

 **PARK PLACE**
AT CONTINENTAL PARK



PARK PLACE I

- Located within prestigious Continental Park
- Ideal for studio, high tech, R&D, data center, government and general office
- 120,560 square foot 2 story office building constructed in 1971
- 450 car parking in structure and on rooftop
- 3 ground level and 2 dock high roll up doors
- 2 passenger and 1 freight elevator
- 6,000 Amp 480 Volt power
- 2/ 965KW Waukesha power generators
- AVAILABLE IMMEDIATELY

PARK PLACE III

- Located within prestigious Continental Park
- Ideal for studio, high tech, R&D, data center, government and general office
- 190,155 square foot 2 story office building constructed in 1980
- 550 car parking on 3rd floor and rooftop
- 2 dock high roll up doors
- 4 passenger and 1 freight elevator
- 6,000 Amp 480 Volt power
- AVAILABLE AUGUST 2010



Continental Park Overview



DINING

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

ENTERTAINMENT

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

RETAIL SERVICES

- Golfsmith/GolfTec
- Auto Art Precision Detail
- City National Bank
- Murad Inclusive Health Spa
- Fresh & Easy Neighborhood Market
- Office Depot
- Manhattan Gateway (Old Navy, Pier One Imports, Trader Joe's, REI, and Barnes & Noble)
- BevMo
- CVS/pharmacy
- Advanced Eye Care Center

HOTELS

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

FITNESS & RECREATION

- Spectrum Athletic Club South Bay
- Marriott Golf Course (Executive)
- 24-hour Fitness (Gym)
- Manhattan Country Club

OTHER SERVICES

- Kinecta Federal Credit Union (Open to Park tenants)
- Western Federal Credit Union (Open to Park tenants)

TRANSPORTATION

- Metro Rail Green Line Station

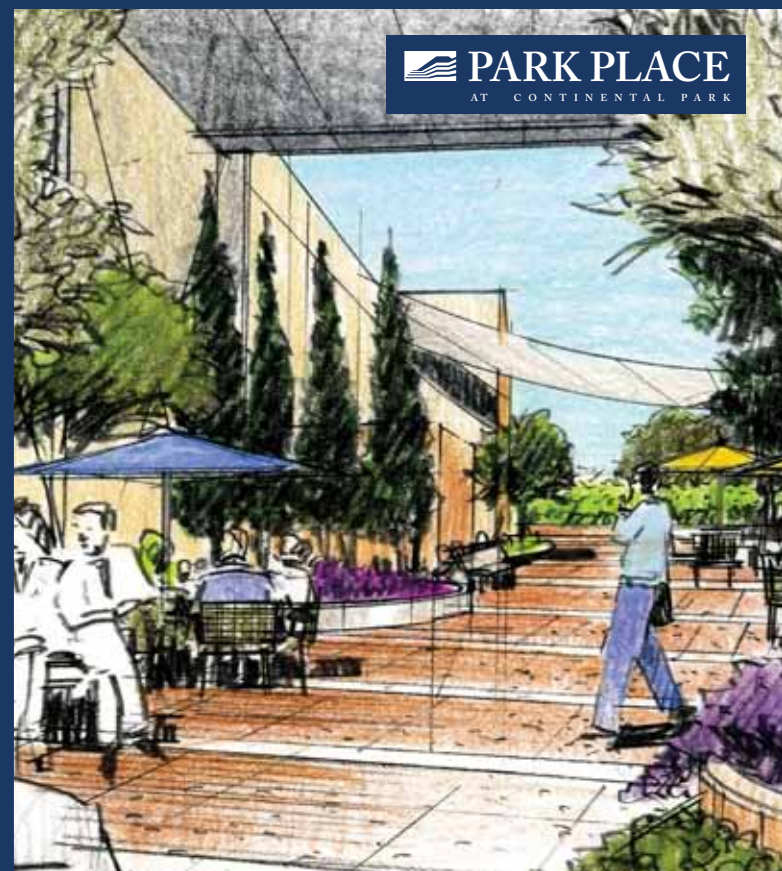
WITHIN WALKING DISTANCE

- Plaza El Segundo Shopping, Dining and more
- Manhattan Village Mall, with 50 specialty retailers and restaurants anchored by two Macy's stores
- Manhattan Beach Studios



CONTINENTAL PARK OVERVIEW

- South Bay's Largest Business-Retail-Entertainment Complex
- Centered in Business-Friendly El Segundo
- Master planned 86 acre, 3 million square foot park
- Adjacent first class amenities including a multi-plex theater, hotel, three fitness centers, numerous restaurants, banks and shops
- On-site management and leasing office
- On-site Metro Rail Greenline Station
- 2 miles south of LAX and immediate access to San Diego (405) and Century (105) Freeways



LOS ANGELES INTERNATIONAL AIRPORT

EL SEGUNDO

Sepulveda Blvd

PLAZA EL SEGUNDO



CONTINENTAL
DEVELOPMENT



Rosecrans Ave

MARRIOTT MANHATTAN BEACH
GOLF CLUB

M

Douglas St
Freeway

CB Richard Ellis, Inc.

For more information, contact

JOHN AYOOB
Executive Vice President
Lic. 01406586
T 310.363.4884
john.ayooob@cbre.com

BOB HEALEY
Senior Vice President
Lic. 01021735
T 310.363.4970
bob.healey@cbre.com

SCOTT PETERS
Continental Development Corporation
Lic. 01170989
T 310.640.1520
speters@continentaldevelopment.com

