

501 CONTINENTAL

501 Continental Boulevard, El Segundo, CA

INVESTMENT OPPORTUNITY

THE OFFERING

Madison Partners, as exclusive advisor, is pleased to present the opportunity to acquire 501 Continental—a 2-story, single-tenant office building totaling 125,594 square feet located in the heart of the premier El Segundo office market. 501 Continental offers an investor a strong and stable cash flow, coupled with institutional quality design and construction, a strategic location, and an exceptional amenity base. The Property is 100% leased to Teledyne Technologies, Inc.—a leading service provider of sophisticated and electronic communications



products. Teledyne Technologies, Inc. has significant capital invested (\$9.4 million) in the infrastructure of 501 Continental, mitigating a potential relocation in the future. Situated on approximately 6.3 acres along Continental Boulevard, 501 Continental is located within the 11.6 million square-foot El Segundo office submarket, which as of fourth quarter 2009, posted the lowest direct vacancy availability rate, as well as the highest direct average rental rate—7.2% and \$2.39, per square-foot, respectively within the greater South Bay office market.

INVESTMENT HIGHLIGHTS

- Strong and stable cash flow
- Prominent location
- Attractive setting
- Significant capital upgrades
- In-place rent below current market
- Significant discount to replacement cost
- Strong market fundamentals
- Dynamic economy
- Excellent regional access
- Strong demographics
- Exceptional amenity base
- Future upside potential



Should you have an interest in reviewing the Offering Memorandum, please electronically execute the Confidentiality Agreement at <http://www.madisonpartners.net/property/197>.

EXCLUSIVE ADVISOR

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