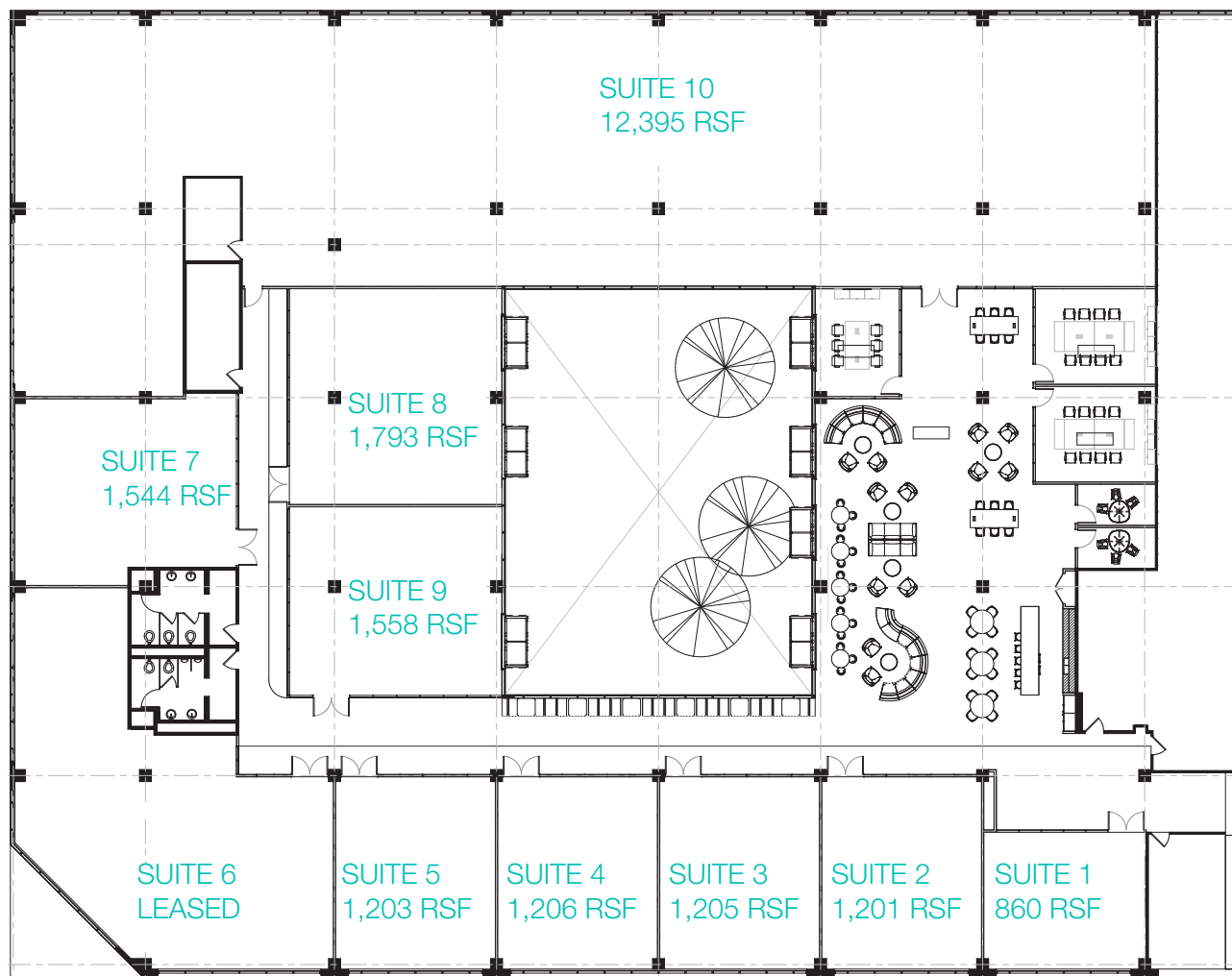


Suites at 101





101 N PCH is a 3-story office building prominently located on the northwest quadrant of PCH and El Segundo Boulevards. The landmark building has been transformed with a new façade, renovated common areas, three interior garden atriums, drought-resistant landscaping and three levels of secure subterranean parking.

