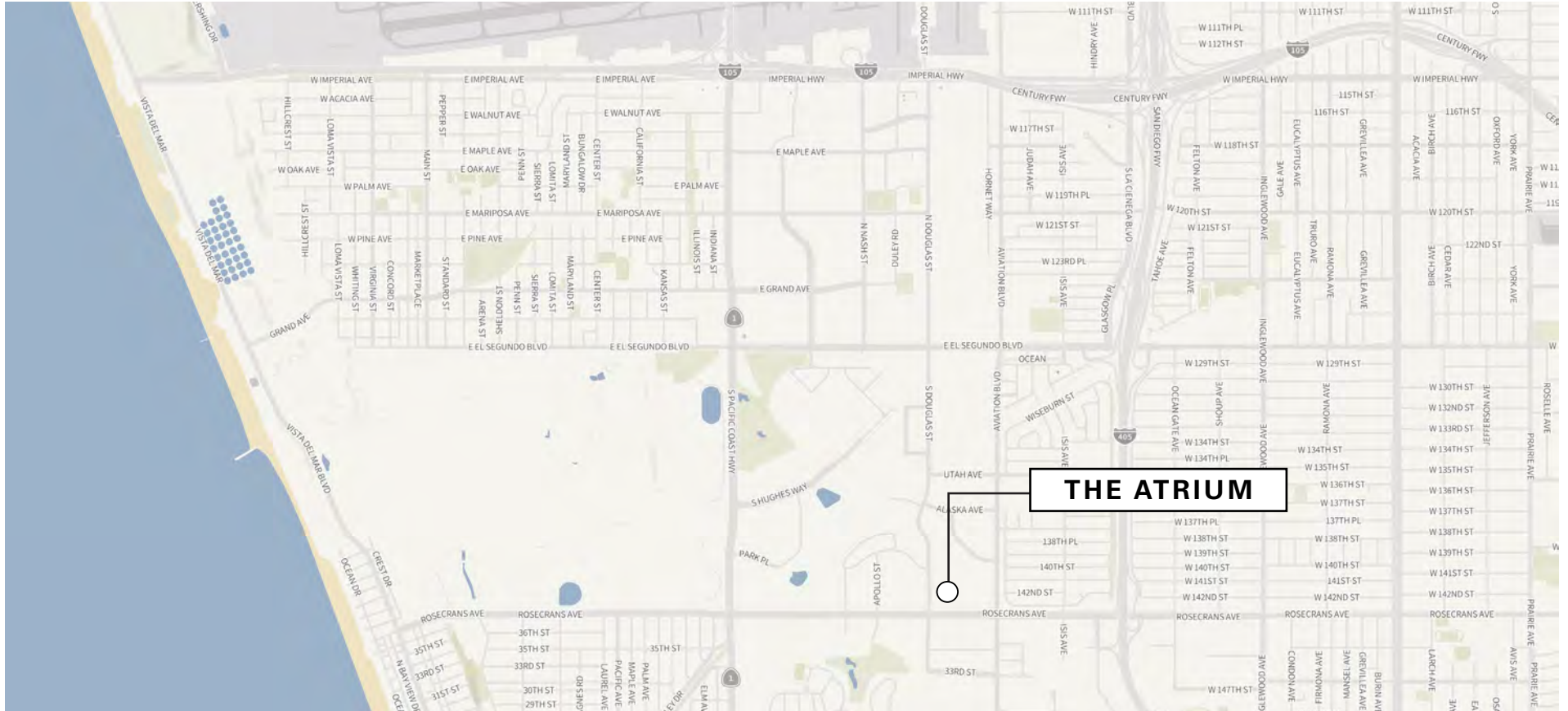
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|------------------------|------------------------------|
| <b>Retail</b>          | The Hummus Factory           |
| Bristol Farms          | The Coffee Bean              |
| CVS Pharmacy           | The Rice Teriyaki Sushi Roll |
| Helen Cycles           | Union Pizza Company          |
| GNC                    | WoodRanch                    |
| Planet Beauty          | Yogurtland                   |
| <b>Restaurants</b>     | <b>Services</b>              |
| Jamba Juice            | European Wax Center          |
| Lido Di Manhattan      | Floyd's 99 Barbershop        |
| Nothing Bundt Cakes    | Massage Envy                 |
| Pachanga Mexican Grill | Posh Nails                   |
| Subway                 | The Lash Lounge              |

## CONTINENTAL PARK

- |                    |                         |
|--------------------|-------------------------|
| <b>Restaurants</b> | Bay Club                |
| Eddie V's          | Bank of Manhattan       |
| Fleming's          | Chase Bank              |
| Fogo de Chao       | CinemaWest Beach Cities |
| Nomad Eatery       | Orangetheory Fitness    |
| Noah's Bagels      | Sola Salons             |
| Paul Martin's      |                         |
| Pink's             |                         |
| Starbucks          |                         |
| <b>Services</b>    |                         |

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# AERIAL MAP



## FOR MORE INFORMATION:

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