

The background of the advertisement is a photograph of the Manhattan Beach Towers. It shows two modern, multi-story office buildings with a distinctive design of alternating white horizontal bands and blue-tinted glass windows. The buildings are situated around a central courtyard. The foreground of the courtyard is paved with dark wooden decking. To the left and right of the walkway are raised garden beds containing various plants, including succulents and small trees. In the distance, a clear blue sky with some light clouds is visible. A teal-colored graphic element, consisting of several parallel diagonal lines, is positioned in the upper right corner of the image.

MBT

MANHATTAN BEACH TOWERS

WHERE WORK COMES TO LIFE

1230 & 1240 Rosecrans Ave
Manhattan Beach, CA 90266
<https://www.manhattanbeachtowers.com>

onni[®]
group

CBRE



PROPERTY INFORMATION

WHERE WORK COMES TO LIFE.

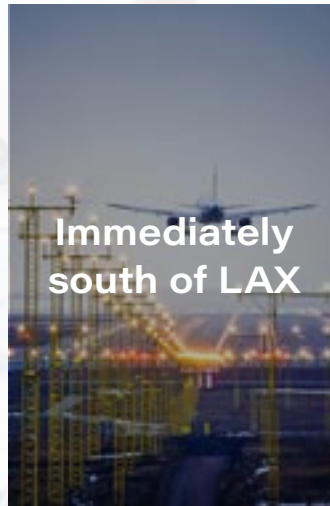
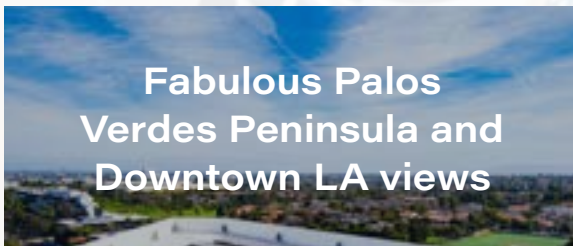
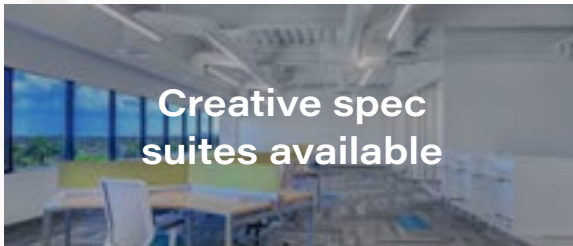
At the entry-point of the beach cities community, Manhattan Beach Towers is an office environment where work comes to life. Start the day with yoga in the plaza or have a refreshing lunch and a stroll along the beach. Dining, shopping, and exercise studios are just minutes away. Manhattan Beach Towers makes attracting and retaining top employees a breeze with modern amenities and technology. Make work fun again!

- Amazing beach cities location
- Adjacent to Manhattan Village and The Point (both recently renovated)
- Walkable amenities
- Onsite property management
- Onsite security
- 8k SF tenant amenity center with conferencing
- Tenant only gym with showers and towel service
- Great common area outdoor space
- Signage opportunities
- Electric charging stations

AN AMENITY-RICH LOCATION.

Manhattan Beach Towers is adjacent to Manhattan Village, The Point and Plaza El Segundo and a 5-minute bike ride from the beach. The Onni Group of Companies has improved Manhattan Beach Towers to reflect a live-work environment by providing tenants with first-class fitness and shower facilities and a state-of-the-art tenant lounge.

