

EL SEGUNDO'S PREMIER TOY ENVIRONMENT

EL SEGUNDO

OPEN

NOW LEASING PERMANENT TOY SHOWROOMS
FOR THE SPRING 2025 PREVIEW

360 N PACIFIC COAST HIGHWAY

NEWMARK

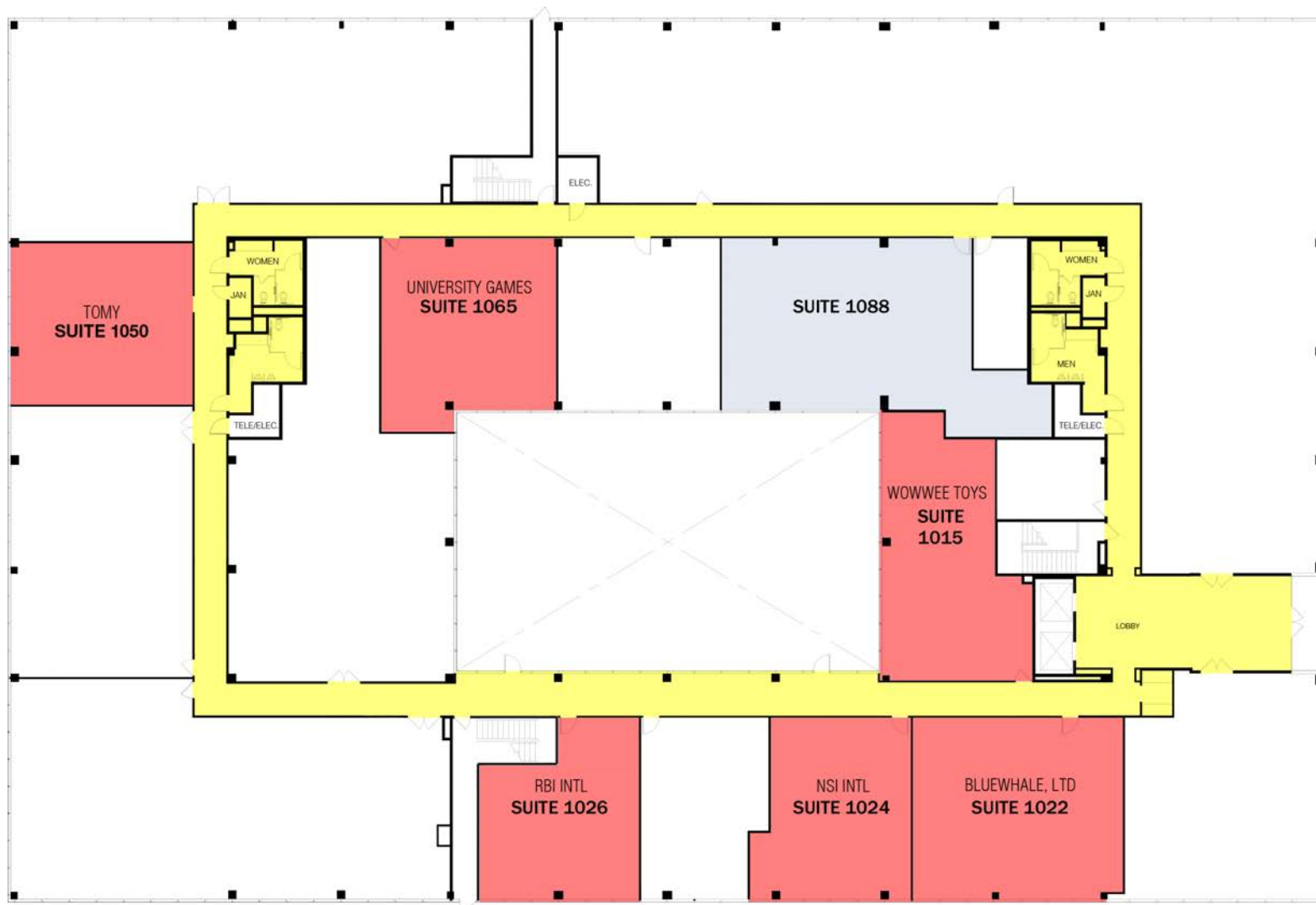
LPCWEST
LINCOLN PROPERTY COMPANY

ROCKWOOD

8.1.2024

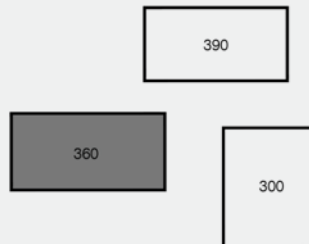
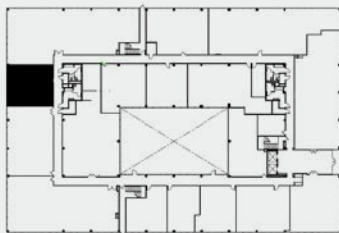
AVAILABLE SHOWROOMS

360 PACIFIC COAST HIGHWAY | 1ST FLOOR



FLOORPLAN | 360 PACIFIC COAST HIGHWAY

SUITE 1050 | 1,217 RSF | 1,022 USF



TERMS

Available:

July 1, 2024

Delivery Condition:

- Showroom comes in “as-is” condition, fully built out
- Fresh paint and floor covering
- Showroom has a conventional 2' by 2' ceiling grid
- Building Standard lighting fixtures
- Standard electrical
- 1 office with sidelight
- Kitchenette with upper and lower cabinets, sink and under-counter refrigerator

