



NOW LEASING TOY SHOWROOMS
FOR APRIL 2026 PREVIEW AND BEYOND

NEWMARK



Inspiring Generations of Play

AT
101 CONTINENTAL BLVD
EL SEGUNDO

Four Floors of Premier Quality
Toy Showrooms Located in the
Heart of El Segundo's Toy District

REVISED JANUARY 1, 2026

101 CONTINENTAL BLVD

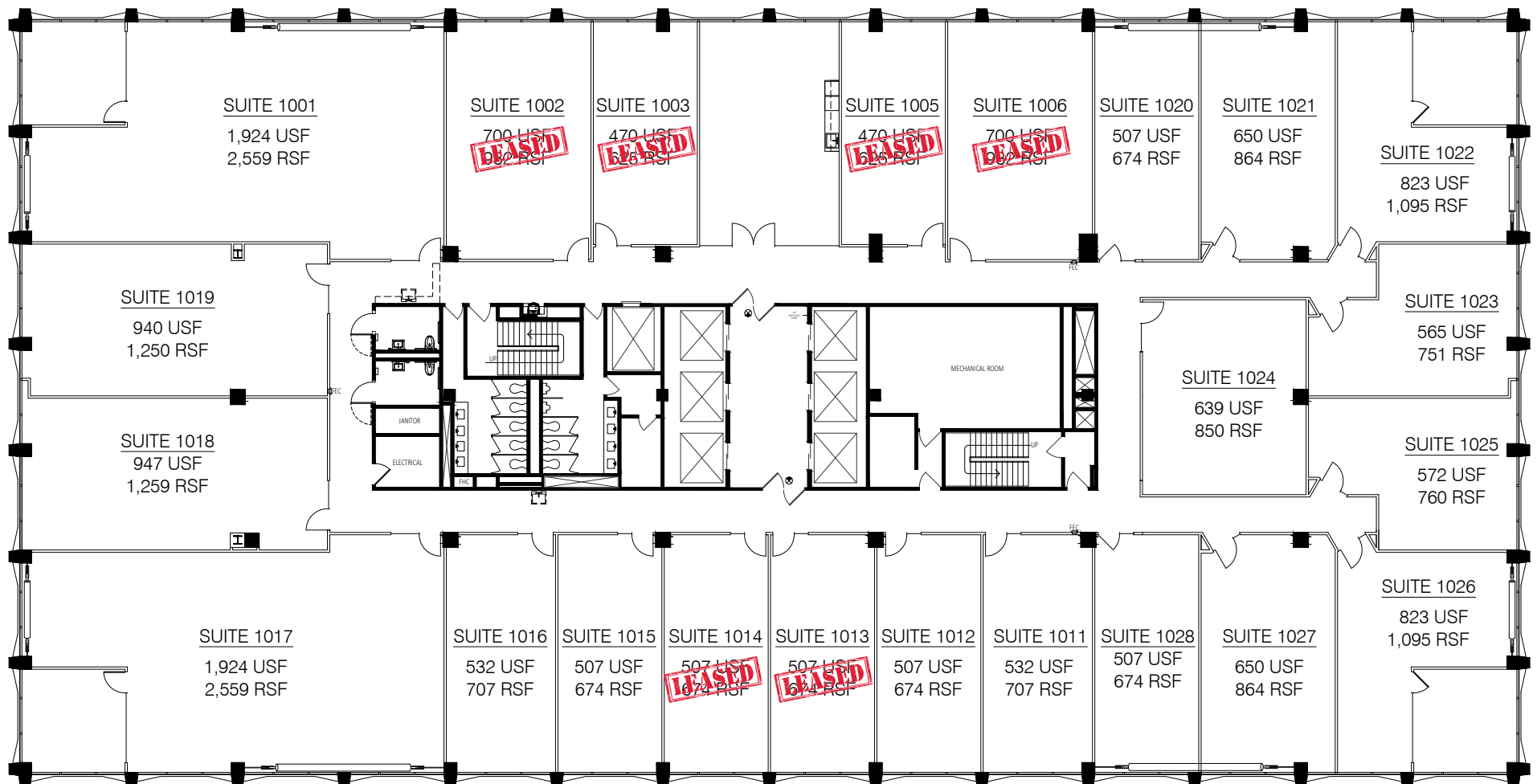
The **Toy Association** is excited to announce the all-new toy building in El Segundo featuring **4 floors of premium showrooms** at 101 Continental Blvd.

Conveniently located just steps from the US headquarters of multiple global toy manufacturers and other top toy company showrooms, THE TOY BUILDING in El Segundo at 101 Continental creates a significant opportunity through a year-round showroom solution in the center of the emerging El Segundo Toy District.

Designed **BY** toy people **FOR** toy people, THE TOY BUILDING in El Segundo delivers in every way plus brings the added benefit of the backing of The Toy Association to help deliver results.



AVAILABLE SHOWROOMS | 10th Floor



SUITE 1001: 2,559 RSF | 1,924 USF

TERMS

AVAILABLE:

Completely built out and ready for April 2026 Preview

The newly constructed Suites come fully built out with new, high quality finishes:

- Paint and carpet
- Standard ceiling with general lighting
- Standard electrical
- Glass storefront and entry door

LEASE TERM:

