



CONTINENTAL PARK

Space Availability: 1/17/12

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 | | | | |
| 322 | 3,565 | \$2.50 | mini suite | all open with 1 conference room |
| 340 | 785 | \$2.50 | mini suite | 2 offices, open reception |
| 355 | 2,621 | \$2.50 | mini suite | 3 offices, open bullpen on window line |
| 359 | 1,375 | \$2.50 | mini suite | 2 window offices, conference room, storage |
| 360 | 823 | \$2.50 | mini suite | 1 office and open area |
| 367 | 1,103 | \$2.50 | mini suite | 2 window offices, copy/storage room, open reception |
| 371 | 1,320 | \$2.50 | mini suite | corner unit, 3 window offices |
| 375 | 984 | \$2.50 | mini suite | 3 window offices, open reception 6/1/12 |
| 380 | 972 | \$2.50 | mini suite | 3 offices, storage, open reception |
| 395 | 1,360 | \$2.50 | mini suite | 3 offices, storage, open reception |
| THE PLAZA | | | | |
| 2101 Rosecrans, El Segundo (west tower) | | | | |
| 1255 | 6,281 | \$2.75 | office | built out, double glass doors off lobby. 8/1/12 |
| 3240 | 2,476 | \$2.75 | mini suite | 4 offices, open bullpen, storage balcony |
| 3290 | 8,213 | \$2.75 | office | built out 03/01/2012 |
| 4270 | 2,958 | \$2.75 | mini suite | 3 window offices, private reception |
| 5282 | 1,331 | \$2.75 | mini suite | large open area with 1 office |
| 5284 | 2,176 | \$2.75 | mini suite | 4 window offices, conference room, open area 2/1/12 |
| 2121 Rosecrans, El Segundo (south tower) | | | | |
| 1399 | 7,044 | TBD | restaurant | RESTAURANT |
| 2300 | 2,830 | \$2.75 | mini suite | 4 window offices, conference, storage-IT-work room, balcony |
| 2310 | 1,146 | \$2.75 | mini suite | 2 window offices, open area |
| 2360 | 3,118 | \$2.75 | mini suite | reception, private offices, conference, large open bullpen |
| 2370 | 1,360 | \$2.75 | mini suite | 4 offices, open reception and bullpen 2/1/12 |
| 3395 | 3,015 | \$2.75 | mini suite | 4 window offices, large open area, balcony |
| 2141 Rosecrans, El Segundo (east tower) | | | | |
| 5175 | 9,440 | \$2.75 | office | window line and interior offices, double door entry, kitchen |
| 840 Apollo Street, El Segundo | | | | |
| 115 | 3,230 | \$2.25 | office | 3 large window line rooms, open bullpen, kitchen |
| 205 | 959 | \$2.25 | mini suite | 2 window offices, open reception |
| 207 | 1,184 | \$2.25 | mini suite | 2 window, open area with windows |
| 210 | 754 | \$2.25 | mini suite | 1 window office, open reception, storage |
| 218 | 1,283 | \$2.25 | mini suite | 4 private offices, open reception |
| 222 | 646 | \$2.25 | mini suite | 1 window office, open area |



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|--------------------------|--------------------|--------------------|-------------|--|
| 223 | 2,440 | \$2.25 | mini suite | large conference, storage, open bullpen, IT room |
| 224 | 1,323 | \$2.25 | mini suite | 3 interior offices, open area with windows |
| 231 | 2,370 | \$2.25 | mini suite | 7 offices, cube area, large conference, reception |
| 241 | 5,615 | \$2.25 | office | 8 offices, open window line bullpen, kitchen, conference, corner suite |
| 251 | 1,996 | \$2.25 | mini suite | 4 window offices, storage, open area 5/1/12 |
| 306 | 1,012 | \$2.25 | mini suite | 4 offices, open reception |
| 310 | 824 | \$2.25 | mini suite | 2 offices, open reception |
| 315 | 173 | \$450.00 | office | 1 offices |
| 320 | 1,196 | \$2.25 | mini suite | 5 offices, reception |
| 324 | 1,191 | \$2.25 | mini suite | 5 offices |

841 Apollo Street, El Segundo

| | | | | |
|-----|--------|--------|------------|---|
| 150 | 9,678 | \$2.50 | office | 5 window offices, large window line bullpen, kitchen, conf, IT, storage 4/12 |
| 310 | 6,440 | \$2.50 | office | glass office walls, kitchen, conference, expansive window line, balcony |
| 320 | 1,621 | \$2.50 | mini suite | |
| 400 | 13,504 | \$2.50 | office | 31 offices, kitchen, conference, storage, IT, stone lobby, balcony |