Lease Term:

3 to 5 years - 3 year minimum

Annual Rent:

- Year 1: \$59,876 (\$49.20 per RSF)
- Year 2: \$61,673 (3% increase)
- Year 3: \$63,523 (3% increase)
- Year 4: \$65,429 (3% increase)
- Year 5: \$67,391 (3% increase)

Free Rent:

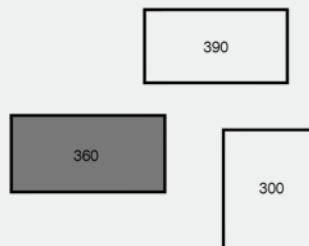
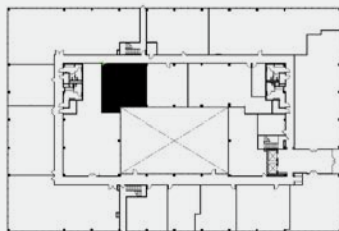
- 2nd month free on a 3 year deal
- 2nd and 3rd months free on a 4 year deal
- 2nd, 3rd and 4th months free on a 5 year deal

Additional Terms:

- 2 months Security Deposit for qualified Tenants
- No additional expense pass-throughs during Lease Term, however Landlord reserves the right to pass through expenses over an Expense Base Year, if Tenant extends the Lease beyond the initial Lease Term
- Tenant is responsible for the cost of any furniture, fixtures and equipment, display materials and additional display lighting, if needed

FLOORPLAN | 360 PACIFIC COAST HIGHWAY

SUITE 1065 | 1,305 RSF | 1,097 USF



TERMS

Available:

July 1, 2024

Delivery Condition:

- Showroom comes in “as-is” condition, fully built out
- Fresh paint and floor covering
- Showroom has a conventional 2' by 2' ceiling grid
- Building Standard lighting fixtures
- Standard electrical
- 2 offices
- Kitchenette with upper and lower cabinets, sink and under-counter refrigerator

Lease Term:

3 to 5 years - 3 year minimum

Annual Rent:

- Year 1: \$64,206 (\$49.20 per RSF)
- Year 2: \$66,132 (3% increase)
- Year 3: \$68,116 (3% increase)
- Year 4: \$70,160 (3% increase)
- Year 5: \$72,264 (3% increase)

Free Rent:

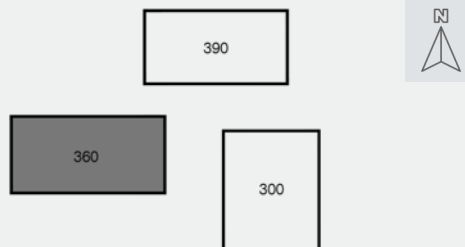
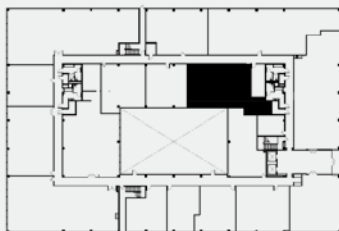
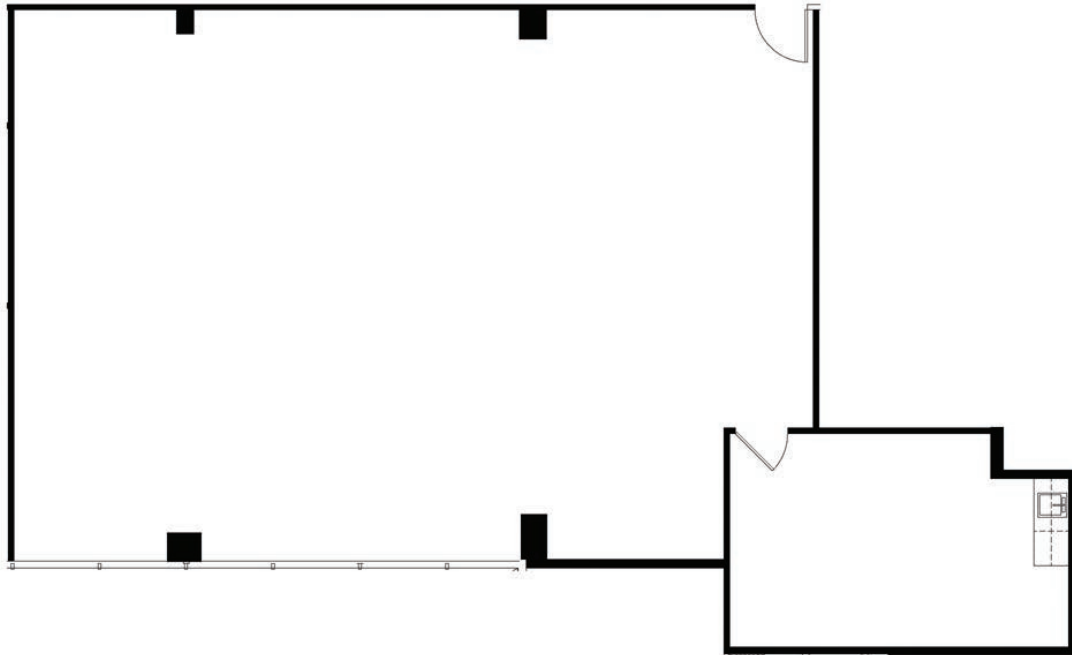
- 2nd month free on a 3 year deal
- 2nd and 3rd months free on a 4 year deal
- 2nd, 3rd and 4th months free on a 5 year deal