HIGHLIGHTS

- The Suites at 101 is a low cost coworking concept that allows Tenants to have their own private suites while still enjoying a collaborative environment without the cost of traditional coworking
- The unique plan allows access to 6,000 SF of creative common space with 5 conference/meeting rooms, hot desking, communal benching, conversation booths, a fully stocked drink bar, and space to host events
- Minutes to Downtown El Segundo and lifestyle retail amenities at Plaza El Segundo and The Point
- Thriving business friendly city with favorable tax structure
- Convenient access to LAX International Airport and the 405/105 freeway interchange

Suites at 101

101 N PACIFIC COAST HIGHWAY, EL SEGUNDO, CA



ENTRY VIEW

Suites at 101

101 N PACIFIC COAST HIGHWAY, EL SEGUNDO, CA



ENTRY VIEW

Suites at 101

101 N PACIFIC COAST HIGHWAY, EL SEGUNDO, CA



HALL VIEW

Suites at 101

101 N PACIFIC COAST HIGHWAY, EL SEGUNDO, CA



COMMON AREA VIEW

Suites at 101

101 N PACIFIC COAST HIGHWAY, EL SEGUNDO, CA



COMMON AREA VIEW



COMMON AREA VIEW

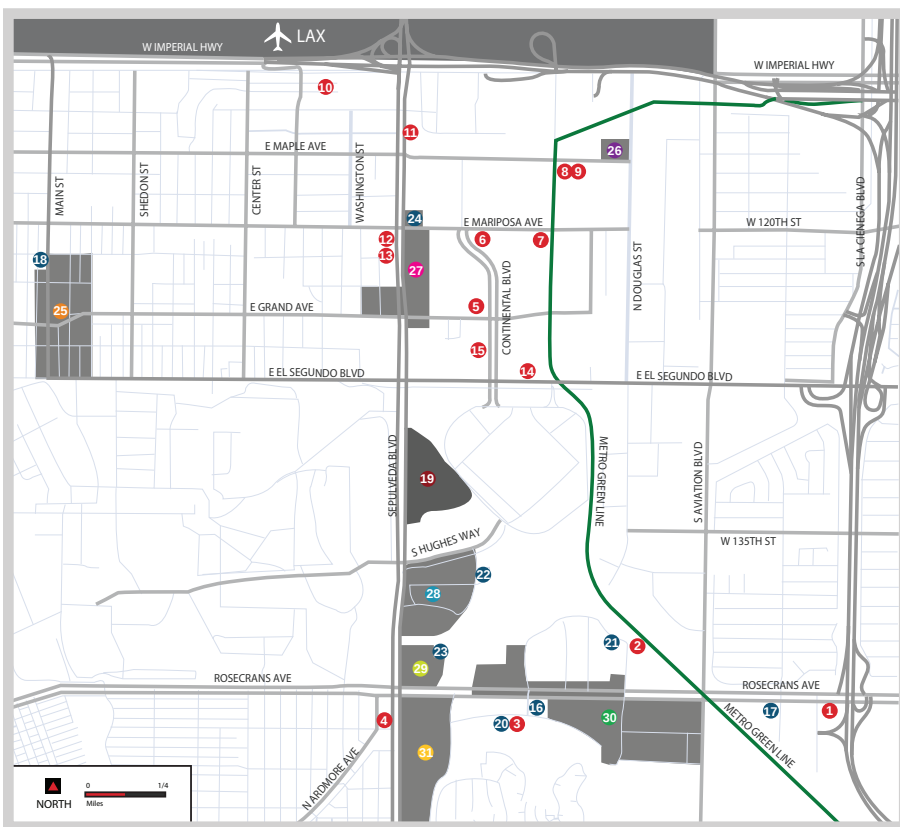
Suites at 101

101 N PACIFIC COAST HIGHWAY, EL SEGUNDO, CA



COMMON AREA VIEW

EL SEGUNDO 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 (coming)
- 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
- 22 Barry's Bootcamp (coming)
- 23 SoulCycle
- 24 Anytime Fitness

25 DOWNTOWN EL SEGUNDO

DINING

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

26 THE EDGE / ELEVON

DINING

- Bowlology
- Flame Broiler
- Hummus Republic
- Kaya Sushi
- Il Romanista
- Ono Poke

27 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
- The Habit
- Which Wich

28 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
- M.A.C.
- PetSmart
- The Container Store
- Whole Foods

29 THE POINT

DINING

- Hopdoddy Burger Bar
- Lil Sizzmy'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

30 ROSECRANS CORRIDOR

DINING

- Cal's (coming)
- 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 (coming)
- P.F. Chang's
- Shake Shack
- Tendergreens

RETAIL

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

31 MANHATTAN VILLAGE

DINING

- Brickworks
- California Pizza Kitchen
- Chili's Grill & Bar
- Corner Bakery
- Joey (coming)
- Islands
- Olive Garden
- Tacone Flavor Grill
- Tin Roof Bistro
- Urban Plates (coming)

RETAIL

- Ann Taylor
- Apple
- Bath & Body Works
- Diane's Beach
- Gap
- Kiehls
- Loft
- M.A.C. (coming)
- Macy's
- Pottery Barn
- Sephora
- Tommy Bahama
- Victoria's Secret
- Williams Sonoma