

101 CONTINENTAL BLVD EL SEGUNDO, CA 90245

Modern. Workplace. Redefined.

101C

101 CONTINENTAL

www.101continental.com

PREMIER CLASS A
CREATIVE OFFICE
SPACE FOR LEASE

VIEW AVAILABILITIES

CBRE

101C is designed for a creative indoor-outdoor workspace lifestyle boasting enticing amenities and a business-friendly environment fostering pride of place in one of the best coastal climates. This exciting space delivers modern-day features with an impressive lobby and podium while retaining its unique architectural elements.



PROPERTY OVERVIEW

-  Building SF 339,540 SF
-  Stories 15 stories
-  Year Built Fully renovated 2021
-  Elevators 6 passenger and 1 freight elevator
-  Parking Abundant on-site parking. One surface lot and two levels of underground parking with direct access to each floor

AVAILABILITIES

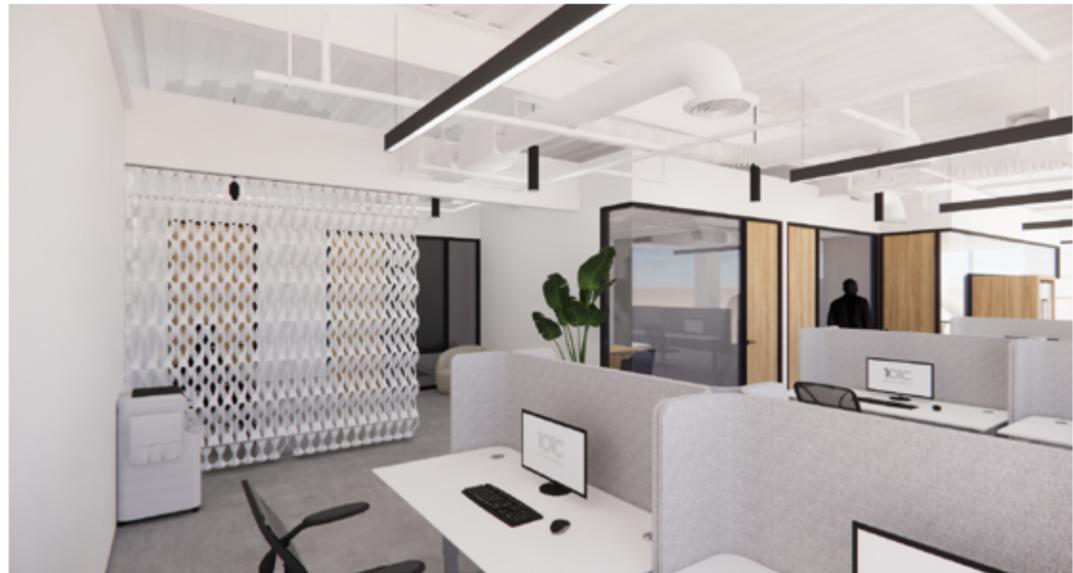
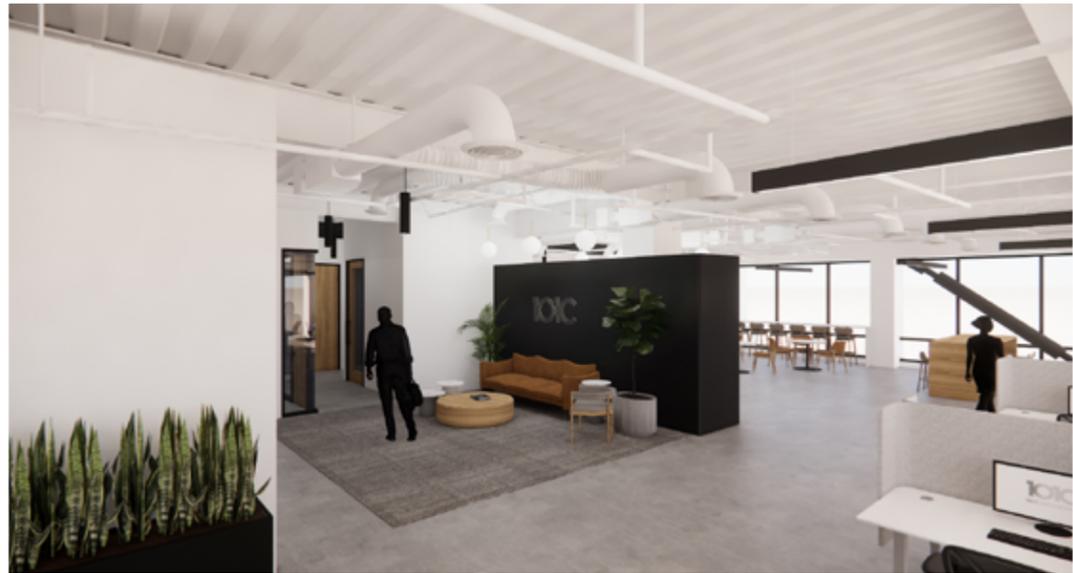
2 nd FLOOR (SPEC SUITES)	SF	AVAILABLE
Suite 230	1,334 SF	Now
Suite 240	2,295 SF	Now