Additional Terms:

- 2 months Security Deposit for qualified Tenants
- No additional expense pass-throughs during Lease Term, however Landlord reserves the right to pass through expenses over an Expense Base Year, if Tenant extends the Lease beyond the initial Lease Term
- Tenant is responsible for the cost of any furniture, fixtures and equipment, display materials and additional display lighting, if needed

FLOORPLAN | 360 PACIFIC COAST HIGHWAY

SUITE 1088 | 1,986 RSF | 1,669 USF



TERMS

Available:

4th Quarter of 2024

Delivery Condition:

- Showroom comes in “as-is” condition, fully built out
- Fresh paint and floor covering
- Showroom has an open, creative ceiling
- Pendant lighting suited for open plan
- Standard electrical
- 1 office with a kitchenette with upper and lower cabinets, sink and under-counter refrigerator

Lease Term:

3 to 5 years - 3 year minimum

Annual Rent:

- Year 1: \$97,711 (\$49.20 per RSF)
- Year 2: \$100,643 (3% increase)
- Year 3: \$103,662 (3% increase)
- Year 4: \$106,772 (3% increase)
- Year 5: \$109,975 (3% increase)

Free Rent:

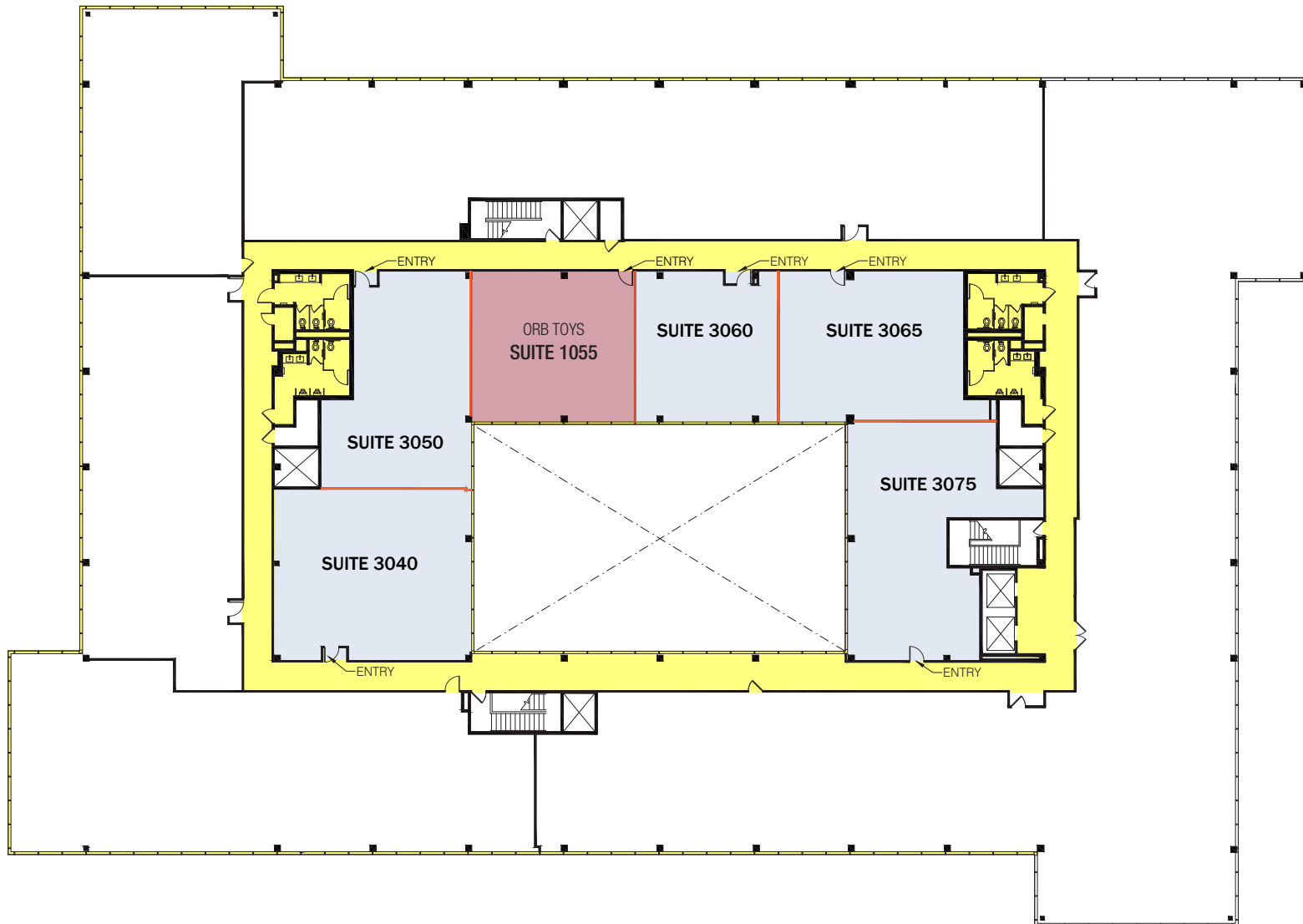
- 2nd month free on a 3 year deal
- 2nd and 3rd months free on a 4 year deal
- 2nd, 3rd and 4th months free on a 5 year deal

Additional Terms:

- 2 months Security Deposit for qualified Tenants
- No additional expense pass-throughs during Lease Term, however Landlord reserves the right to pass through expenses over an Expense Base Year, if Tenant extends the Lease beyond the initial Lease Term
- Tenant is responsible for the cost of any furniture, fixtures and equipment, display materials and additional display lighting, if needed

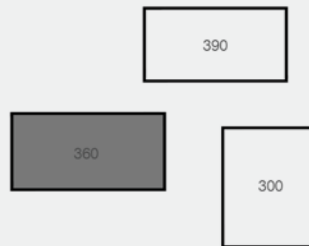
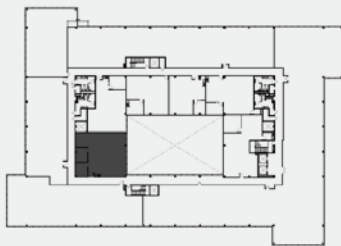
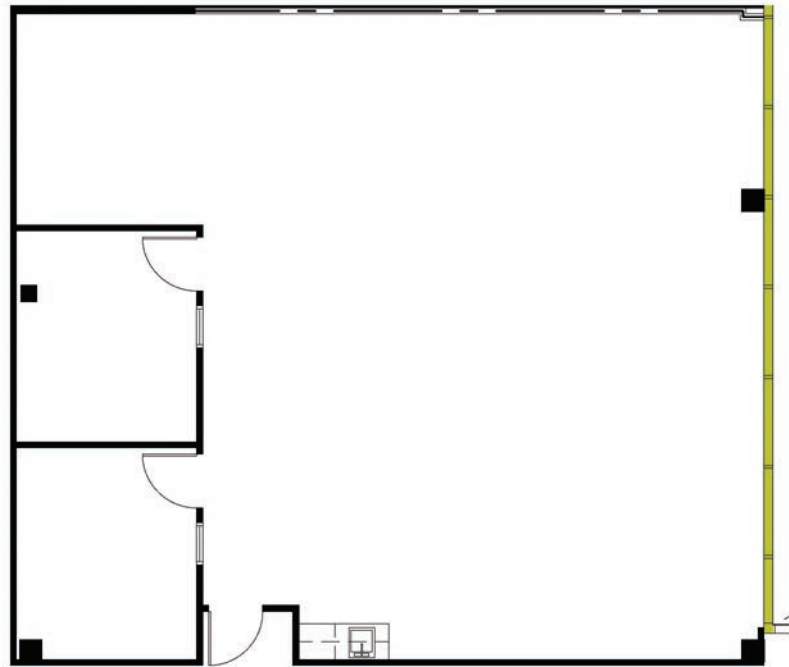
AVAILABLE SHOWROOMS

360 PACIFIC COAST HIGHWAY | 3RD FLOOR



FLOORPLAN | 360 PACIFIC COAST HIGHWAY

SUITE 3040 | 1,791 RSF | 1,505 USF



TERMS

Available:

4th Quarter of 2024

Delivery Condition:

- Showroom comes in “as-is” condition, fully built out
- Fresh paint and floor covering
- Showroom has a conventional 2' by 2' ceiling grid
- Building Standard lighting fixtures
- Standard electrical
- 2 offices with sidelights
- Kitchenette with upper and lower cabinets, sink and under-counter refrigerator

Lease Term:

3 to 5 years - 3 year minimum

Annual Rent:

- Year 1: \$88,117 (\$49.20 per RSF)
- Year 2: \$90,761 (3% increase)
- Year 3: \$93,484 (3% increase)
- Year 4: \$96,288 (3% increase)
- Year 5: \$99,177 (3% increase)

Free Rent:

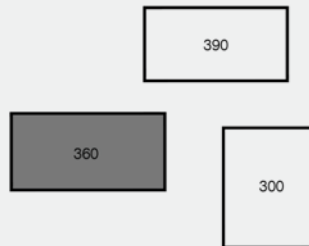
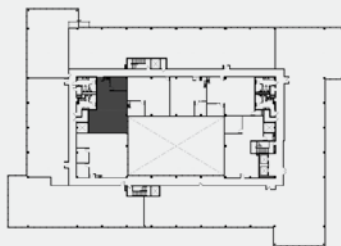
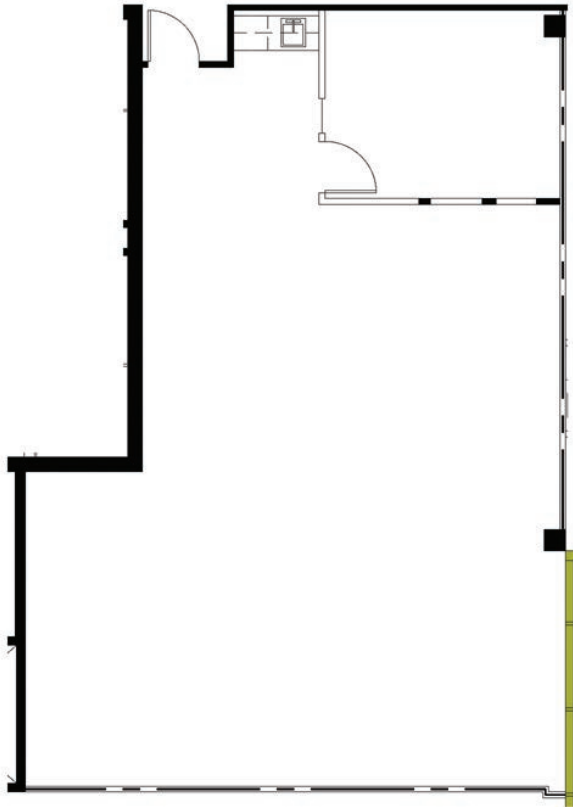
- 2nd month free on a 3 year deal
- 2nd and 3rd months free on a 4 year deal
- 2nd, 3rd and 4th months free on a 5 year deal

Additional Terms:

- 2 months Security Deposit for qualified Tenants
- No additional expense pass-throughs during Lease Term, however Landlord reserves the right to pass through expenses over an Expense Base Year, if Tenant extends the Lease beyond the initial Lease Term
- Tenant is responsible for the cost of any furniture, fixtures and equipment, display materials and additional display lighting, if needed

FLOORPLAN | 360 PACIFIC COAST HIGHWAY

SUITE 3050 | 1,558 RSF | 1,309 USF



TERMS

Available:

4th Quarter of 2024

Delivery Condition:

- Showroom comes in “as-is” condition, fully built out
- Fresh paint and floor covering
- Showroom has a conventional 2' by 2' ceiling grid
- Building Standard lighting fixtures
- Standard electrical
- 1 office with sidelight
- Kitchenette with upper and lower cabinets, sink and under-counter refrigerator

Lease Term:

3 to 5 years - 3 year minimum

Annual Rent:

- Year 1: \$76,654 (\$49.20 per RSF)
- Year 2: \$78,953 (3% increase)
- Year 3: \$81,322 (3% increase)
- Year 4: \$83,761 (3% increase)
- Year 5: \$86,274 (3% increase)

Free Rent:

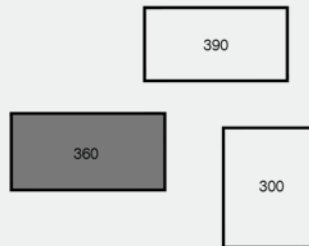
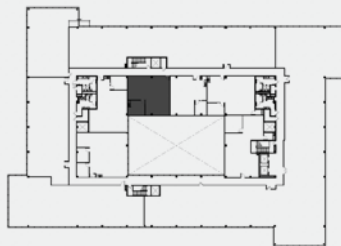
- 2nd month free on a 3 year deal
- 2nd and 3rd months free on a 4 year deal
- 2nd, 3rd and 4th months free on a 5 year deal

Additional Terms:

- 2 months Security Deposit for qualified Tenants
- No additional expense pass-throughs during Lease Term, however Landlord reserves the right to pass through expenses over an Expense Base Year, if Tenant extends the Lease beyond the initial Lease Term
- Tenant is responsible for the cost of any furniture, fixtures and equipment, display materials and additional display lighting, if needed

FLOORPLAN | 360 PACIFIC COAST HIGHWAY

SUITE 3055 | 1,323 RSF | 1,112 USF



TERMS

Available:

4th Quarter of 2024

Delivery Condition:

- Showroom comes in “as-is” condition, fully built out
- Fresh paint and floor covering
- Showroom has a conventional 2' by 2' ceiling grid
- Building Standard lighting fixtures
- Standard electrical
- 1 office with sidelight
- Kitchenette with upper and lower cabinets, sink and under-counter refrigerator

Lease Term:

3 to 5 years - 3 year minimum

Annual Rent:

- Year 1: \$65,092 (\$49.20 per RSF)
- Year 2: \$67,044 (3% increase)
- Year 3: \$69,056 (3% increase)
- Year 4: \$71,127 (3% increase)
- Year 5: \$73,261 (3% increase)

Free Rent:

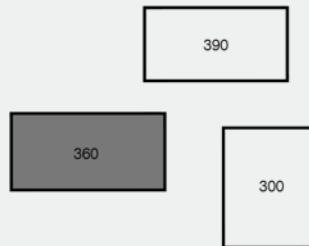
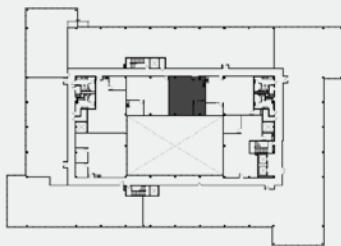
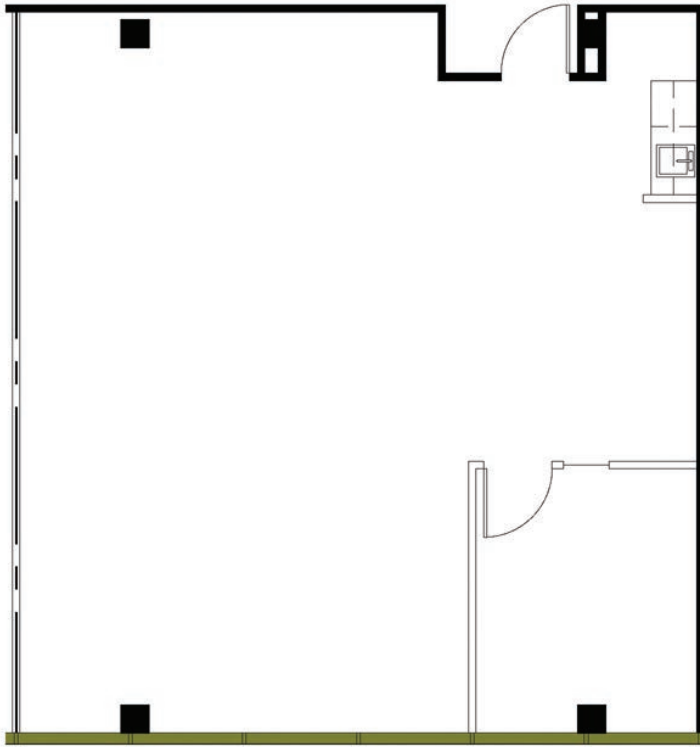
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- 2nd and 3rd months free on a 4 year deal
- 2nd, 3rd and 4th months free on a 5 year deal

Additional Terms:

- 2 months Security Deposit for qualified Tenants
- No additional expense pass-throughs during Lease Term, however Landlord reserves the right to pass through expenses over an Expense Base Year, if Tenant extends the Lease beyond the initial Lease Term
- Tenant is responsible for the cost of any furniture, fixtures and equipment, display materials and additional display lighting, if needed

FLOORPLAN | 360 PACIFIC COAST HIGHWAY

SUITE 3060 | 1,139 RSF | 957 USF



TERMS

Available:

4th Quarter of 2024

Delivery Condition:

- Showroom comes in “as-is” condition, fully built out
- Fresh paint and floor covering
- Showroom has a conventional 2' by 2' ceiling grid
- Building Standard lighting fixtures
- Standard electrical
- 1 office with sidelight
- Kitchenette with upper and lower cabinets, sink and under-counter refrigerator

Lease Term:

3 to 5 years - 3 year minimum

Annual Rent:

- Year 1: \$56,039 (\$49.20 per RSF)
- Year 2: \$57,720 (3% increase)
- Year 3: \$59,452 (3% increase)
- Year 4: \$61,235 (3% increase)
- Year 5: \$63,072 (3% increase)

Free Rent:

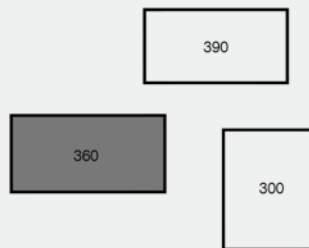
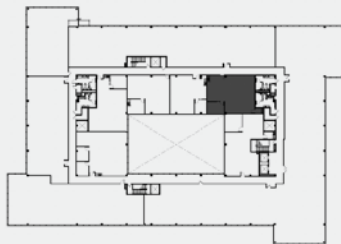
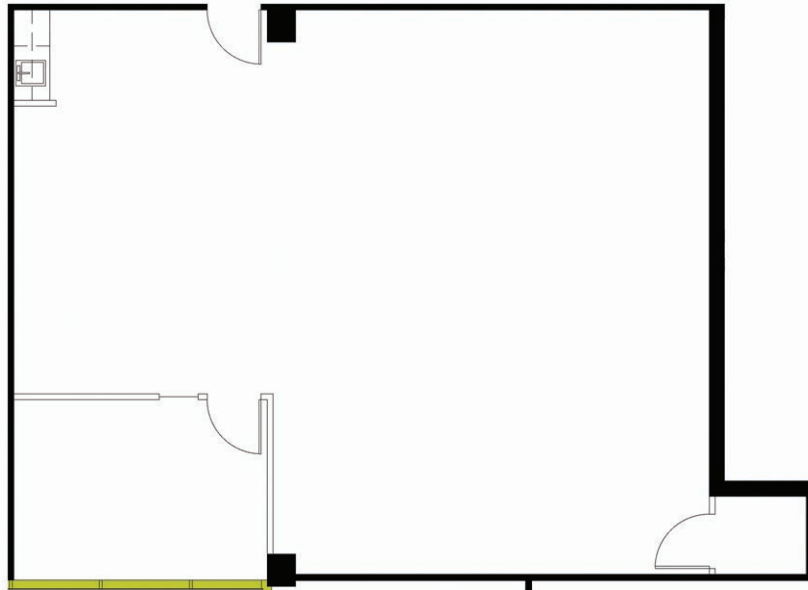
- 2nd month free on a 3 year deal
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- 2nd, 3rd and 4th months free on a 5 year deal

Additional Terms:

- 2 months Security Deposit for qualified Tenants
- No additional expense pass-throughs during Lease Term, however Landlord reserves the right to pass through expenses over an Expense Base Year, if Tenant extends the Lease beyond the initial Lease Term
- Tenant is responsible for the cost of any furniture, fixtures and equipment, display materials and additional display lighting, if needed

FLOORPLAN | 360 PACIFIC COAST HIGHWAY

SUITE 3065 | 1,580 RSF | 1,328 USF



TERMS

Available:

4th Quarter of 2024

Delivery Condition:

- Showroom comes in “as-is” condition, fully built out
- Fresh paint and floor covering
- Showroom has a conventional 2' by 2' ceiling grid
- Building Standard lighting fixtures
- Standard electrical
- Storage closet
- 1 office with sidelight
- Kitchenette with upper and lower cabinets, sink and under-counter refrigerator

Lease Term:

3 to 5 years - 3 year minimum

Annual Rent:

- Year 1: \$77,736 (\$49.20 per RSF)
- Year 2: \$80,068 (3% increase)
- Year 3: \$82,470 (3% increase)
- Year 4: \$84,944 (3% increase)
- Year 5: \$87,493 (3% increase)

Free Rent:

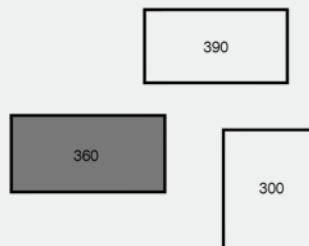
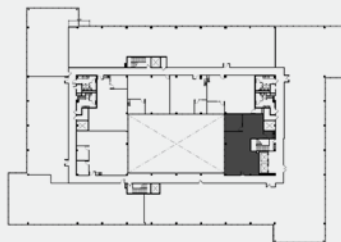
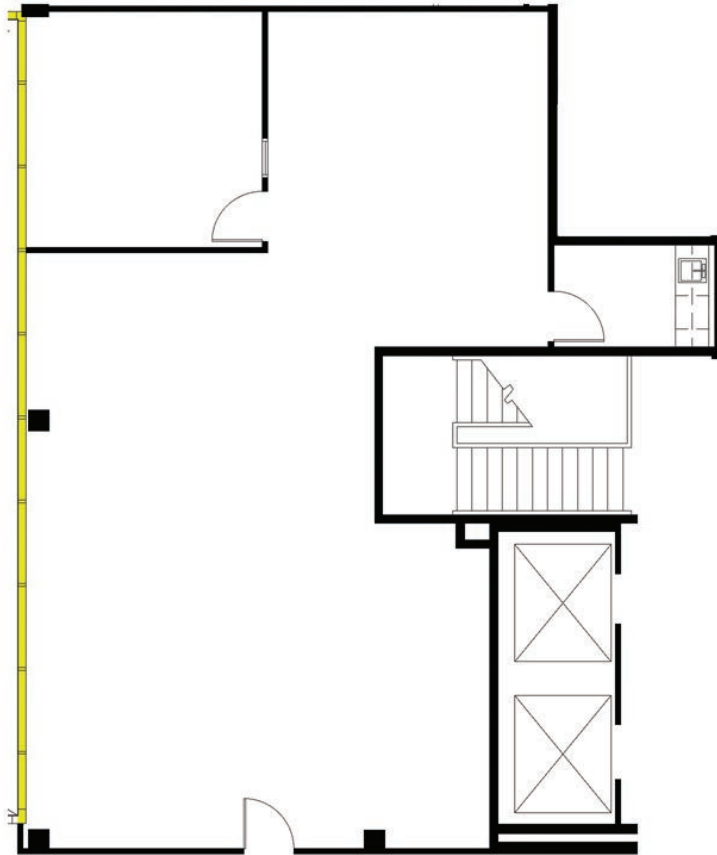
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Additional Terms:

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- Tenant is responsible for the cost of any furniture, fixtures and equipment, display materials and additional display lighting, if needed

FLOORPLAN | 360 PACIFIC COAST HIGHWAY

SUITE 3075 | 1,778 RSF | 1,494 USF



TERMS

Available:

4th Quarter of 2024

Delivery Condition:

- Showroom comes in “as-is” condition, fully built out
- Fresh paint and floor covering
- Showroom has a conventional 2' by 2' ceiling grid
- Building Standard lighting fixtures
- Standard electrical
- 1 office with sidelight
- Separate kitchenette area with upper and lower cabinets, sink and under-counter refrigerator

Lease Term:

3 to 5 years - 3 year minimum

Annual Rent:

- Year 1: \$87,478 (\$49.20 per RSF)
- Year 2: \$90,102 (3% increase)
- Year 3: \$92,805 (3% increase)
- Year 4: \$95,589 (3% increase)
- Year 5: \$98,457 (3% increase)

Free Rent:

- 2nd month free on a 3 year deal
- 2nd and 3rd months free on a 4 year deal
- 2nd, 3rd and 4th months free on a 5 year deal

Additional Terms:

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OPEN El Segundo reinvents the office, creating a sunlit campus where interior workspaces merge seamlessly with spacious Wifi enabled outdoor areas designed for community, collaboration and creativity.



A 356,117 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 Manhattan Beach and Metro connection to Los Angeles, LAX and West LA.





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



Six casual restaurants and cafes



Landscaped central courtyard anchored by
Silverback Coffee of Rwanda, provides spacious outdoor
seating areas equipped with Wifi and speakers



Bicycle storage/shop



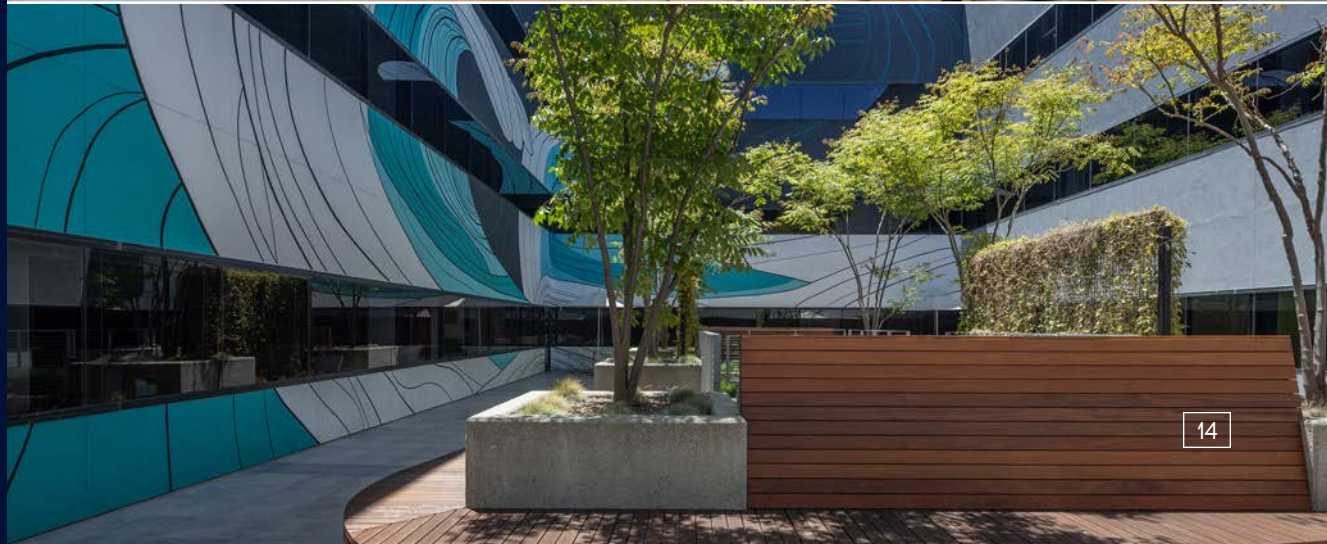
Ample surface and subterranean parking
with direct building access



Tenant amenity center



Conference room facility



EL SEGUNDO

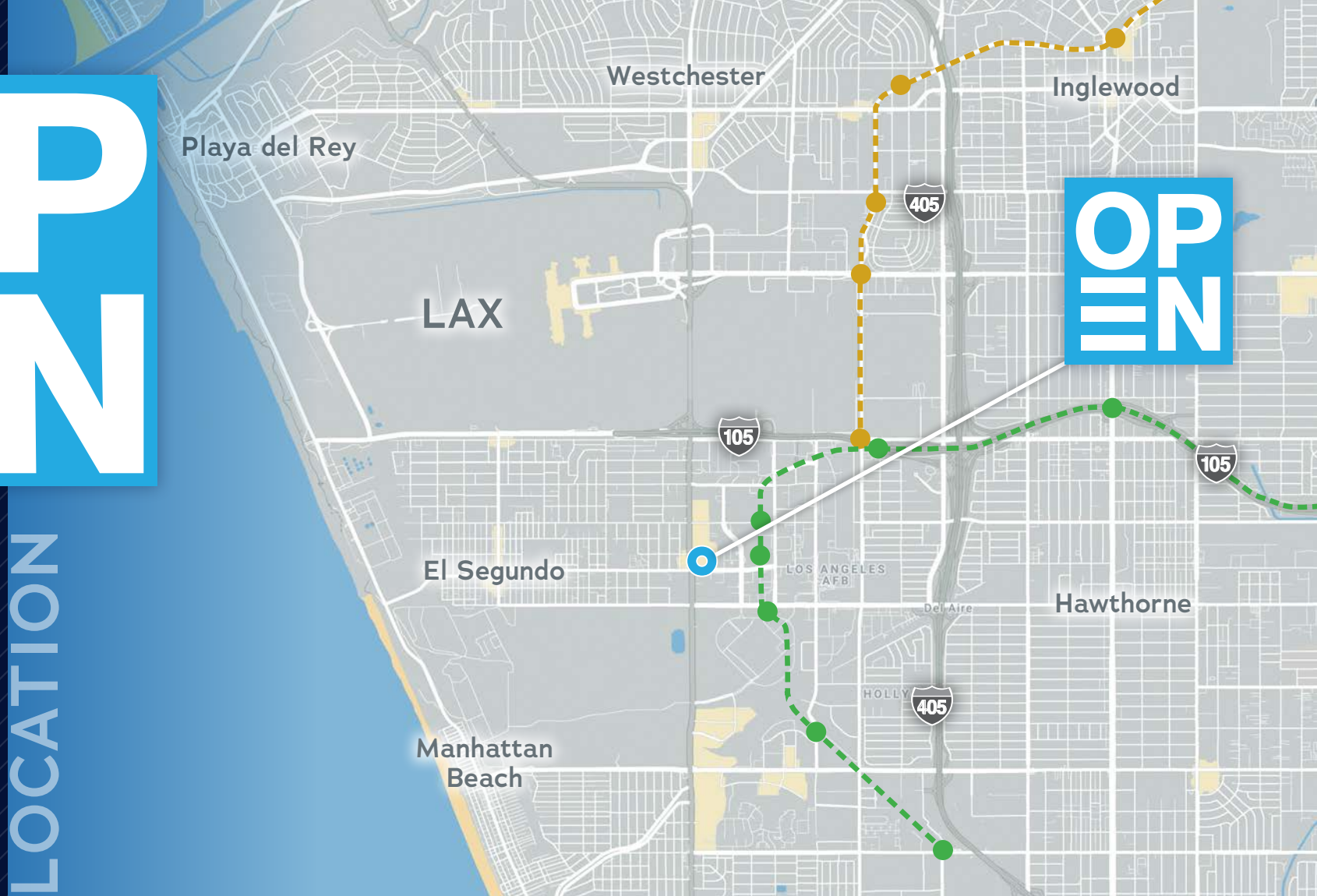
OPEN

Corporate License #01355491

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nmrk.com

LOCATION



OPEN

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Associate
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aly.polo@nmrk.com
CA RE License #01966499

NEWMARK

LPCWEST
LINCOLN PROPERTY COMPANY

ROCKWOOD