



FOR SUBLEASE >> CLASS A OFFICE/FLEX

300 N PACIFIC COAST HWY

EL SEGUNDO CA

SUITE | 1018

AVAILABLE SF | 2,912 RSF

TERM | Through 11/30/2022 (~33 Months)

AVAILABILITY | Immediate

ASKING LEASE RATE | \$3.75 PSF FSG

PARKING | Right to Rent 12 Unreserved Spaces

HIGHLIGHTS:

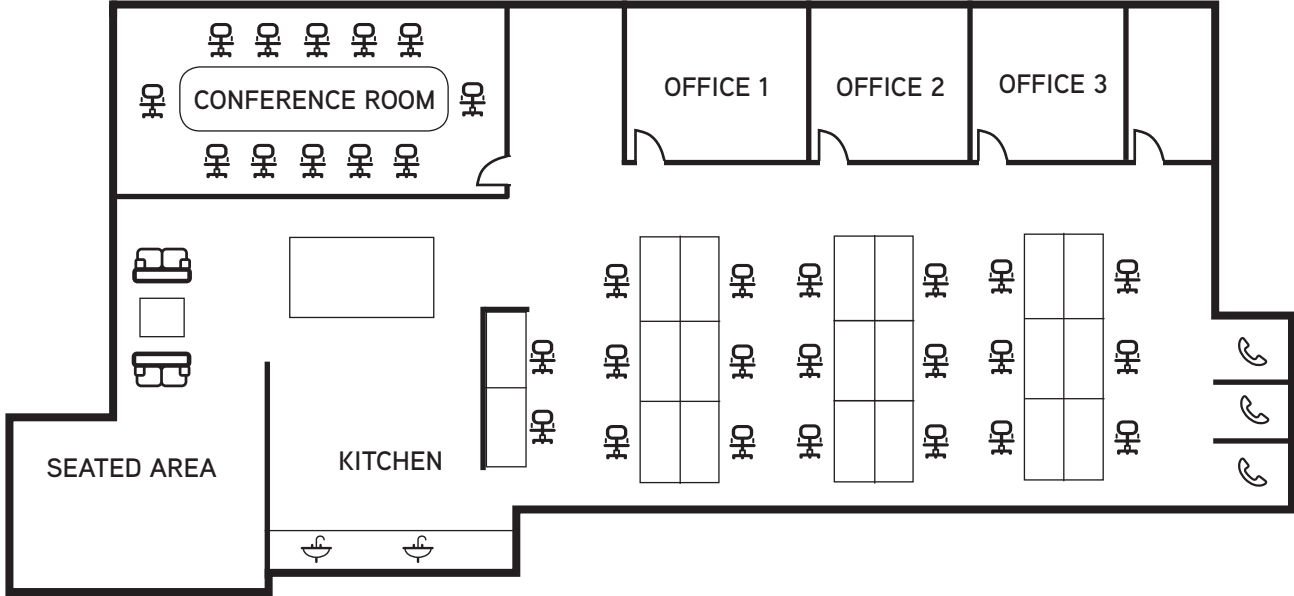
- > 3 private offices, 1 conference room, 3 phone booths, & 2 back rooms
- > Open space workstations for +/- 20 staff
- > Furniture available and negotiable
- > Elegant lobby entrance and corridor areas
- > Located in the vibrant “superblock” of El Segundo, minutes to major freeways, LAX, and Marina Del Rey
- > Great freeway access to both the San Diego Fwy (405) and Century Fwy (105). Blocks to MTA Green Line Station. Centrally located in El Segundo’s business district.

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FLOOR PLAN



PHOTOS

INTERIOR >>



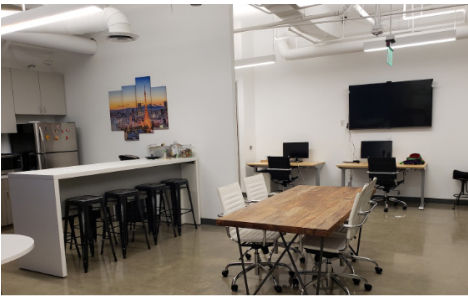
DESK SPACE



3 PRIVATE OFFICES



COMMON AREA



KITCHEN



CONFERENCE ROOM

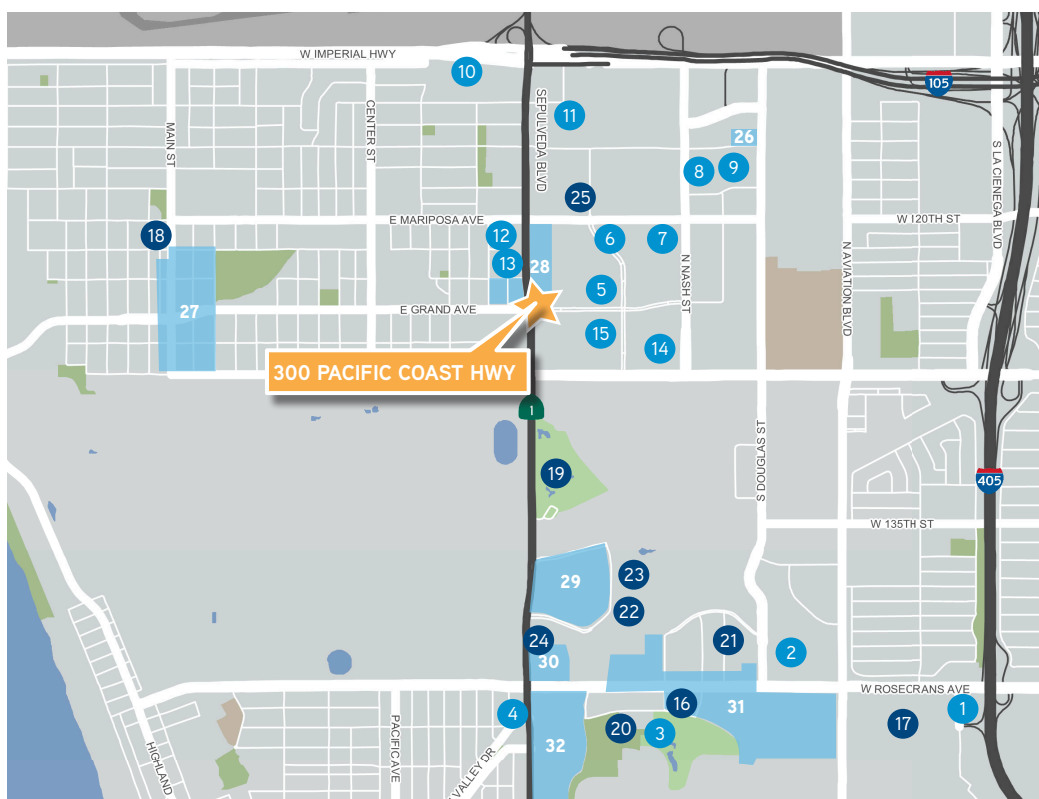


PHONE BOOTHS

EXTERIOR >>



AMENITIES



HOTELS

1. Ayres Hotel (Hawthorne)
2. Hyatt House
3. Westdrift Manhattan Beach
4. The Belamar Hotel
5. Doubletree by Hilton
6. Courtyard by Marriott
7. Hilton Garden Inn
8. Hyatt Place
9. AC Hotel
10. Embassy Suites
11. Hampton Inn & Suites
12. Fairfield Inn & Suites
13. Aloft Hotel
14. Residence Inn
15. Cambria Hotel & Suites

FITNESS

16. 24 Hour Fitness
17. Equinox
18. El Segundo Athletic Club
19. El Segundo Lakes Golf Course
20. Manhattan Country Club
21. Bay Club South Bay
22. YogaWorks
23. Barry's Bootcamp
24. SoulCycle
25. Anytime Fitness

26. THE EDGE/ELEVON

DINING

Bowlology
Flame Broiler
Hummus Republic

Kaya Sushi
Il Romanista
Ono Poke

27. DOWNTOWN EL SEGUNDO

DINING

Britt's BBQ
Deluca Trattoria
El Segundo Fish Co.
Farm Stand
Good Stuff
Rock N' Brews
Sausal
Second City Bistro
Tavern on Main

28. PCH CORRIDOR

DINING

Bread and Butter
Chipotle
El Pollo Loco
In N Out Burger
Five Guys Burgers
Flame Broiler
IHOP
Jersey Mike's
Malibu Fish Grill
PizzaRev
Rubio's
Sabra Beirut Mix
San Sai Japanese Grill
The Habit
Which Wich Sandwiches

29. PLAZA EL SEGUNDO

DINING

California Fish Grill
Marmalade Cafe
Salt Creek Grille
Sammy's Woodfired Pizza
Samosa House
The Veggie Grill

RETAIL

Anthropologie
Banana Republic
Best Buy
Cost Plus World Market
Dick's Sporting Goods
H&M
Homegoods
J.Crew
Nordstrom Rack
PetSmart
The Container Store
Whole Foods

30) THE POINT

DINING

Hopdoddy Burger Bar
Lil Simmzy's
Mendocino Farms
North Italia
Superba Food + Bread
Tocaya Organica
True Food Kitchen
Umi by Hamasaku

RETAIL

Athleta
Blue Mercury
Lucky Brand
Lululemon Athletica
Madewell
Michael Stars
Planet Blue

31) ROSECRANS CORRIDOR

DINING

Calo Kitchen
Fleming's Steak House
Grimaldi's Pizzeria
Houston's
Il Fornaio
Jackson's Food + Drink
Johnny Rockets
Lido Di Manhattan
Pachanga
Paul Martin's American Bistro
Pier 76 Fish Grill
Shake Shack
Tendergreens

RETAIL

Barnes & Noble
BevMo
Bristol Farms
Office Depot
Old Navy
Pier One Imports
REI
Trader Joe's
Vitamin Shoppe