7th - 16th FLOORS 23,320-215,224 SF

8 th FLOOR	SF	AVAILABLE
Suite 800	2,431 SF	12/01/2024
Suite 820	5,015 SF	12/01/2024
Suite 850	3,636 SF	12/01/2024
Suite 860	3,109 SF	12/01/2024
Suite 870	1,639 SF	12/01/2024
Suite 880	2,321 SF	12/01/2024

 [Click to view available suites](#)

THE 8TH FLOOR REIMAGINED

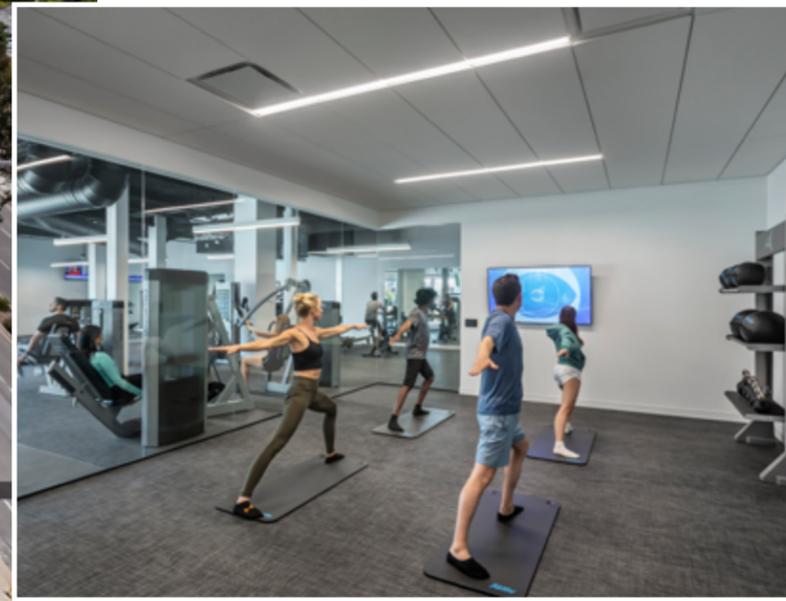


LEGEND			
■	RECEPTION	■	CONFERENCE
■	OFFICE	■	FOCUS
■	OPEN OFFICE	■	MULTI-PURPOSE
■	BREAK ROOM	■	MOTHERS'
■	DATA / IT	■	NOT IN SCOPE



A PREMIER CREATIVE OFFICE SPACE LOCATED IN THE HEART OF EL SEGUNDO

- » Newly renovated office building with \$40M in upgrades designed by renowned architect Wolcott & Associates
- » Unparalleled 360-degree views of the Pacific Ocean, Hollywood Sign and Long Beach
- » Impressive floor-to-glass on each floor
- » Dramatic two-story ceiling in modern lobby adorned with commissioned murals by artist Cryptik
- » High-end fitness center for Tenants including showers and locker rooms
- » Abundant natural light throughout
- » Communal coffee bar offering cold brew and lattes
- » Approx. 1 acre of lush outdoor space with ping pong table, BBQ, firepits, outdoor pavilion and WiFi access
- » Outdoor work areas and social gathering areas
- » Large screen in lobby suited for advertising/announcement opportunities
- » On-site security and concierge service
- » E-charging stations
- » Multiple building signage opportunities
- » Dedicated interior collaboration spaces
- » Potential build to suit opportunities (no current entitlements)