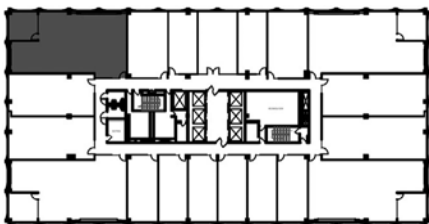
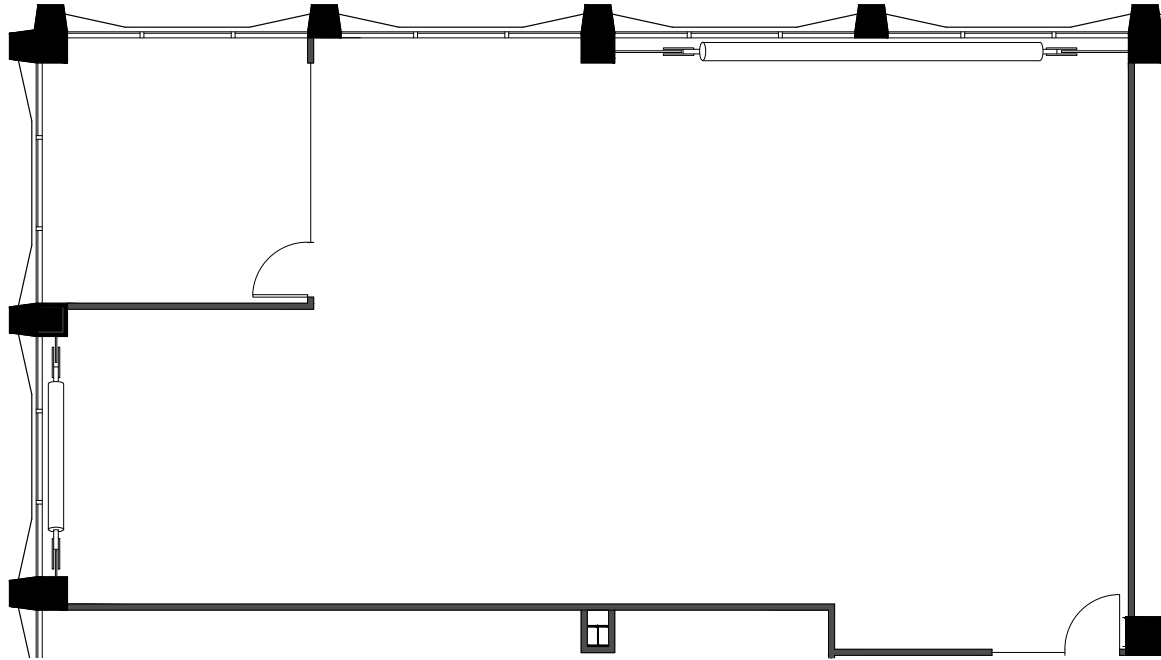
3 to 9 years

ANNUAL RENT:

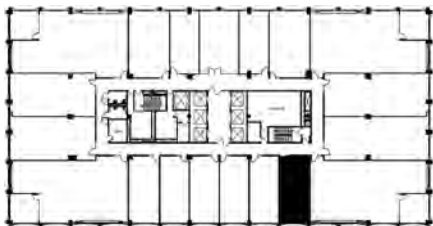
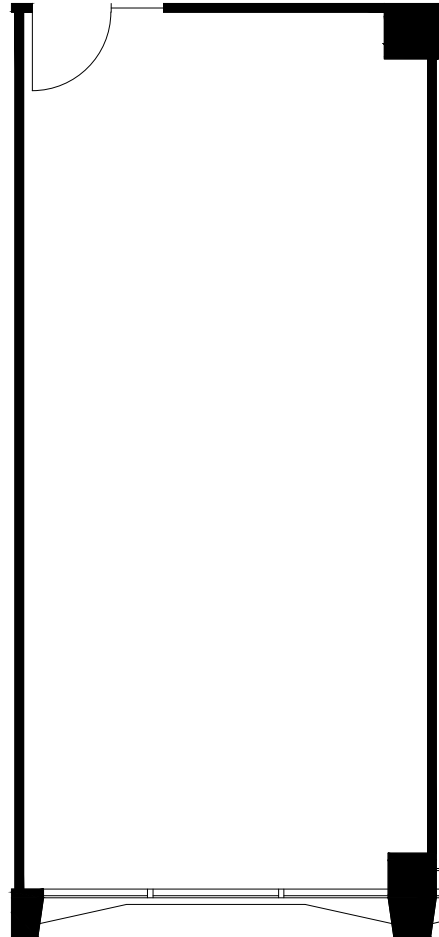
- Year 1: \$145,863 (\$57.00 per RSF)
- Year 2: \$150,239 (3% Increase)
- Year 3: \$154,746 (3% Increase)
- Year 4: \$159,388 (3% Increase)
- Year 5: \$164,170 (3% Increase)

ADDITIONAL TERMS:

- Rent includes all utilities, WIFI and basic janitorial
- Tenant comes in an "as-is" condition
- Tenant is responsible for furniture, fixtures and equipment, display materials and additional display lighting, if needed
- Monthly parking is available as an additional monthly fee
- 2 months Security Deposit for qualified Tenants
- Tenant is NOT required to register with the State of California



SUITE 1011: 707 RSF | 532 USF



TERMS

AVAILABLE:

Completely built out and ready for April 2026 Preview

The newly constructed Suites come fully built out with new, high quality finishes:

- Paint and carpet
- Standard ceiling with general lighting
- Standard electrical
- Glass storefront and entry door

LEASE TERM:

3 to 9 years

ANNUAL RENT:

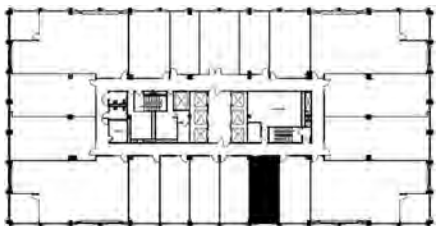
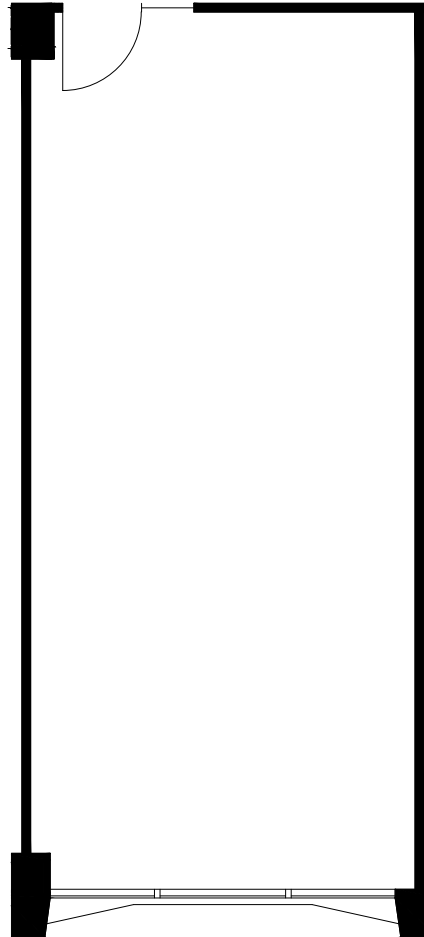
- Year 1: \$40,299 (\$57.00 per RSF)
- Year 2: \$41,508 (3% Increase)
- Year 3: \$42,753 (3% Increase)
- Year 4: \$44,036 (3% Increase)
- Year 5: \$45,357 (3% Increase)

ADDITIONAL TERMS:

- Rent includes all utilities, WIFI and basic janitorial
- Tenant comes in an "as-is" condition
- Tenant is responsible for furniture, fixtures and equipment, display materials and additional display lighting, if needed
- Monthly parking is available as an additional monthly fee
- 2 months Security Deposit for qualified Tenants
- Tenant is NOT required to register with the State of California

