

Park Place

2201 Park Place, El Segundo



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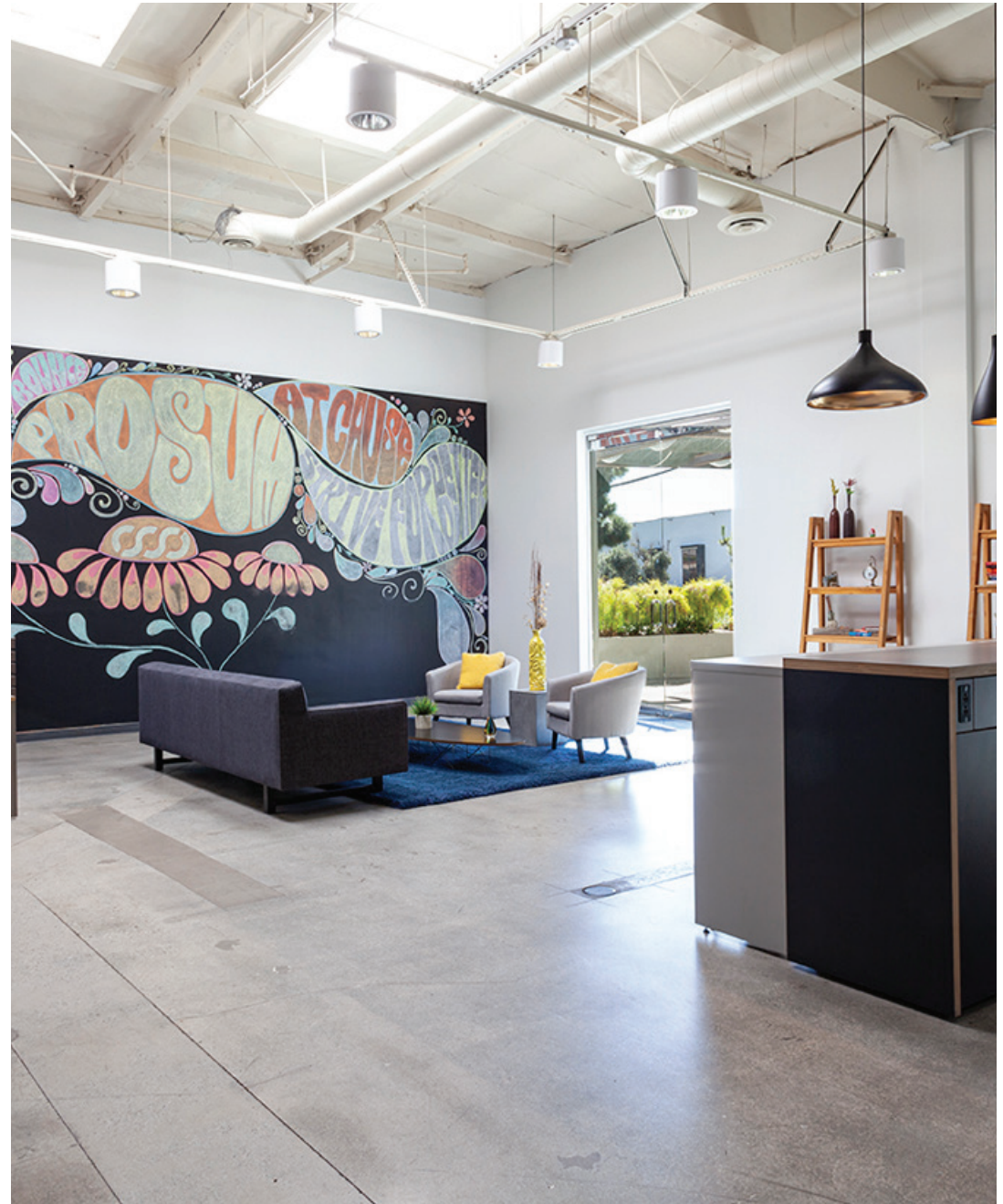
PARK PLACE This single story flex building was converted for creative office use and impeccably maintained by the existing tenant. Located just off the Rosecrans corridor, steps from the Douglas MetroRail Station, and across the street from the Spectrum Club.

Year Built 1964, renovated 2017

Total Commercial Building SF 40,000 SF Total

Features

- ✓ Single story flex/creative office space
- ✓ Professional business park environment
- ✓ 3/1000 surface parking
- ✓ Adjacent to MetroRail station
- ✓ Minutes to Los Angeles International Airport
- ✓ Walk to numerous restaurants, retail, and hotels
- ✓ Business friendly local city government



Premises

+/- 10,487 Rentable SF

Rate\$3.95/SF MG
(Net of Utilities and Janitorial)**Occupancy**

Vacant & Available

Term

3 to 5 years

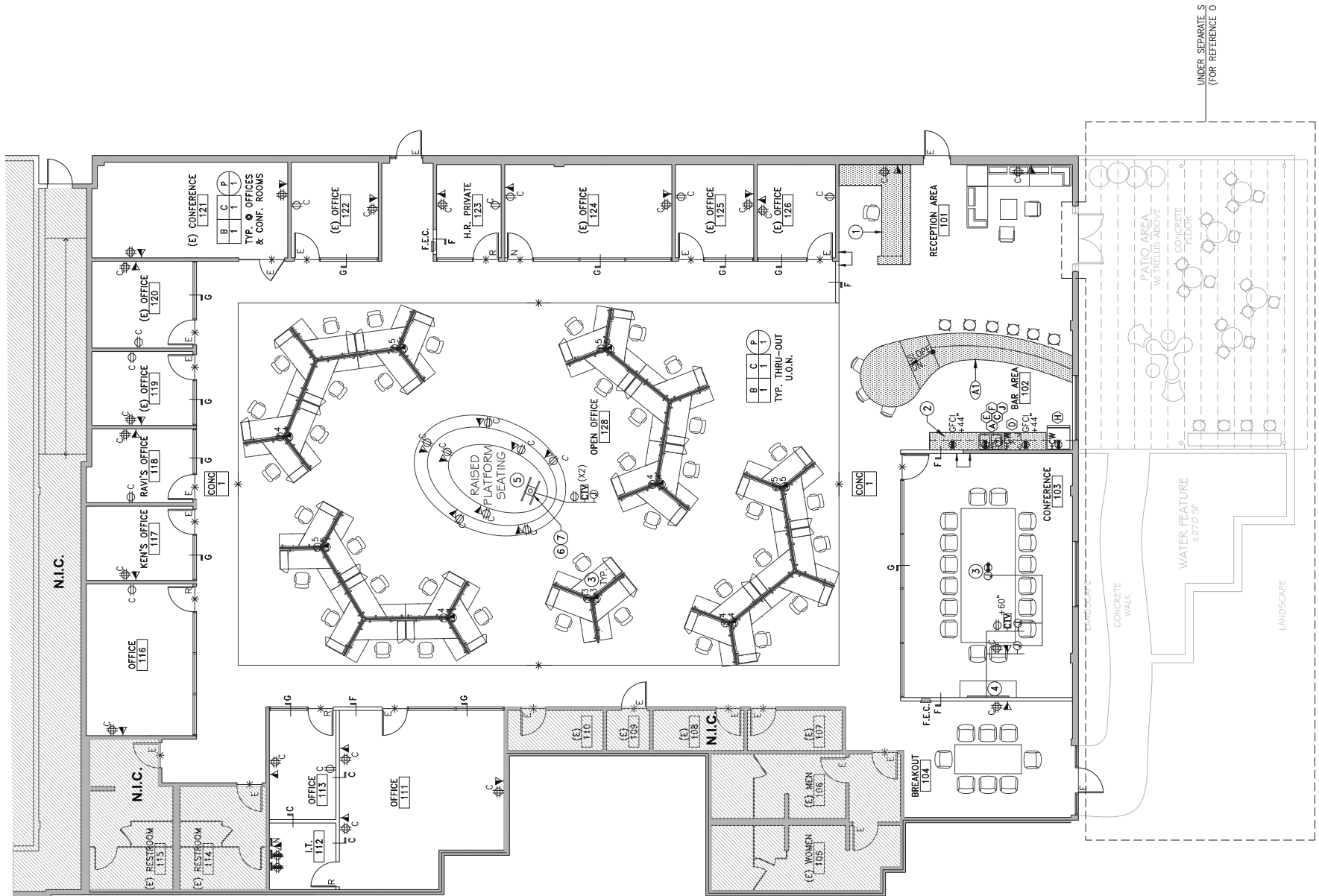
Parking

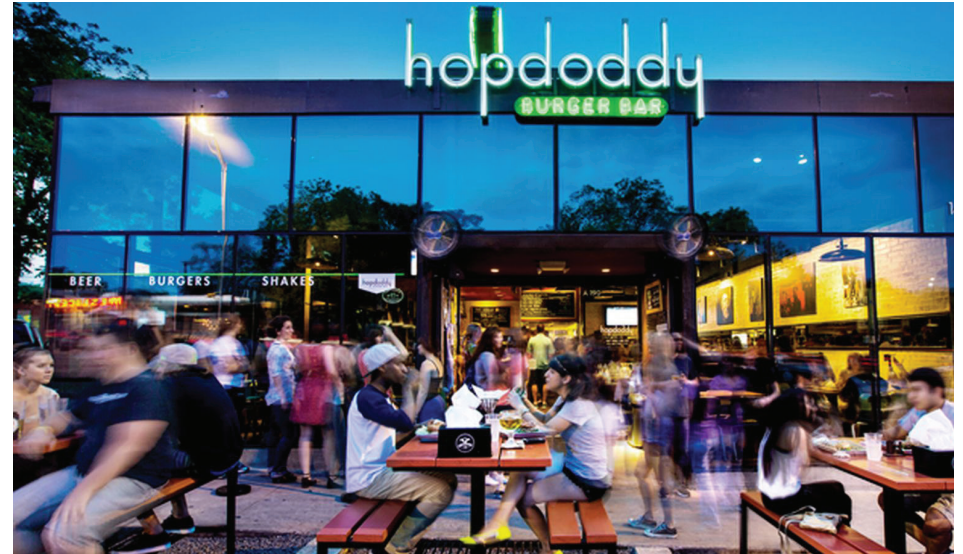
3.0/1000 SF

Space Layout & Features

- ✓ Private entrance and lobby
- ✓ Very efficient layout:
 - * perimeter offices
 - * open plan
- ✓ 18 foot high exposed ceilings
- ✓ Skylights throughout
- ✓ Modern staff lounge
- ✓ Two conference rooms, one meeting room
- ✓ Stadium seating in large conference room
- ✓ Server room with:
 - * dedicated HVAC
 - * high capacity bandwidth
- ✓ Building signage available









ROSECRANS CORRIDOR

Dining

1. Grimaldi's Pizzeria
2. Jackson's Food + Drink
3. Quizno's
4. Mc Cormick & Schmicks's
5. Chin Chin
6. Trimara
7. Apollo Landing - Shake Shack, Tender Greens, Philz Coffee, Pier 76 Fish Grill, and Caló Kitchen + Tequila.
8. Paul Martin's
9. Starbucks/ Noah's Bagel
10. Lido di Manhattan Ristorante
11. Lido
12. Bristol Farms
13. Il Fornaio
14. Fleming's
15. Romano's Macaroni Grill

Hotels

16. Hyatt Hotel
17. Marriott Hotel

Fitness

18. Bay Club
19. Marriott Golf Course
20. 24-hour Fitness
21. Manhattan Country Club

Within Walking Distance

Plaza El Segundo
Manhattan Village Mall
Manhattan Beach Studios