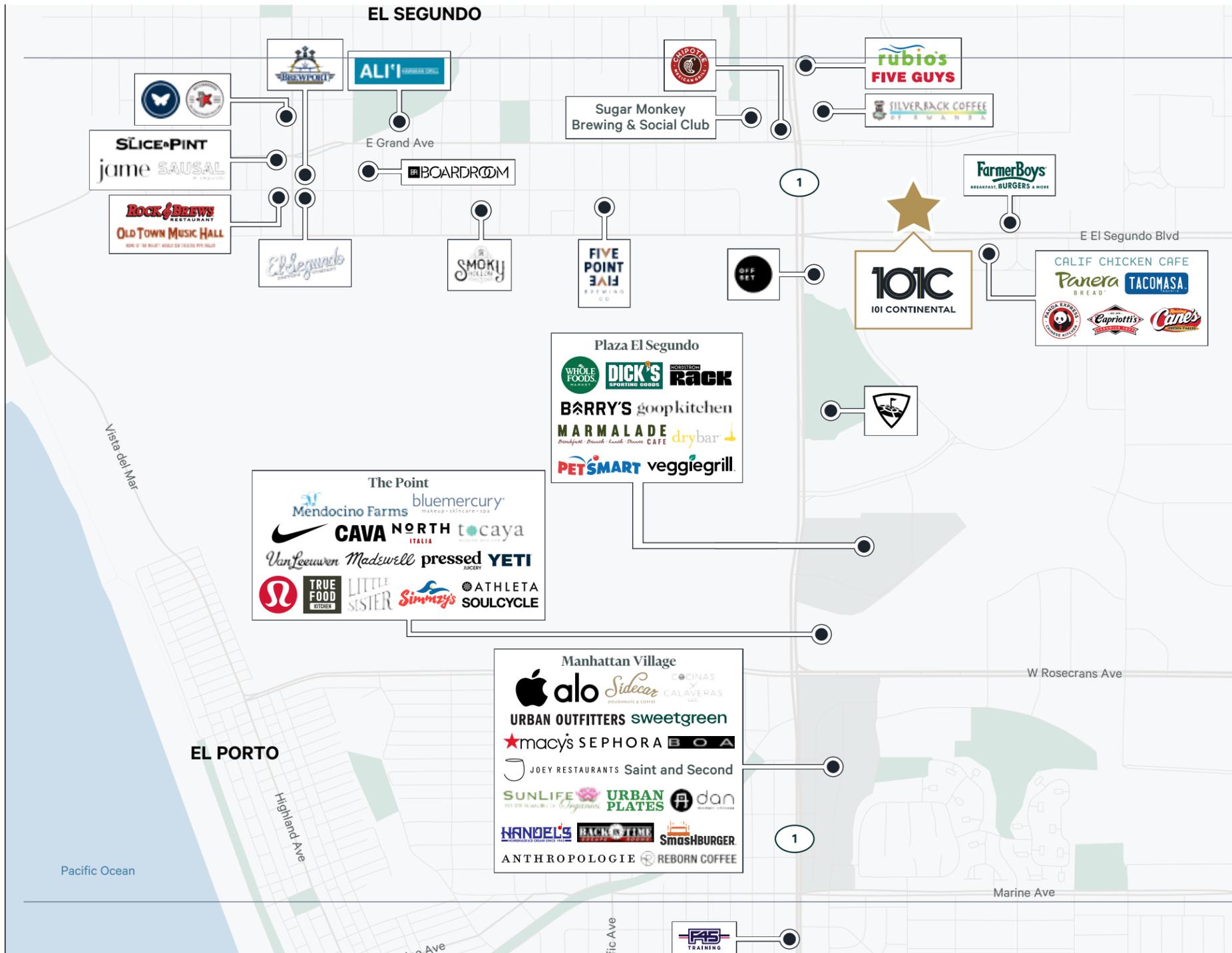




COASTAL LIFESTYLE IN AN URBAN SETTING

Centrally located in a highly desirable area with proximity to LAX, major Los Angeles Freeways including Pacific Coast Highway, 105 and 405 Freeways.

Situated in the heart of business friendly El Segundo which neighbors include many well-known sports teams, institutes, retail centers, and hotels.



STEPS AWAY FROM..