SUITE 1012: 674 RSF | 507 USF

TERMS



AVAILABLE:

Completely built out and ready for April 2026 Preview

The newly constructed Suites come fully built out with new, high quality finishes:

- Paint and carpet
- Standard ceiling with general lighting
- Standard electrical
- Glass storefront and entry door

LEASE TERM:

3 to 9 years

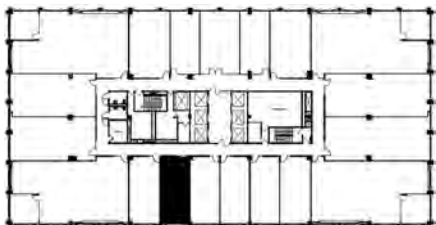
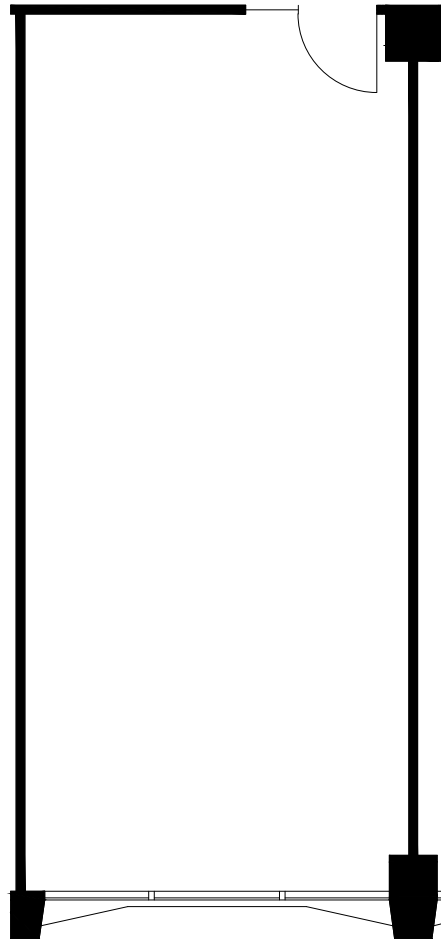
ANNUAL RENT:

- Year 1: \$38,418 (\$57.00 per RSF)
- Year 2: \$39,571 (3% Increase)
- Year 3: \$40,758 (3% Increase)
- Year 4: \$41,980 (3% Increase)
- Year 5: \$43,240 (3% Increase)

ADDITIONAL TERMS:

- Rent includes all utilities, WIFI and basic janitorial
- Tenant comes in an "as-is" condition
- Tenant is responsible for furniture, fixtures and equipment, display materials and additional display lighting, if needed
- Monthly parking is available as an additional monthly fee
- 2 months Security Deposit for qualified Tenants
- Tenant is NOT required to register with the State of California

SUITE 1015: 674 RSF | 507 USF



TERMS

AVAILABLE:

Completely built out and ready for April 2026 Preview

The newly constructed Suites come fully built out with new, high quality finishes:

- Paint and carpet
- Standard ceiling with general lighting
- Standard electrical
- Glass storefront and entry door

LEASE TERM:

3 to 9 years

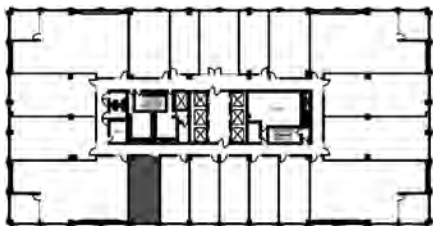
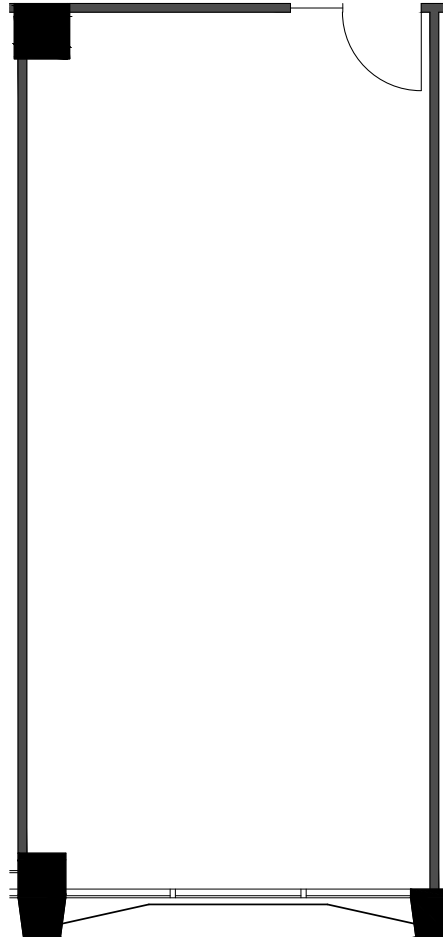
ANNUAL RENT:

- Year 1: \$38,418 (\$57.00 per RSF)
- Year 2: \$39,571 (3% Increase)
- Year 3: \$40,758 (3% Increase)
- Year 4: \$41,980 (3% Increase)
- Year 5: \$43,240 (3% Increase)

ADDITIONAL TERMS:

- Rent includes all utilities, WIFI and basic janitorial
- Tenant comes in an "as-is" condition
- Tenant is responsible for furniture, fixtures and equipment, display materials and additional display lighting, if needed
- Monthly parking is available as an additional monthly fee
- 2 months Security Deposit for qualified Tenants
- Tenant is NOT required to register with the State of California

SUITE 1016: 707 RSF | 532 USF



TERMS

AVAILABLE:

Completely built out and ready for April 2026 Preview

The newly constructed Suites come fully built out with new, high quality finishes:

- Paint and carpet
- Standard ceiling with general lighting
- Standard electrical
- Glass storefront and entry door

LEASE TERM:

3 to 9 years

ANNUAL RENT:

- Year 1: \$40,299 (\$57.00 per RSF)
- Year 2: \$41,508 (3% Increase)
- Year 3: \$42,753 (3% Increase)
- Year 4: \$44,036 (3% Increase)
- Year 5: \$45,357 (3% Increase)

ADDITIONAL TERMS:

- Rent includes all utilities, WIFI and basic janitorial
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- Monthly parking is available as an additional monthly fee
- 2 months Security Deposit for qualified Tenants
- Tenant is NOT required to register with the State of California

SUITE 1017: 2,559 RSF | 1,924 USF

TERMS

AVAILABLE:

Completely built out and ready for April 2026 Preview

The newly constructed Suites come fully built out with new, high quality finishes:

- Paint and carpet
- Standard ceiling with general lighting
- Standard electrical
- Glass storefront and entry door

LEASE TERM:

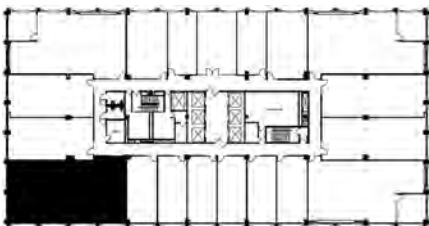
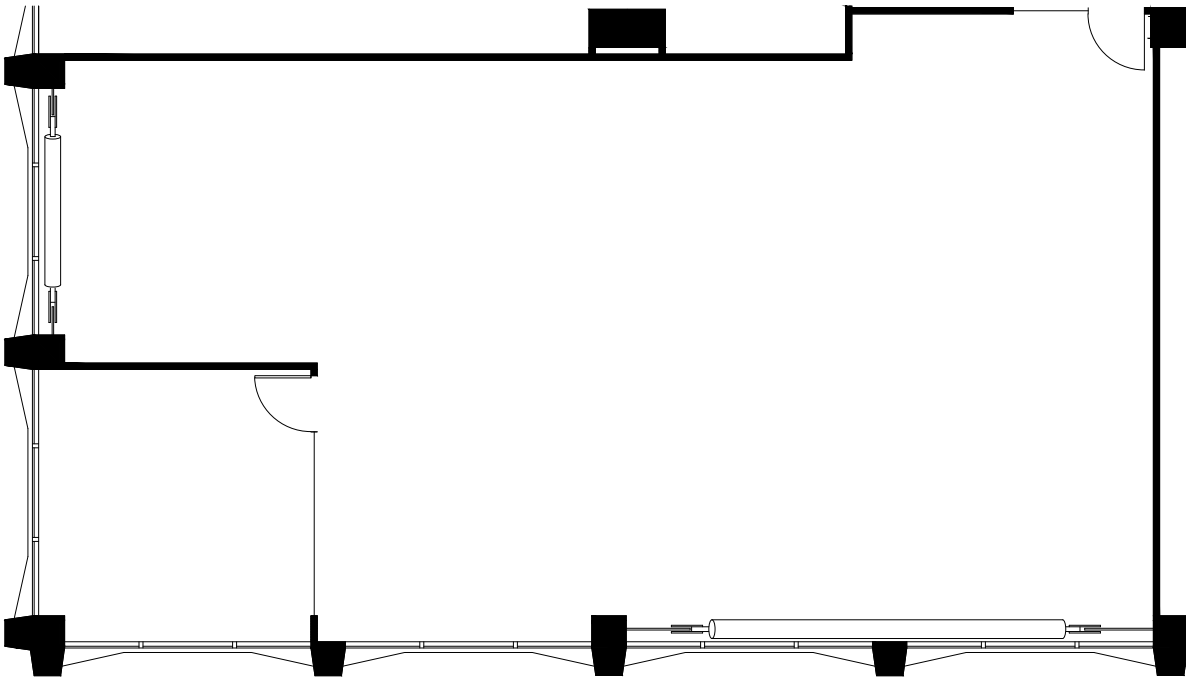
3 to 9 years

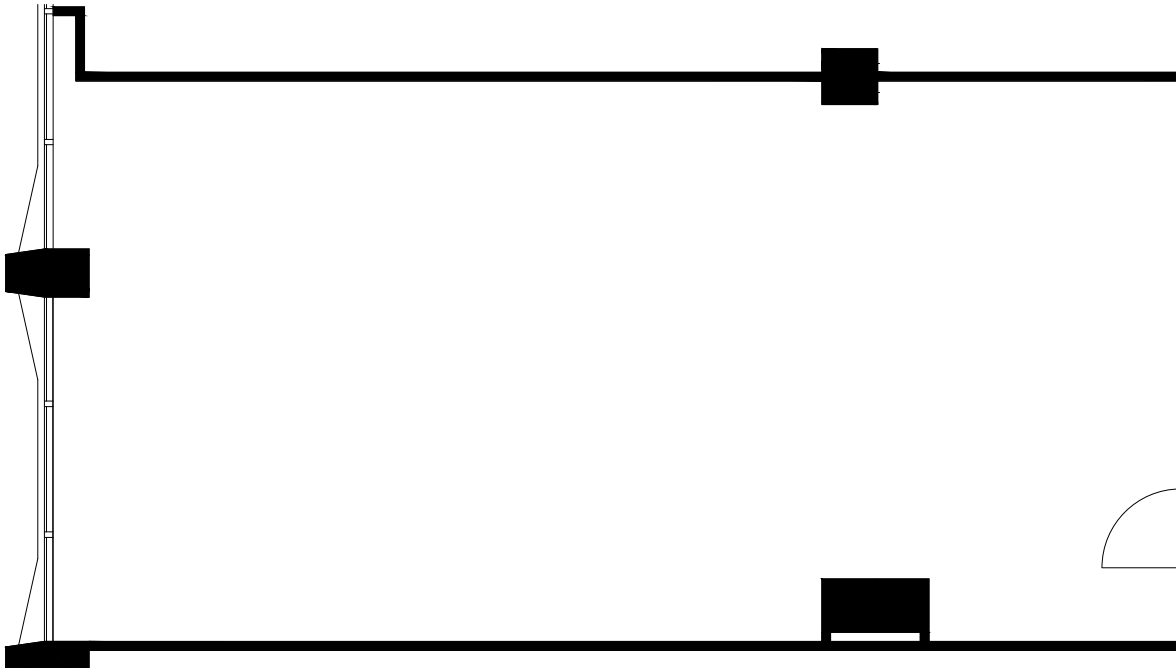
ANNUAL RENT:

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- Year 2: \$150,239 (3% Increase)
- Year 3: \$154,746 (3% Increase)
- Year 4: \$159,388 (3% Increase)
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AVAILABLE:

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- Paint and carpet
- Standard ceiling with general lighting
- Standard electrical
- Glass storefront and entry door

LEASE TERM:

