



CONTINENTAL PARK

Space Availability - August 4, 2010

Scott Peters speters@continentaldevelopment.com
 Carol Sutor csutor@continentaldevelopment.com
 Phone: (310) 640-1520

<u>Address / Suite #</u>	<u>Rentable SF</u>	<u>Rate/SF/FSG</u>	<u>type</u>	<u>Office Layout</u>
2041 Rosecrans, El Segundo				
170	6,220	TBD	retail	
340	785	\$2.65	mini suite	2 offices, open reception
359	1,375	\$2.65	mini suite	3 offices, storage, open reception
367	1,103	\$2.65	mini suite	2 window offices, copy/storage room, open recept.
371	1,320	\$2.65	mini suite	corner unit, 3 window offices
380	972	\$2.65	mini suite	3 offices, storage, open reception
395	1,360	\$2.65	mini suite	3 offices, storage, open reception
1500 Rosecrans, Manhattan Beach				
410	1,729	\$2.50	mini suite	3 window offices, open area
412	1,642	\$2.50	mini suite	2 window offices, storage, open area
414	1,338	\$2.50	mini suite	2 window offices, storage, open area
THE PLAZA				
2101 Rosecrans, El Segundo (west tower)				
3205	413	\$2.75	mini suite	open office 9/1/10
3280	817	\$2.75	mini suite	1 window office, open reception
4240	1,376	\$2.75	mini suite	3 window offices, storage
5282	1,331	\$2.75	mini suite	1 office, large window bullpen
2121 Rosecrans, El Segundo (south tower)				
1300	9,842	\$2.75		12 window offices (more possible) conf, kitchen, open bullpen
1399	8,241	TBD	restaurant	former Daily Grill location
2320	1,754	\$2.75	mini suite	5 window offices, storage, open reception
3320	2,047	\$2.75	mini suite	5 offices, window bullpen, storage
3345	1,721	\$2.75	mini suite	3 window offices, open bullpen, storage
3370	1,653	\$2.75	mini suite	4 offices, bright window bullpen
3375	2,166	\$2.75	mini suite	4 window offices, open area, storage
4330	2,117	\$2.75	mini suite	3 window offices, open bullpen, storage
4335	1,480	\$2.75	mini suite	1 window office, open reception
4345	2,037	\$2.75	mini suite	4 window offices, open reception, kitchen
2141 Rosecrans, El Segundo (east tower)				
1100	7,482	\$2.75		
Penthouse	11,961	\$2.75		Suite 7000, access via main parking elevators (9/1/10)



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840 Apollo Street, El Segundo				
205	959	\$2.35	mini suite	2 window offices, open reception
206	571	\$2.35	mini suite	1 window office, open reception
207	1,184	\$2.35	mini suite	2 window, open area with windows
210	754	\$2.35	mini suite	1 window office, open reception, storage
217	165	\$500.00	mini suite	1 room or storage
223	2,440	\$2.35	mini suite	3 offices, large window conference, open area
224	1,323	\$2.35	mini suite	3 interior offices, open area with windows
241	5,615	\$2.35		7 offices, cube area, huge conference, kitchen, storage, IT room
254	2,809	\$2.35	mini suite	6 offices, tile floor reception, computer room, open area
306	1,012	\$2.35	mini suite	4 offices, open reception
310	824	\$2.35	mini suite	2 offices, open reception
314	803	\$2.35	mini suite	corner with 3 window offices
315	173	\$500.00		includes one car parking
319	157	\$500.00		includes one car parking
321	947	\$2.35	mini suite	3 offices
841 Apollo Street, El Segundo				
310	6,440	\$2.50		balcony, kitchen, conf, expansive window line, mostly open
325	2,151	\$2.50	mini suite	6 offices, open reception
344	1,009	\$2.50	mini suite	3 window offices, open
880 Apollo Street, El Segundo				
139	652	\$2.35	mini suite	2 window offices, open reception
170	1,442	\$2.35	mini suite	4 offices, storage, open area
200	3,335	\$2.35	mini suite	corner unit, 6 offices, bullpen, reception, double door entry
217	2,711	\$2.35	mini suite	6 window offices, open bullpen, reception, storage, corner unit
227	1,393	\$2.35	mini suite	2 window, open, storage, reception
230	1,148	\$2.35	mini suite	2 window offices, open, reception
233	815	\$2.35	mini suite	2 offices, open, reception
241	3,083	\$2.35	mini suite	3 window offices, storage, open bullpen on window line
244*	1,453	\$2.35	mini suite	reception, storage, open bullpen
245*	3,361	\$2.35	mini suite	6 offices, large conference, bullpen
336	1,148	\$2.35	mini suite	2 window offices, reception, storage
351	1,538	\$2.35	mini suite	2 window, 1 interior, reception, open
352	1,001	\$2.35	mini suite	2 window, storage, reception
354	697	\$2.35	mini suite	1 private office, open reception
356	1,382	\$2.35	mini suite	5 offices, windows to open area