880 Apollo Street, El Segundo

| | | | | |
|-----|-------|--------|------------|--|
| 125 | 736 | \$2.25 | mini suite | 2 window offices, open reception 3/1/12 |
| 222 | 1,180 | \$2.25 | mini suite | 2 window offices, storage |
| 227 | 1,393 | \$2.25 | mini suite | 2 window, open, storage, reception |
| 230 | 1,148 | \$2.25 | mini suite | 2 window offices, open, reception |
| 231 | 754 | \$2.25 | mini suite | 2 offices, open reception |
| 241 | 3,083 | \$2.25 | mini suite | 3 window offices, storage, open bullpen on window line |
| 244 | 1,453 | \$2.25 | mini suite | open bullpen, storage |
| 315 | 2,874 | \$2.25 | mini suite | 6 offices, reception, storage, work room 2/1/12 |
| 332 | 1,255 | \$2.25 | mini suite | 1 window office, window bullpen, reception, storage |
| 334 | 940 | \$2.25 | mini suite | 2 window offices open reception |
| 336 | 1,148 | \$2.25 | mini suite | 2 window offices, reception, storage |
| 347 | 3,750 | \$2.25 | mini suite | 4 offices, conf, storage, window line bullpen |
| 351 | 1,538 | \$2.25 | mini suite | 2 window, 1 interior, reception, open area |
| 352 | 1,001 | \$2.25 | mini suite | 2 window, storage, reception |
| 353 | 1,372 | \$2.25 | mini suite | 2 window offices, reception, storage |
| 355 | 1,433 | \$2.25 | mini suite | 2 window offices, reception, storage |

THE ATRIUM

2301 Rosecrans, El Segundo (north tower)

| | | | | |
|------|-------|--------|---------|--|
| 1135 | 3,281 | \$3.25 | medical | 7 exams, 2 offices, restroom, kitchen, storage |
|------|-------|--------|---------|--|



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|---|--------------------|--------------------|---------------|---|
| 4110 | 898 | \$2.75 | mini suite | 2 window offices, storage, open reception 5/1/12 |
| 4140 | 1,154 | \$2.75 | mini suite | 3 window offices, open area 5/1/12 |
| 4160 | 1,907 | \$2.75 | mini suite | 4 window offices, storage, bullpen, balcony 5/1/12 |
| 4190 | 1,347 | \$2.75 | mini suite | 3 window offices, storage, open area 5/1/12 |
| 2321 Rosecrans, El Segundo (south tower) | | | | |
| 1255 | 1,546 | \$2.75 | mini suite | 4 window offices, storage/IT room, open area |
| 1260 | 1,141 | \$2.75 | mini suite | 2 window offices, open bullpen |
| 3235 | 1,574 | \$2.75 | mini suite | 4 offices, storage, open reception, lease pending |
| 3270 | 2,028 | \$2.75 | mini suite | 4 offices, lease pending |
| 4200 | 13,868 | \$2.75 | office | built out, available 6/1/12 |
| THE TERRACE | | | | |
| 2381 Rosecrans, El Segundo (east tower) | | | | |
| 325 | 9,389 | \$2.75 | office | shell space |
| 348 | 806 | \$2.75 | mini suite | 1 private office, open area, storage |
| 373 | 4,300 | \$2.75 | office | 5 offices, window line bullpen, conference, storage, IT |
| 4th | 48,110 | \$2.75 | office | Divisible |
| 3601 Aviation, Manhattan Beach | | | | |
| 2200 | 3,284 | \$2.25 | office | 7 window offices, kitchen, open bullpen |
| 2550 | 2,379 | \$2.25 | office | large open suite with kitchen |
| 3300 | 2,571 | \$2.25 | mini suite | 5 offices, conferece room, IT/storage |
| 3500 | 1,220 | \$2.25 | mini suite | 3 window offices, storage, reception |
| 3900 | 3,110 | \$2.25 | mini suite | 6 window offices, conference room, open area, lease pending |
| 2120 Park Place, El Segundo | | | | |
| 100 | 24,680 usf | \$2.65 | office | mostly open floor plan |
| 2221 Rosecrans, El Segundo | | | | |
| | 17,000 | \$2.65 | office/retail | ground floor, divisible to +/- 7,000 sf |
| 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 |



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|--------------------------|--------------------|--------------------|-------------|

| <u>Office Layout</u> |
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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.

Fiber for internet is available at;
1500 Rosecrans, The Plaza, 840-841-
880 Apollo, The Atrium, The Terrace,
3601 Aviation.



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CONTINENTAL PARK

OWNED AND MANAGED BY;
CONTINENTAL DEVELOPMENT CORPORATION
2041 ROSECRANS AVENUE, SUITE 200
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www.continentaldevelopment.com