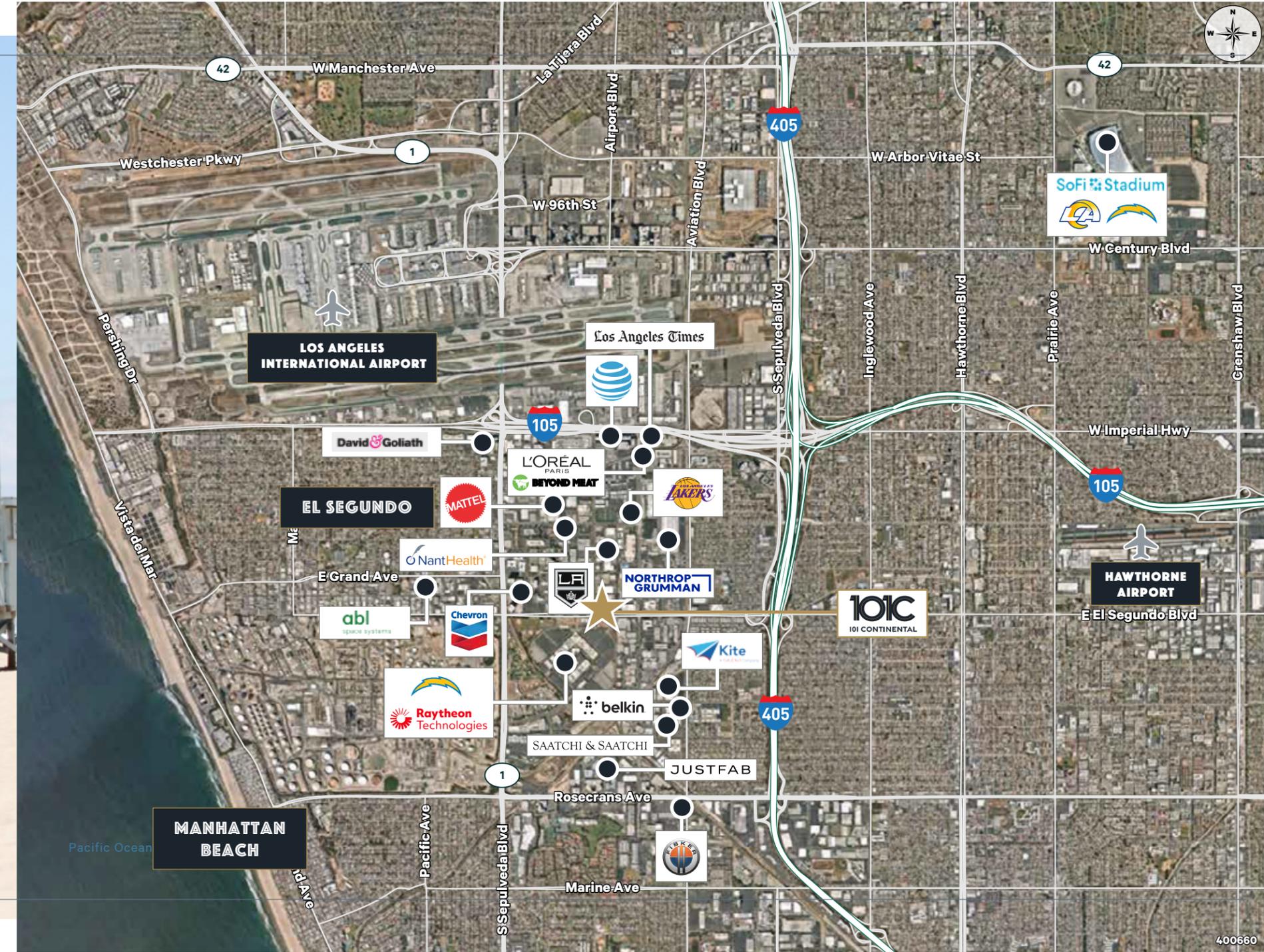
- | | | |
|-----------------|-----------------|------------------|
| Ali'i | Joey Restaurant | Sidecar |
| Alo | Lido | Doughnuts |
| Anthropologie | Little Sister | Silverback |
| Apple | Lululemon | Coffee |
| Athleta | Nordstrom Rack | SmashBurger |
| Blue Mercury | Macy's | Smoky Hollow |
| Barnes & Noble | Madewell | Soulcycle |
| BOA | Marmalade | Sugar Monkey |
| Boardroom | Mendocino | Brewing |
| Brewport | Farms | Sweetgreen |
| Cafe Rio | Nike | Tocaya |
| Cava | Noah's | Tender Greens |
| Chipotle | Nomad Eatery | The Slice & Pint |
| Cocinas | North Italia | Trader Joe's |
| Calaveras | Old Navy | Tru Food |
| Dan | Old Town Music | Union Pizza |
| DryBar | Hall | Urban Outfitters |
| Dick's | OrangeTheory | Urban Plates |
| Eddie V's | Paul Martin's | Van Leewen |
| Equinox | PetSmart | Veggie Grill |
| Farmer Boys | Philz Coffee | Whole Foods |
| Five Guys | Pressed Juicery | Yeti |
| Five Point Five | REI | Yogurtland |
| Brewery | Rock & Brews | |
| Fleming's | Rubio's | and more... |
| Fogo de Chao | Saint and | |
| Goop Kitchen | Second | |
| Handel's | Sephora | |
| Jame | Shake Shack | |



EL SEGUNDO: THE BEACHSIDE GEM

El Segundo is a highly sought-after business environment providing the highest quality of life for its employers and residents.

The area is known for its wealth of dining and retail experiences ranging from historic Main Street to modern lifestyle centers all of which are set within a thriving business community. Over the last 100 years, El Segundo has become a major business center. Recognized as the aerospace capital of the world, it is also home to AT&T, the LA Times, the Los Angeles Lakers and Kings, DaVita Healthcare, and Mattel. El Segundo's business-friendly environment, skilled workforce, proximity to LAX, the 105 and 405 Freeways, and its South Bay address have attracted companies from Fortune 500s to start-ups.





For more information contact:

Tom Sheets

Executive Vice President

Lic. 01252183

+1 310 363 4943

tom.sheets@cbre.com

Quint Carroll

First Vice President

Lic. 01914692

+1 310 363 4973

quint.carroll@cbre.com

www.101continental.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE