

EL SEGUNDO'S PREMIER LOW-RISE ENVIRONMENT

EL SEGUNDO

OPEN



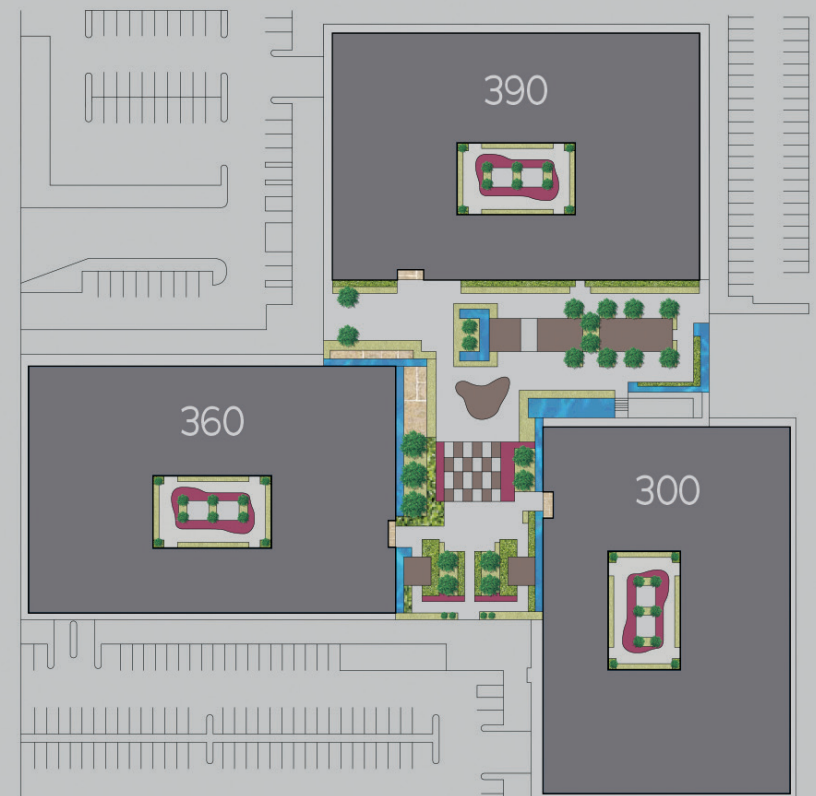
 Newmark
Knight Frank

LPCWEST
LINCOLN PROPERTY COMPANY

300 - 390 N PACIFIC COAST HIGHWAY

OPEN El Segundo reinvents the office, creating a sunlit campus where stairwell accessible interior workspaces merge seamlessly with spacious Wifi enabled outdoor areas designed for work or breaks with fresh ocean breezes.

A 335,000 square foot campus located in a flourishing center of design, technology and media, **OPEN** El Segundo offers tenants access to lively local restaurants and cafes, biking to El Porto beach and Metro connection to Los Angeles, LAX and West LA.





Three, 3-story office buildings with large floorplates;
two single-story retail buildings



Five casual restaurants and cafes



Landscaped central courtyard anchored by
Two Guns provides spacious outdoor
seating areas equipped with Wifi and speakers



Stairwell access to all floors



Bicycle storage/shop



Ample surface and subterranean parking
with direct building access



Tenant amenity center



Conference room facility

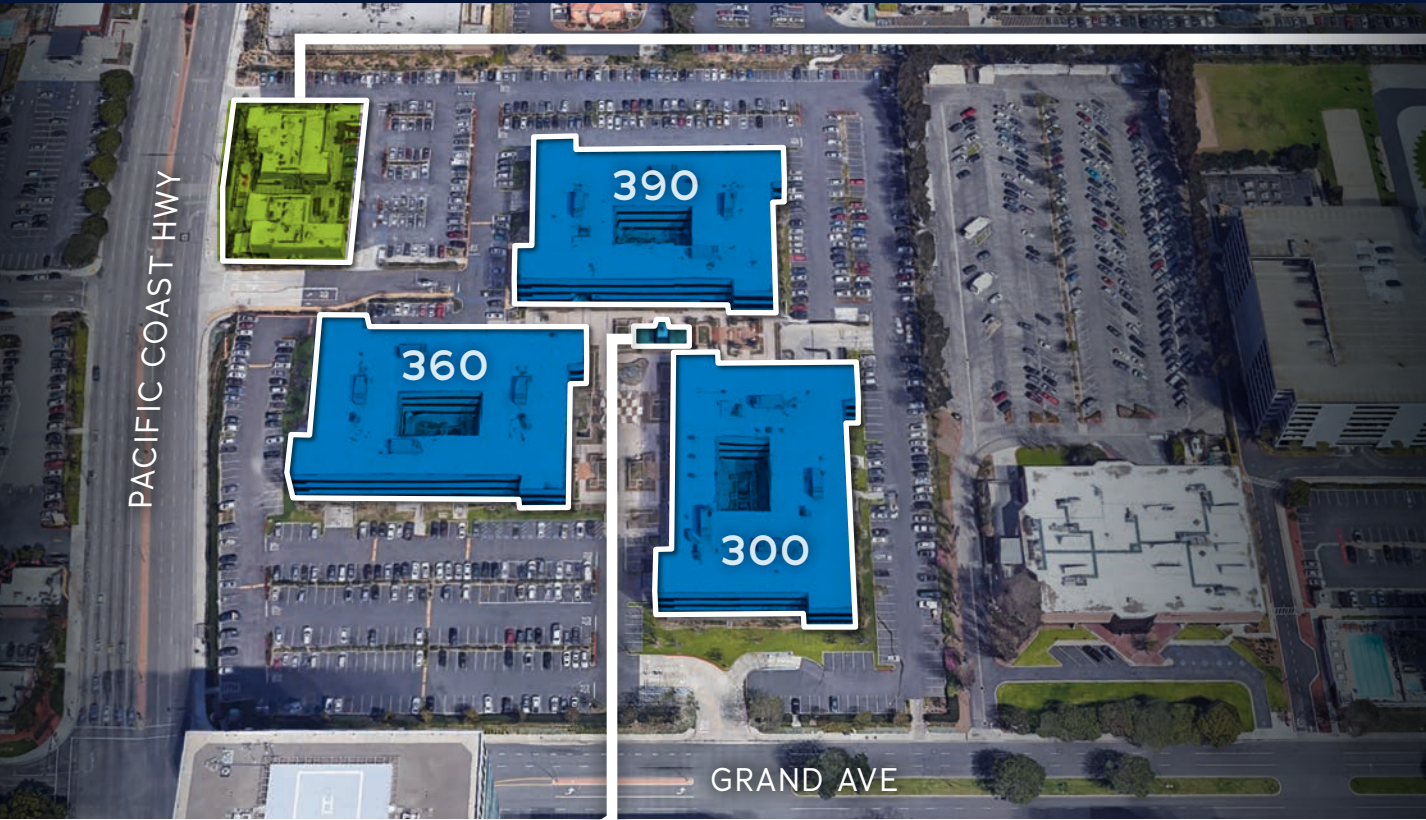


APPROXIMATELY 26,000 SF
OF CONTIGUOUS SPACE AVAILABLE



New
Spec Suites
ranging from
1,800 SF - 7,300 SF

ON-SITE AMENITIES

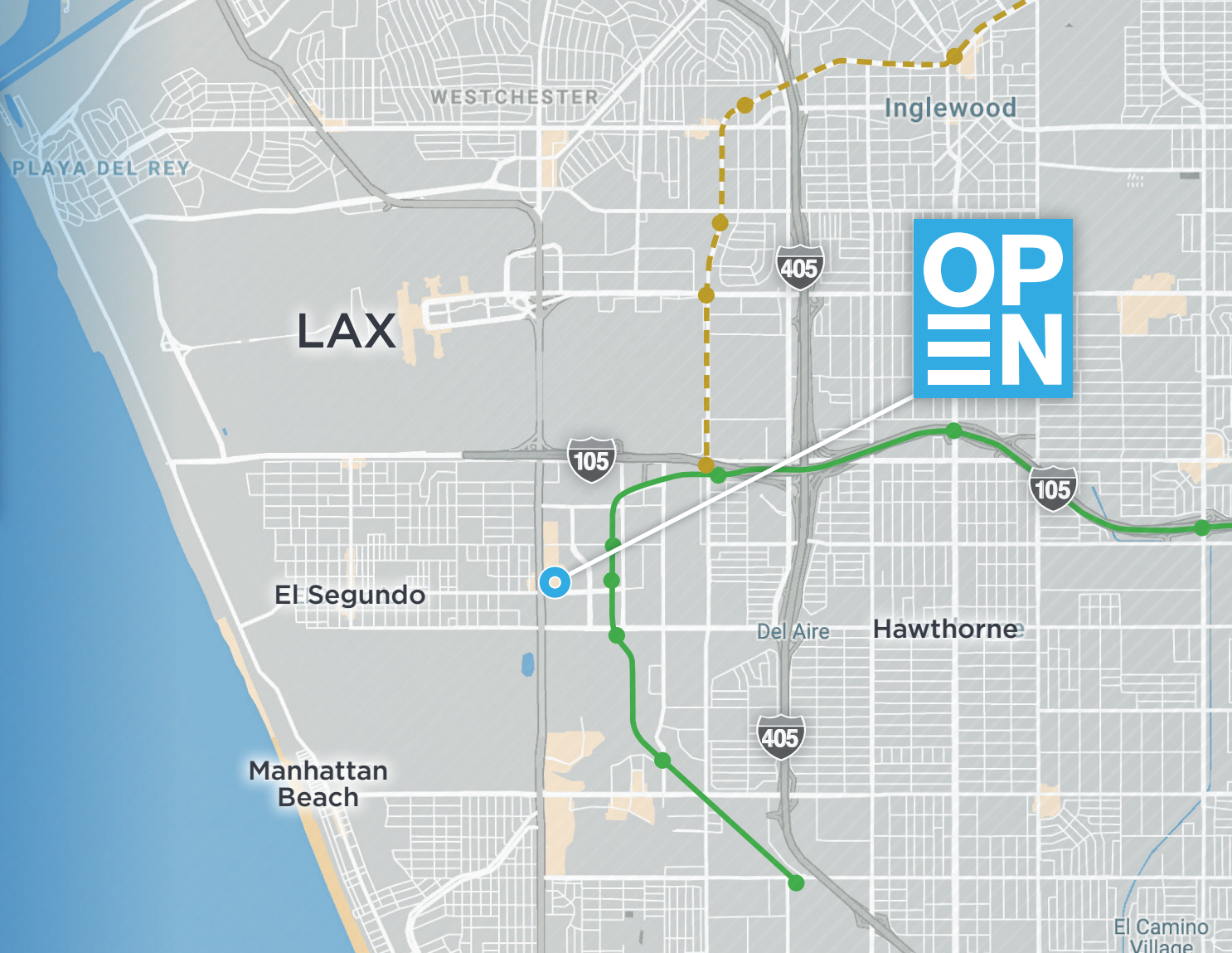


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