PROJECT FEATURES





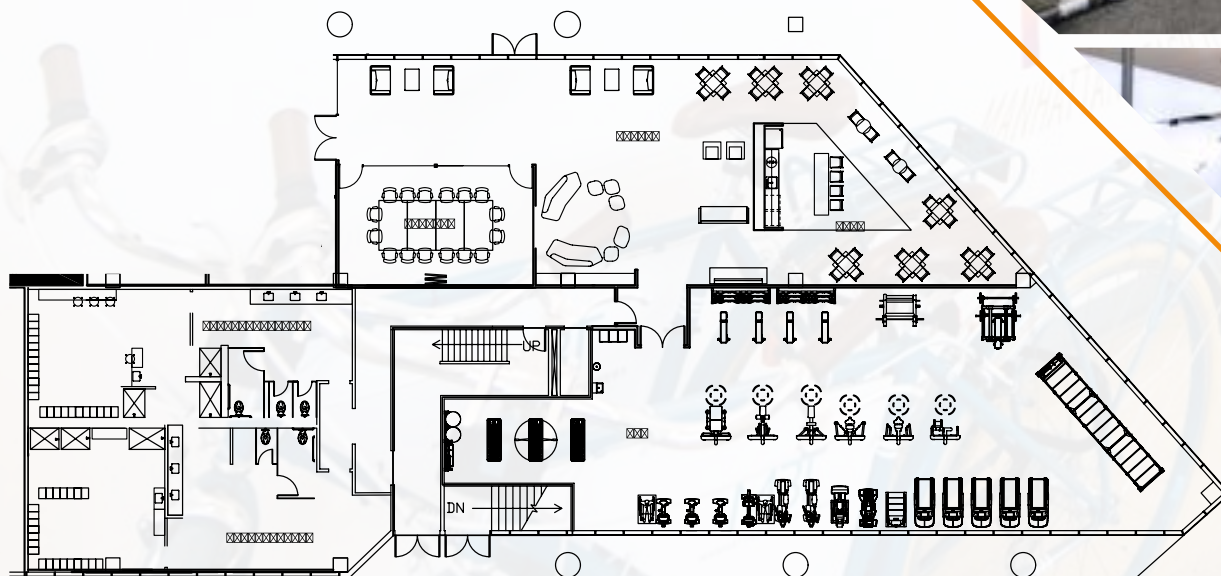
1230 Rosecrans Avenue

Suite	Square Feet	Available	Description
110	4,808 RSF	Immediately	4 Offices, 1 Conference Room, Open Area, Reception, Kitchen
115	2,458 RSF	Immediately	
150	1,582 RSF	Immediately	Meeting Room, Private Office, Kitchen, Open Space
210	1,565 RSF	Immediately	Build to Suit
280	1,595 RSF	Immediately	2 Offices, Reception, 1 Conference Room, Kitchenette, Open Area
**500	4,638 RSF	Immediately	Creative Spec Suite Built the Onni Way 2 Offices, 1 Conference Room, Kitchenette Creative Spec Suite Built the Onni Way 11 Offices, 2 Conference Rooms, Open Area, Kitchenette
520	5,062 RSF	Immediately	Creative Spec Suite Built the Onni Way 6 Window Lined Offices, 4 Conference Rooms, Open Areas, Kitchen, Huddle Room
**560	7,246 RSF	Immediately	
620	2,079 RSF	Immediately	3 Offices, Reception, Enclosed Kitchen
630	1,909 RSF	Immediately	2 Offices, 1 Conference Room, Open Area, Kitchen
680	4,775 RSF	Immediately	8 Offices, 2 Conference Rooms, Open Area, Kitchenette

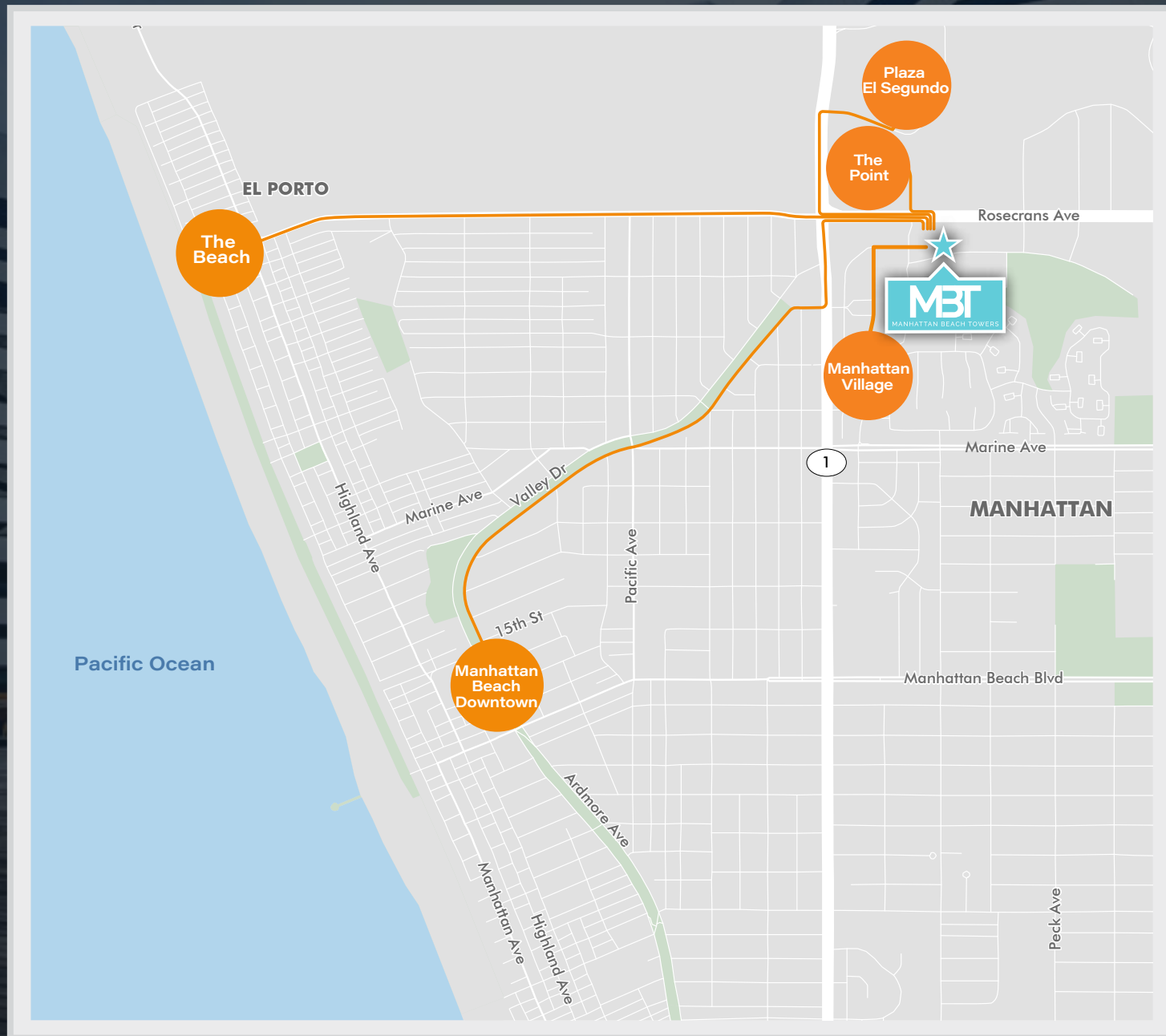
**Suites 500 & 560 are contiguous for 11,884 RSF

1240 Rosecrans Avenue

Suite	Square Feet	Available	Description
Fully Leased			



LOCAL AMENITIES



PLAZA EL SEGUNDO

RETAIL STORES

- Dick's Sporting Goods
- HomeGoods
- Nordstrom Rack
- PetSmart
- The Container Store
- Ulta

GROCERY STORES

- Whole Foods Market

DINING

- Marmalade Café
- Pinkberry
- Salt Creek Grille
- Starbucks

THE POINT

DINING

- Hopdoddy
- Lil' Simmzy's on the Deck
- Little Sister
- Mendocino Farms Sandwich Market
- North Italia
- Peet's Coffee
- Pressed Juicery
- Tocaya Organica
- True Food Kitchen
- Van Leeuwen Ice Cream & Vegan Ice Cream

RETAIL STORES

- Bellacures
- Bluemercury
- Athleta
- Cava
- Evereve
- Kendra Scott
- Lucky Brand
- Lululemon
- Madewell
- No Rest for Bridget
- Outerknown
- Paper Source

MANHATTAN VILLAGE:

DINING

- California Pizza Kitchen
- Tin Roof Bistro
- Corner Bakery
- DAN Modern Chinese
- Edo Little Bites
- Island's Fine Burgers & Drinks
- Joey's Manhattan Beach
- Mercado
- Olive Garden Italian Kitchen
- Silverlake Ramen *(coming soon)*
- Smashburger
- Sukiyaki Japan *(coming soon)*
- Sweetgreen
- Urban Plates
- Handel's Ice Cream

- Sidecar Doughnuts
- Sunlife Organics
- Bristol Farms

RETAIL STORES

- Ann Taylor
- Apple
- Anthropologie
- Urban Outfitters
- Chico's
- Fahtery
- Francesca's
- GAP
- J. Jill
- Loft
- Ruah
- Soma Intimates
- Tommy Bahama
- MAC Cosmetics
- Origins
- Sephora
- Pottery Barn
- Williams-Sonoma
- Sunglass Hut
- I Volley by VBRags *(coming soon)*
- Super Sports
- Godiva Chocolatier
- Hallmark
- Victoria's Secret
- See's Candies
- Macy's
- Vans
- CVS Pharmacy

BANKS

- Bank of America
- Chase
- Citibank
- Union Bank
- US Bank
- Wells Fargo Bank

FITNESS CENTERS

- Coreology Fitness
- Corepower Yoga
- Cyclebar
- Soulcycle

MANHATTAN BEACH DOWNTOWN

DINING

- Rock 'N Fish
- Manhattan Beach Post
- The Kettle
- The Strand House
- Hennessey's Tavern
- Petros
- Simmzy's
- Esperanza
- Tacolicious
- Fishing with Dynamite
- Nick's
- Shellback Tavern
- Ercles



MOVE-IN READY SUITES

Beautiful spec suites, appointed with contemporary finishes and inviting, energetic colors, are available for tenants who need space quickly. Located in the 1230 Rosecrans building, these suites have sweeping views of the surrounding area. These are spec suites built the "Onni Way."



A large, modern, multi-story office building with a distinctive architectural design featuring horizontal white bands and blue-tinted glass windows. The building is viewed from a low angle, looking up towards the sky. In the foreground, there is a paved courtyard area with some small trees and a wooden bench.

M3T

MANHATTAN BEACH TOWERS



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For more information, please contact:

Quint Carroll

First Vice President

Lic. 01914692

+1 310 363 4973

quint.carroll@cbre.com

Tom Sheets

Executive Vice President

Lic. 01252183

+1 310 363 4943

tom.sheets@cbre.com