

7 AVIATION
el segundo | california

70%
PRE-LEASED

| 7,000-100,000 Square Feet |
Available Now

madison
PARTNERS

| Atrium |

- Collaborative Areas
- Common Area WiFi
- Natural Light
- Floor to Ceiling Glass



| Entrance |

- Redeveloped Building Lobby
- Creative Buildout
- Polished Concrete Floors



| Piazza |

- Outdoor Lounge
- Collaborative Areas
- New Landscape & Hardscape



AVIATION

| Landscape |

- Green Spaces
- Dog Run
- Bike Lockers



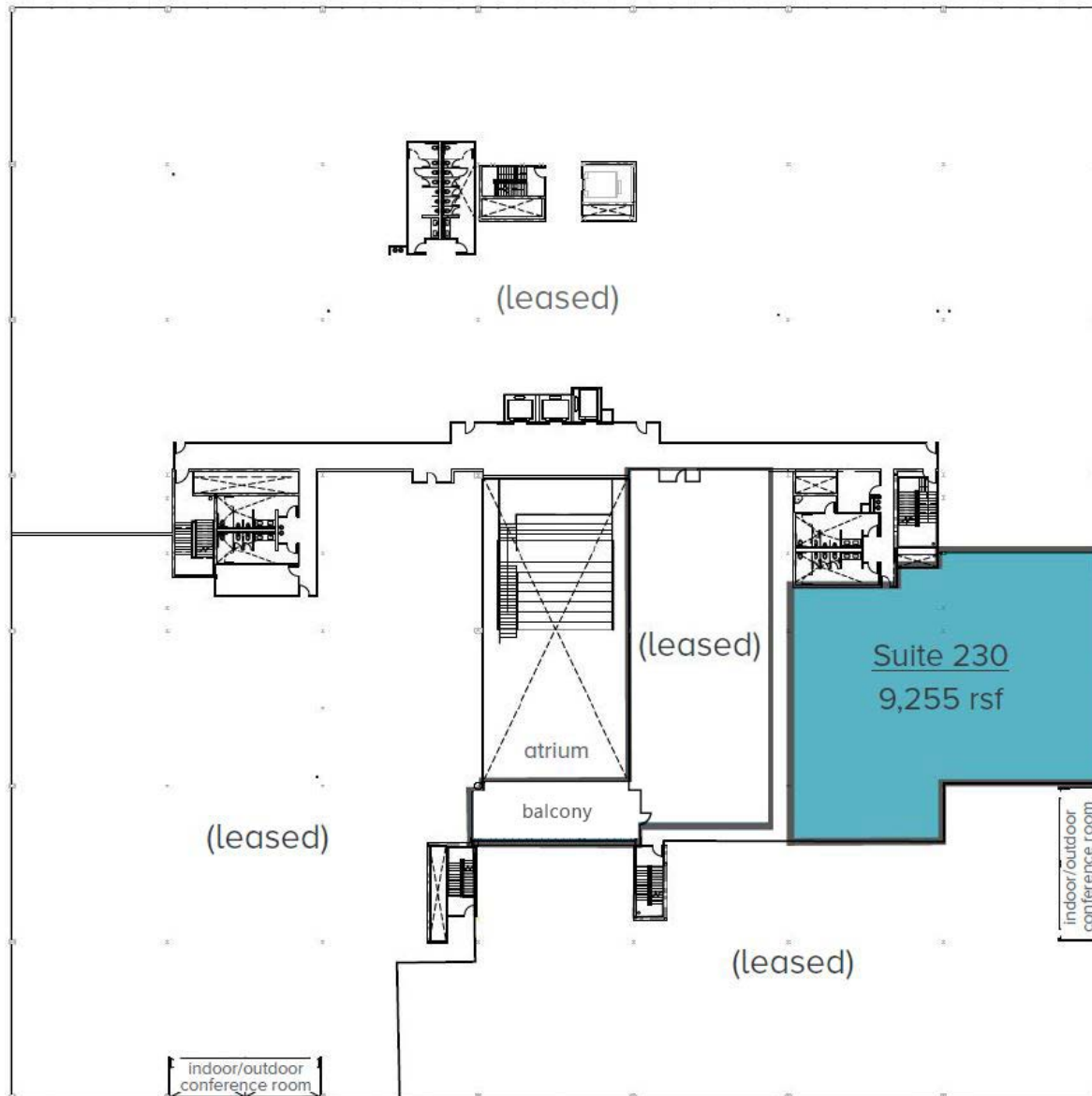
| Ground Floor |

- 15,739 Square Feet Available
- On-Site Property Management
- On-Site Cafe
- Fitness Space



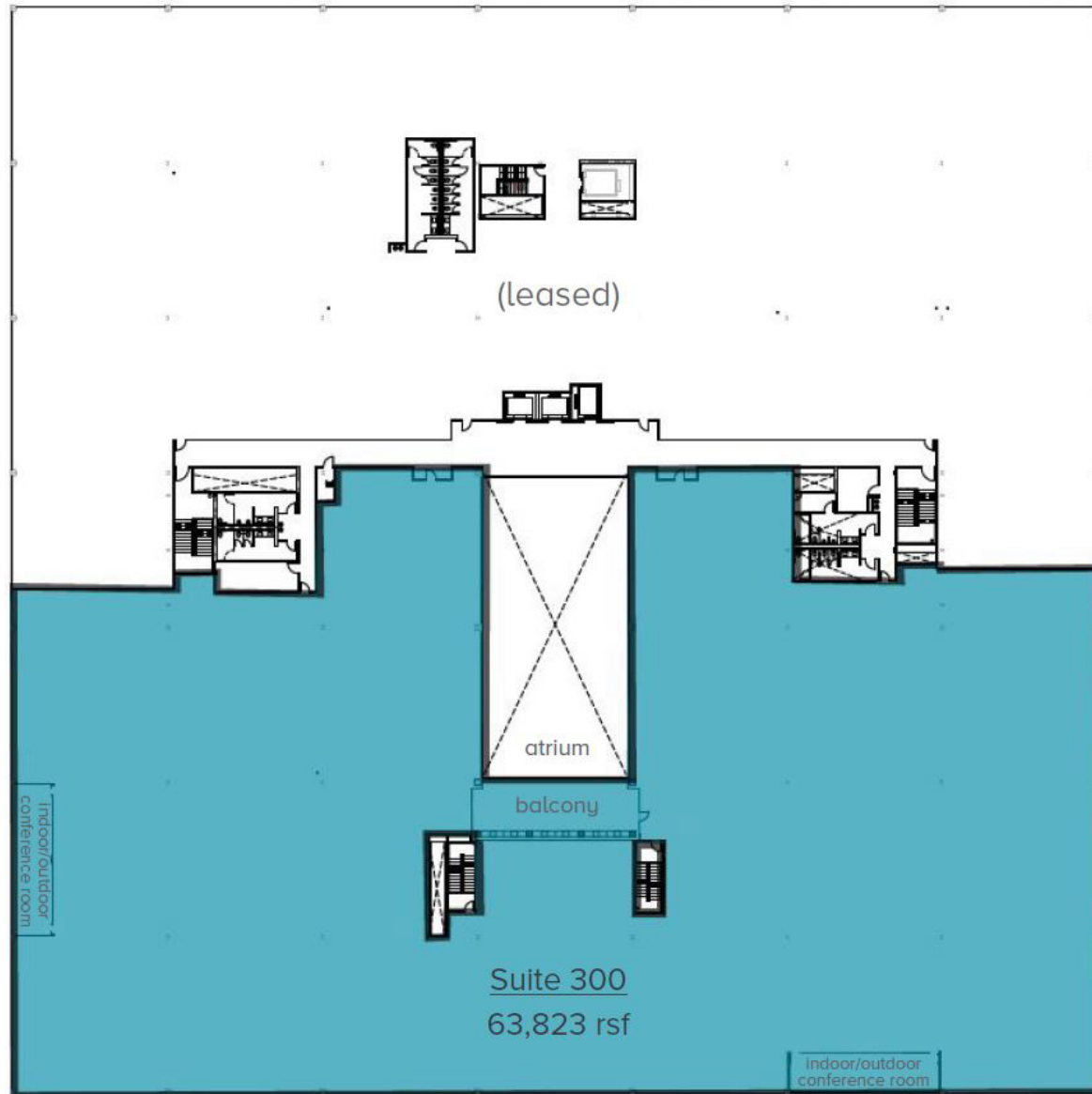
| Second Floor |

- Floor to Ceiling Windowline



| Third Floor |

- 63,823 Square Feet Available
- Divisible
- Floor to Ceiling Windowline
- Private Balconies



| Location |

- Los Angeles Int'l Airport "LAX"
- 405 Freeway
- 105 Freeway
- Metro Green Line: Douglas Station



Los Angeles Int'l Airport "LAX"

105 Freeway

405
Freeway

Douglas Station

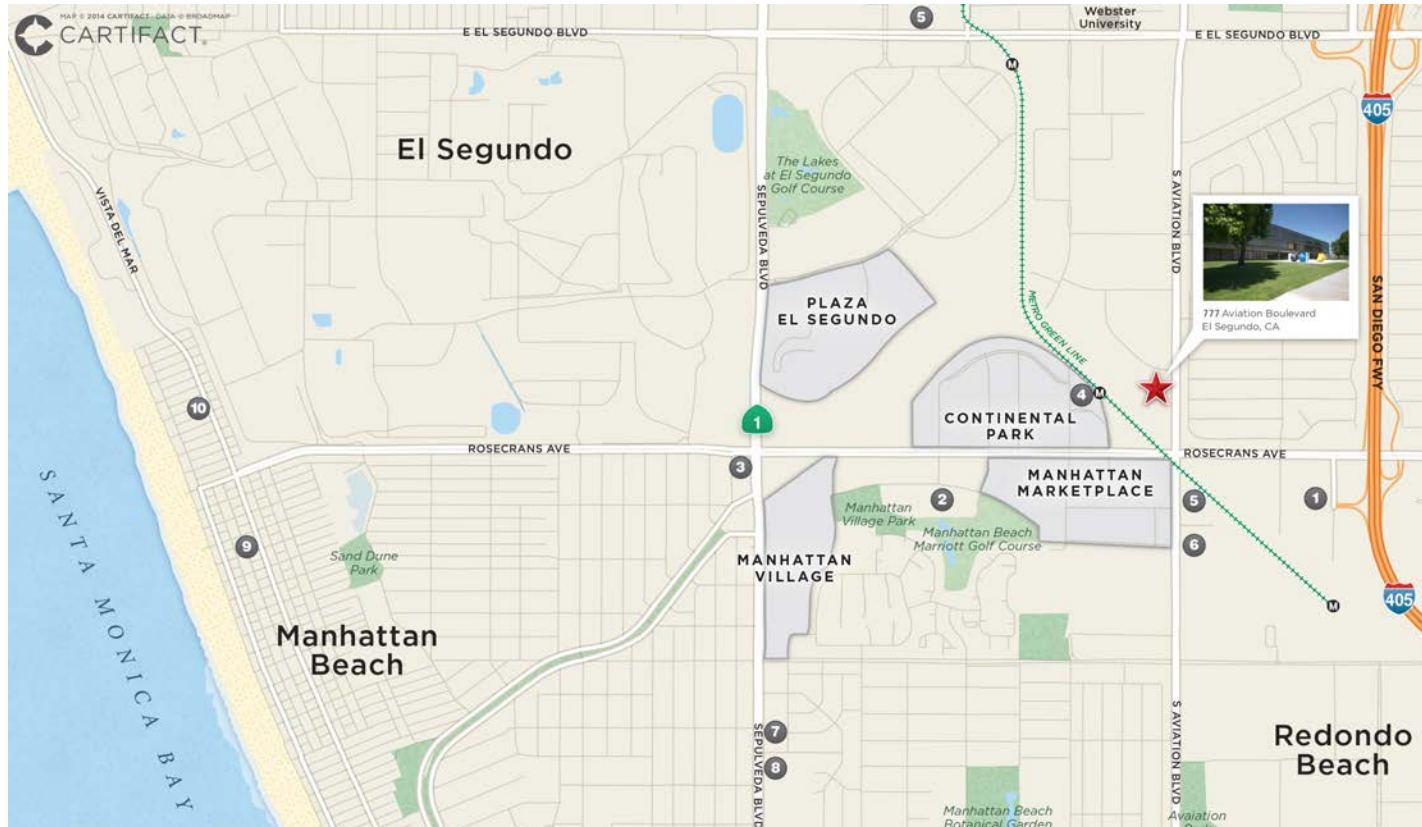
Metro Green Line

Aviation Blvd.

Rosecrans Blvd.

| Amenities |

- Dining
- Retail
- Fitness
- Hotel



EL SEGUNDO & MANHATTAN BEACH AMENITIES

PLAZA EL SEGUNDO

- RESTAURANTS**
 Pinkberry
 California Pizza Kitchen
 Starbucks
 Marmalade Cafe
 California Fish Grill
 La Sirena Grill & Cantina
 Salt Creek Grill
 Sammy's Woodfried Pizza
 The Counter

- RETAIL**
 Best Buy
 World Market
 Dick's Sporting Goods
 PetSmart
 Yogaworks
 Anthropologie
 J. Crew
 Whole Foods Market
 The Container Store

MANHATTAN MARKETPLACE

- RESTAURANTS**
 Johnny Rockets
 Subway
 Pachanga
 Houston's
 Peet's Coffee & Tea
 Yogurtland
 Cafe Rio Mexican Grill
 Il Fornaio
 Lido Di Manhattan

- RETAIL**
 Pier 1 Imports
 Barnes & Noble
 Trader Joe's
 Old Navy
 REI
 Bristol Farms
 BevMo!
 Fresh & Easy Market
 CVS Pharmacy

CONTINENTAL PARK

- RESTAURANTS**
 PF Chang's Bistro
 Fleming's Steakhouse
 Macaroni Grill
 Boston Market
 Quizno's Subs
 McCormick & Schmicks
 Noah's Bagels
 Houstons Steakhouse

- RETAIL**
 Office Depot
 GolfSmith
 CVS Pharmacy

MANHATTAN VILLAGE

- RESTAURANTS**
 California Pizza Kitchen
 Islands Burgers
 Coffee Bean & Tea Leaf
 Olive Garden
 Chili's
 Corner Bakery

- RETAIL**
 Macy's
 CVS Pharmacy
 Ralph's
 Fry's Electronics
 Apple
 Sephora

LODGING

- 1 Ayres Hotel
- 2 Marriott Hotel & Golf Course
- 3 The Belamar Hotel
- 4 Hyatt Summerfield Suites
- 5 Residence Inn LAX
- 6 Springhill Suites LAX
- 7 Hawthorne Suites
- 8 Residence Inn
- 9 Seaview Inn at the Beach
- 10 California Beach Hotel

| Contact |

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