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THE ATRIUM				
2301 Rosecrans, El Segundo (north tower)				
1135	3,281	\$3.25	medical	medical suite, 7 exams, 2 offices, restroom, kitchen, storage
2100	7,396	\$2.75		creative space with exposed ceilings, expansive glass
2185	1,603	\$2.75	mini suite	3 window offices, storage, reception
3170	677	\$2.75	mini suite	1 window office, open reception
4120	449	\$2.75	mini suite	1 window office, open reception
4130	1,347	\$2.75	mini suite	3 window offices, storage, reception
4140	1,154	\$2.75	mini suite	3 window offices, storage, reception
4190	1,347	\$2.75	mini suite	3 window offices, storage, reception
2321 Rosecrans, El Segundo (south tower)				
1255	1,546	\$2.75	mini suite	4 window offices, storage, open bullpen
1260	1,141	\$2.75	mini suite	2 window offices, open bullpen
2275	6,713	\$2.75		10 window offices, conference room, kitchen, work room
3210	1,331	\$2.75	mini suite	3 window offices, storage/server room
3230	1,351	\$2.75	mini suite	3 window offices, storage/server room
3260	1,125	\$2.75	mini suite	2 window offices, open area reception
4265	449	\$2.75	mini suite	1 window office, open reception
4270	1,347	\$2.75	mini suite	2 window offices, storage/server room
THE TERRACE				
2381 Rosecrans, El Segundo (east tower)				
325	9,389	\$2.75		shell space
348	806	\$2.75	mini suite	large window office, open window reception, storage
374	1,210	\$2.75	mini suite	2 offices and storage
400	18,761	\$2.75		balcony, perimeter offices throughout, divisible
3601 Aviation, Manhattan Beach				
1000	2,820	\$2.35		corner to corner north end of building
1300	834	\$2.35	mini suite	
2200	3,284	\$2.35		corner unit, 7 window offices, kitchen, open bullpen
2550	2,379	\$2.35		large open suite with kitchen
2800	2,092	\$2.35		corner unit, 4 window offices, open reception
3300	2,571	\$2.35		7 offices (3 window, 4 internal)
3700	772	\$2.35	mini suite	1 window, reception
3900	3,317	\$2.35		corner unit, 7 window offices, reception, open bullpen



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2221 Rosecrans, El Segundo				
	56,495	\$2.35	Office	2 story office building. Divisible
800 Apollo Street, El Segundo				
	190,000	\$1.50 nnn	Office/R&D	2 story, modern offices, assembly area, warehouse area, loading http://www.parkplaceatcontinental.com
2121 Park Place, El Segundo				
	120,560	\$1.50 nnn	Office/R&D	2 story, modern offices, assembly area, warehouse area, loading http://www.parkplaceatcontinental.com

Mini suite tenants have access to common area kitchen and conference room. The Plaza, Atrium, and Terrace each have a private gym for its tenants. Monthly parking is \$70/car/month. Reserved parking is \$115/car/month when available.

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PROUDLY OWNED AND MANAGED BY
 CONTINENTAL DEVELOPMENT CORPORATION
 2041 ROSECRANS AVENUE, SUITE 200
 EL SEGUNDO, CA 90245
 (310) 640-1520
www.continentaldevelopment.com

* denotes contiguous suites
 deals pending

Fiber optics for internet available at; 1500 Rosecrens, Plaza, 841 Apollo, 880 Apollo, Atrium, Terrace, 3601 Aviation



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Office Layout



It's not just a Location; it's a Lifestyle.



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Continental Park Amenities

DINING

1. Coming Soon
2. Taiko Japanese Cuisine
3. Quizno's
4. McCormick & Schmick's Seafood Restaurant
5. P. F. Chang's China Bistro
6. Trimana
7. Cozymels Coastal Mex
8. Paul Martin's American Bistro
9. Starbucks/Noah's Bagels
10. Houston's
11. Lido
12. Bristol Farms
13. Il Fornaio
14. Fleming's Prime Steakhouse & Wine Bar
15. Romano's Macaroni Grill

ENTERTAINMENT

16. Pacific Theatres
(a 16-screen Motion Picture Megaplex Theatre)

RETAIL SERVICES

17. Golfsmith/Golf Tec
18. Auto Art Precision Detail
19. City National Bank
20. Murad Inclusive Health Spa
21. Fresh & Easy Neighborhood Market
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

HOTELS

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

FITNESS & RECREATION

31. Spectrum Athletic Club South Bay
32. Marriott Golf Course (Executive)
33. 24-hour Fitness (Gym)
34. Manhattan Country Club

OTHER SERVICES

35. Kinecta Federal Credit Union (Open to Park tenants)
36. Western Federal Credit Union (Open to Park tenants)

TRANSPORTATION

37. Metro Rail Green Line Station

WITHIN WALKING DISTANCE

38. Plaza El Segundo Shopping, Dining and more
39. Manhattan Village Mall, with 50 specialty retailers and restaurants anchored by two Macy's stores
40. Raleigh Studios