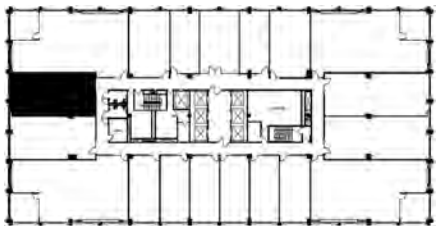
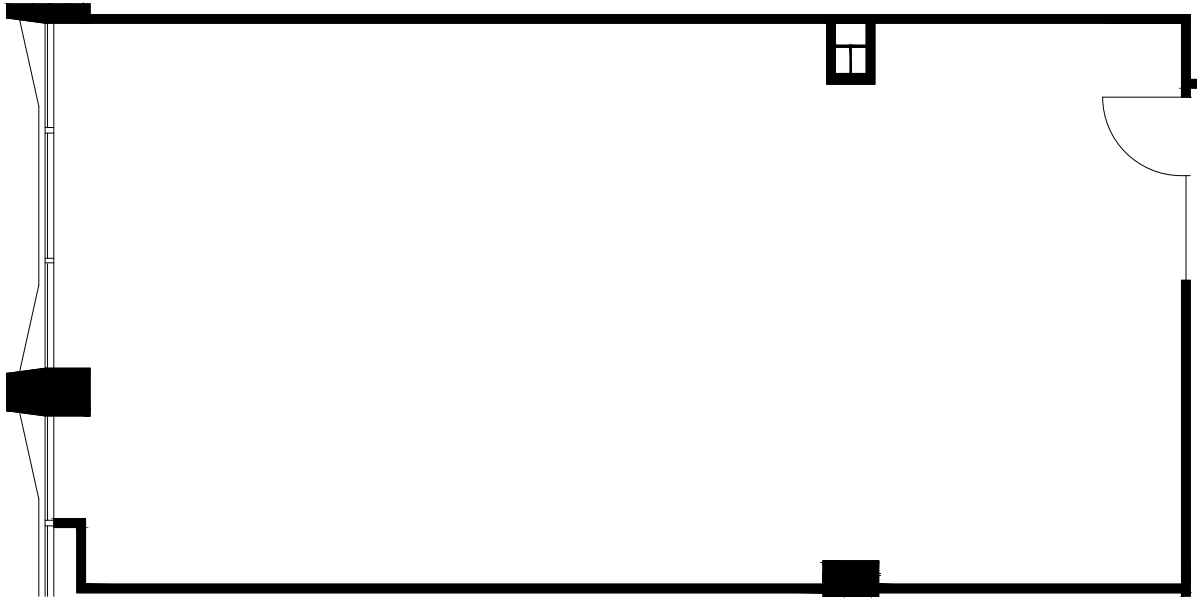
3 to 9 years

ANNUAL RENT:

- Year 1: \$71,763 (\$57.00 per RSF)
- Year 2: \$73,916 (3% Increase)
- Year 3: \$76,133 (3% Increase)
- Year 4: \$78,417 (3% Increase)
- Year 5: \$80,770 (3% Increase)

ADDITIONAL TERMS:

- Rent includes all utilities, WIFI and basic janitorial
- Tenant comes in an "as-is" condition
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AVAILABLE:

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- Standard electrical
- Glass storefront and entry door

LEASE TERM:

3 to 9 years

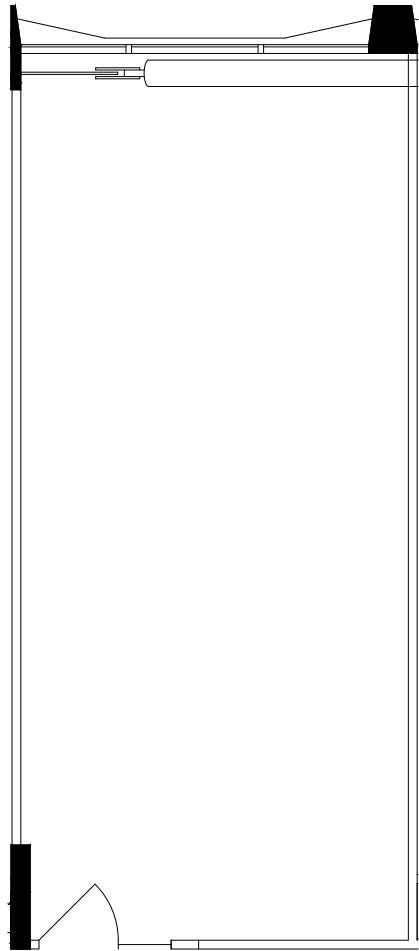
ANNUAL RENT:

- Year 1: \$71,250 (\$57.00 per RSF)
- Year 2: \$73,388 (3% Increase)
- Year 3: \$75,589 (3% Increase)
- Year 4: \$77,857 (3% Increase)
- Year 5: \$80,193 (3% Increase)

ADDITIONAL TERMS:

- Rent includes all utilities, WIFI and basic janitorial
- Tenant comes in an "as-is" condition
- Tenant is responsible for furniture, fixtures and equipment, display materials and additional display lighting, if needed
- Monthly parking is available as an additional monthly fee
- 2 months Security Deposit for qualified Tenants
- Tenant is NOT required to register with the State of California

SUITE 1020: 674 RSF | 507 USF



TERMS

AVAILABLE:

Completely built out and ready for April 2026 Preview

The newly constructed Suites come fully built out with new, high quality finishes:

- Paint and carpet
- Standard ceiling with general lighting
- Standard electrical
- Glass storefront and entry door

LEASE TERM:

3 to 9 years

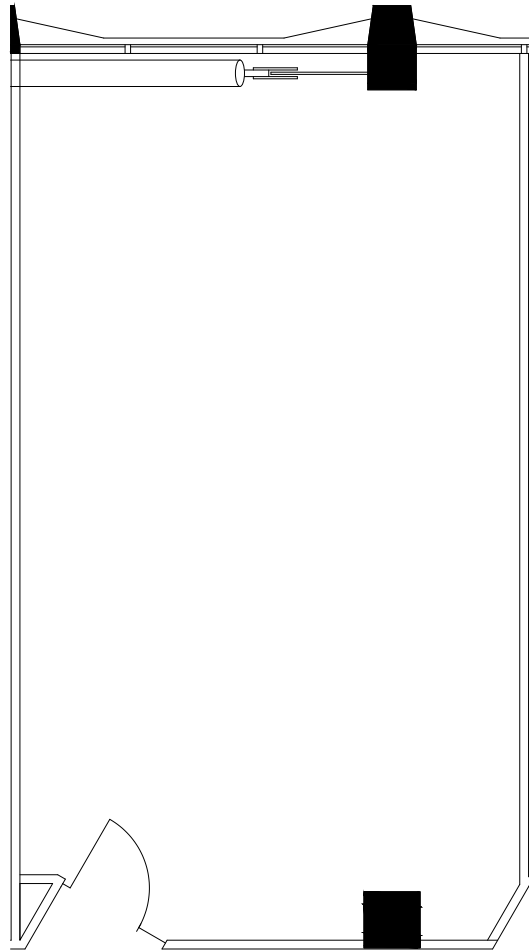
ANNUAL RENT:

- Year 1: \$38,418 (\$57.00 per RSF)
- Year 2: \$39,571 (3% Increase)
- Year 3: \$40,758 (3% Increase)
- Year 4: \$41,980 (3% Increase)
- Year 5: \$43,240 (3% Increase)

ADDITIONAL TERMS:

- Rent includes all utilities, WIFI and basic janitorial
- Tenant comes in an "as-is" condition
- Tenant is responsible for furniture, fixtures and equipment, display materials and additional display lighting, if needed
- Monthly parking is available as an additional monthly fee
- 2 months Security Deposit for qualified Tenants
- Tenant is NOT required to register with the State of California

SUITE 1021: 864 RSF | 650 USF



TERMS

AVAILABLE:

Completely built out and ready for April 2026 Preview

The newly constructed Suites come fully built out with new, high quality finishes:

- Paint and carpet
- Standard ceiling with general lighting
- Standard electrical
- Glass storefront and entry door

LEASE TERM:

3 to 9 years

ANNUAL RENT:

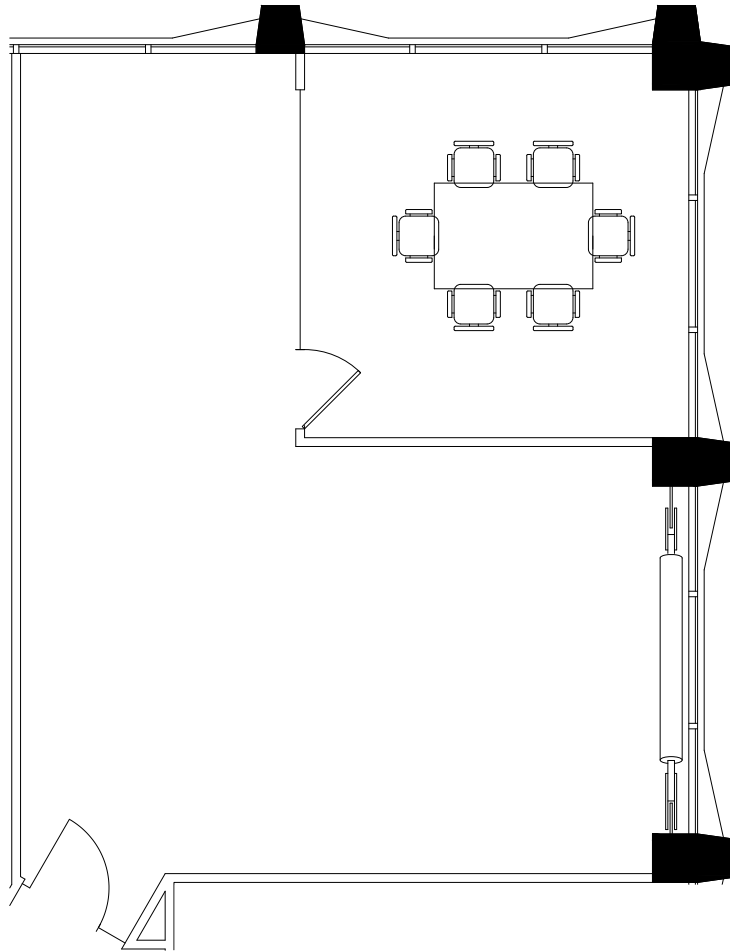
- Year 1: \$49,248 (\$57.00 per RSF)
- Year 2: \$50,725 (3% Increase)
- Year 3: \$52,247 (3% Increase)
- Year 4: \$53,815 (3% Increase)
- Year 5: \$55,429 (3% Increase)

ADDITIONAL TERMS:

- Rent includes all utilities, WIFI and basic janitorial
- Tenant comes in an "as-is" condition
- Tenant is responsible for furniture, fixtures and equipment, display materials and additional display lighting, if needed
- Monthly parking is available as an additional monthly fee
- 2 months Security Deposit for qualified Tenants
- Tenant is NOT required to register with the State of California

SUITE 1022: 1,095 RSF | 823 USF

TERMS



AVAILABLE:

Completely built out and ready for April 2026 Preview

The newly constructed Suites come fully built out with new, high quality finishes:

- Paint and carpet
- Standard ceiling with general lighting
- Standard electrical
- Glass storefront and entry door

LEASE TERM:

3 to 9 years

ANNUAL RENT:

- Year 1: \$62,415 (\$57.00 per RSF)
- Year 2: \$64,287 (3% Increase)
- Year 3: \$66,216 (3% Increase)
- Year 4: \$68,203 (3% Increase)
- Year 5: \$70,249 (3% Increase)

ADDITIONAL TERMS:

- Rent includes all utilities, WIFI and basic janitorial
- Tenant comes in an "as-is" condition
- Tenant is responsible for furniture, fixtures and equipment, display materials and additional display lighting, if needed
- Monthly parking is available as an additional monthly fee
- 2 months Security Deposit for qualified Tenants
- Tenant is NOT required to register with the State of California

SUITE 1023: 751 RSF | 565 USF

TERMS

AVAILABLE:

Completely built out and ready for April 2026 Preview

The newly constructed Suites come fully built out with new, high quality finishes:

- Paint and carpet
- Standard ceiling with general lighting
- Standard electrical
- Glass storefront and entry door

LEASE TERM:

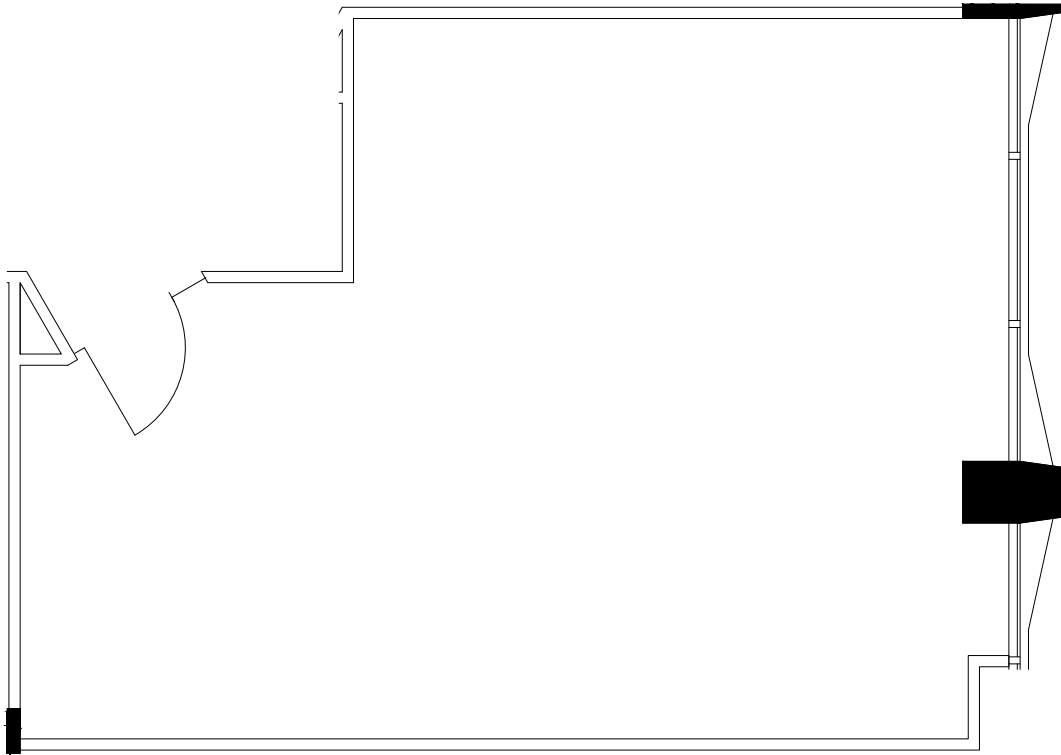
3 to 9 years

ANNUAL RENT:

- Year 1: \$42,807 (\$57.00 per RSF)
- Year 2: \$44,091 (3% Increase)
- Year 3: \$45,414 (3% Increase)
- Year 4: \$46,776 (3% Increase)
- Year 5: \$48,180 (3% Increase)

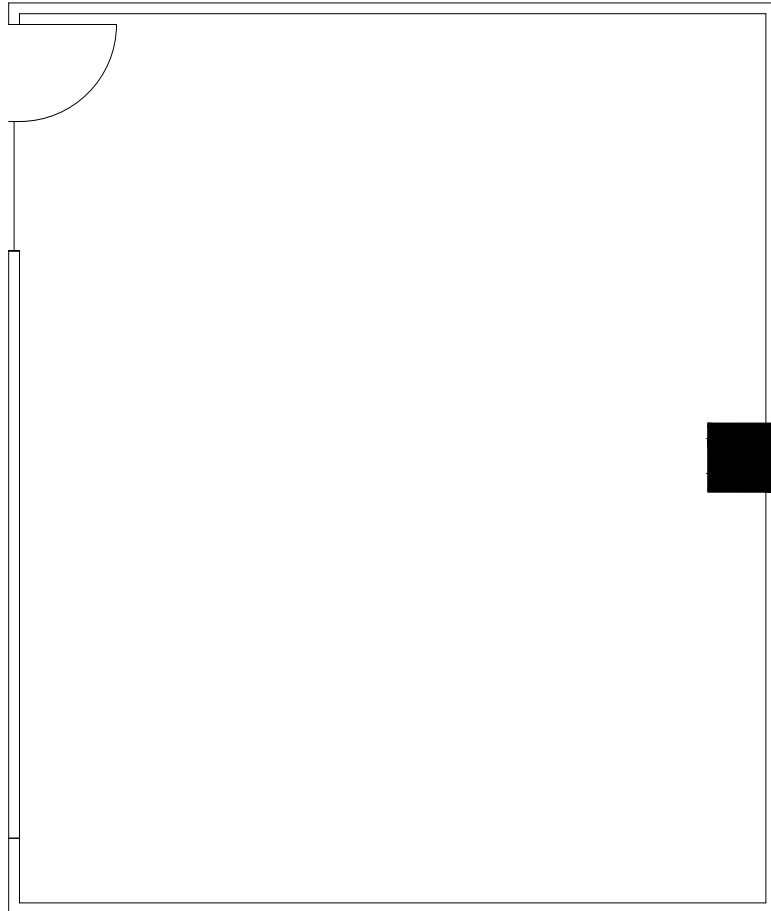
ADDITIONAL TERMS:

- Rent includes all utilities, WIFI and basic janitorial
- Tenant comes in an "as-is" condition
- Tenant is responsible for furniture, fixtures and equipment, display materials and additional display lighting, if needed
- Monthly parking is available as an additional monthly fee
- 2 months Security Deposit for qualified Tenants
- Tenant is NOT required to register with the State of California



SUITE 1024: 850 RSF | 639 USF

TERMS



AVAILABLE:

Completely built out and ready for April 2026 Preview

The newly constructed Suites come fully built out with new, high quality finishes:

- Paint and carpet
- Standard ceiling with general lighting
- Standard electrical
- Glass storefront and entry door

LEASE TERM:

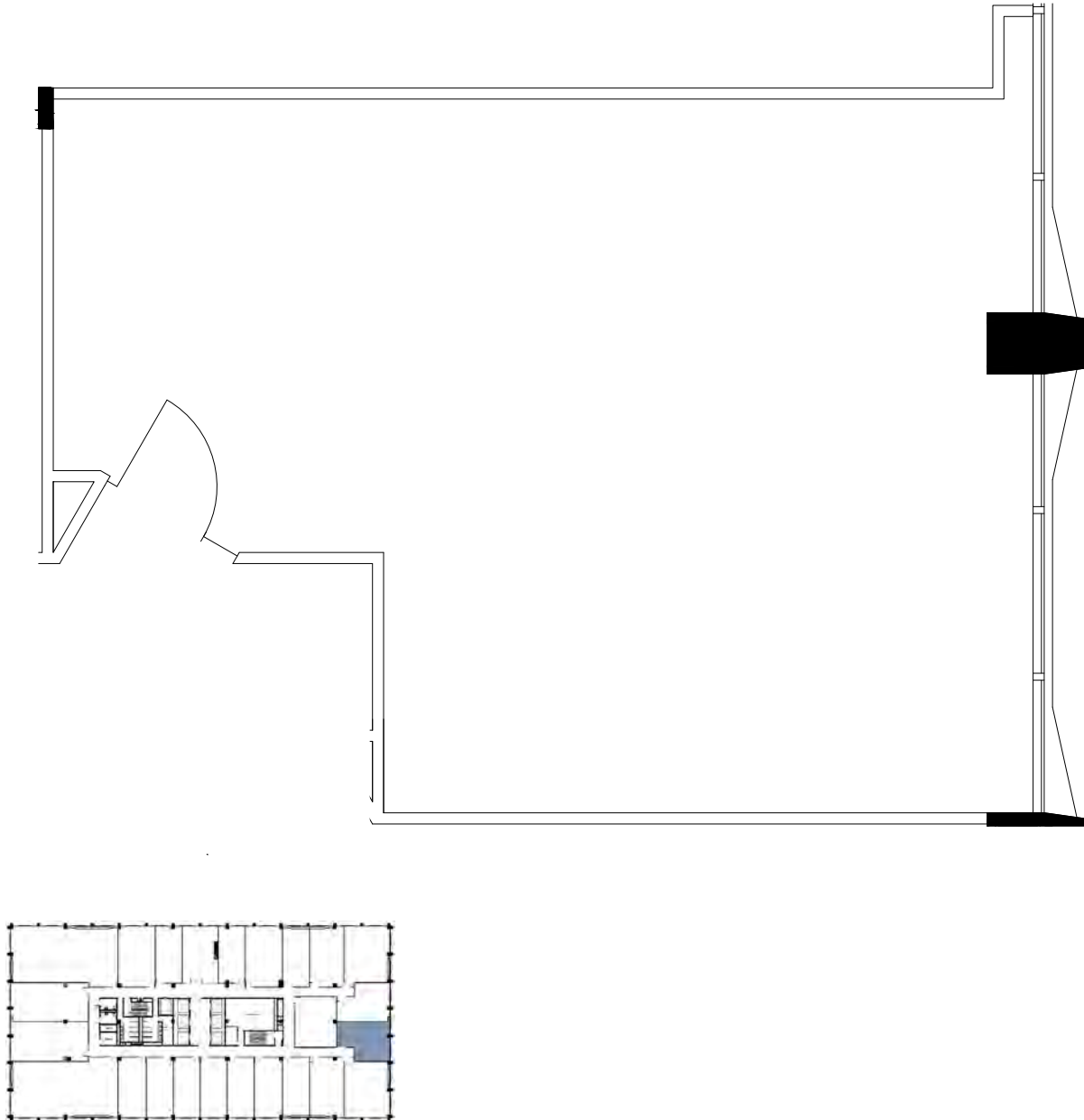
3 to 9 years

ANNUAL RENT:

- Year 1: \$48,450 (\$57.00 per RSF)
- Year 2: \$49,904 (3% Increase)
- Year 3: \$51,401 (3% Increase)
- Year 4: \$52,943 (3% Increase)
- Year 5: \$54,531 (3% Increase)

ADDITIONAL TERMS:

- Rent includes all utilities, WIFI and basic janitorial
- Tenant comes in an "as-is" condition
- Tenant is responsible for furniture, fixtures and equipment, display materials and additional display lighting, if needed
- Monthly parking is available as an additional monthly fee
- 2 months Security Deposit for qualified Tenants
- Tenant is NOT required to register with the State of California



AVAILABLE:

Completely built out and ready for April 2026 Preview

The newly constructed Suites come fully built out with new, high quality finishes:

- Paint and carpet
- Standard ceiling with general lighting
- Standard electrical
- Glass storefront and entry door

LEASE TERM:

3 to 9 years

ANNUAL RENT:

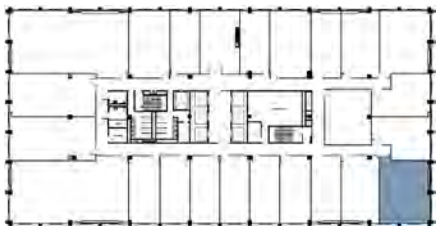
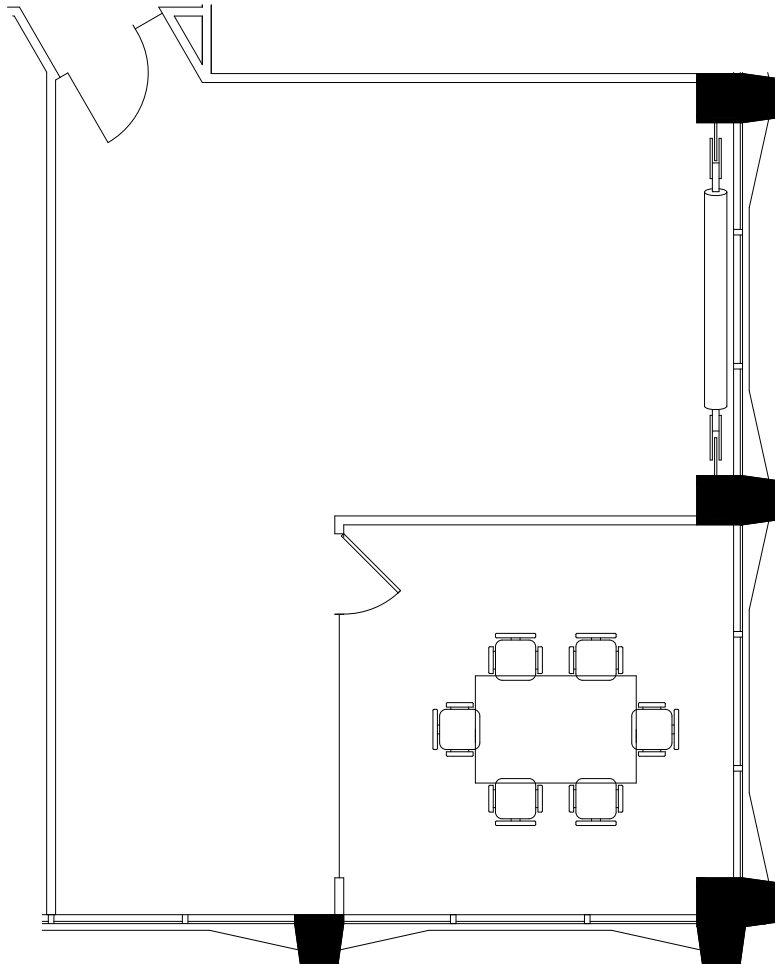
- Year 1: \$43,320 (\$57.00 per RSF)
- Year 2: \$44,620 (3% Increase)
- Year 3: \$45,958 (3% Increase)
- Year 4: \$47,337 (3% Increase)
- Year 5: \$48,757 (3% Increase)

ADDITIONAL TERMS:

- Rent includes all utilities, WIFI and basic janitorial
- Tenant comes in an "as-is" condition
- Tenant is responsible for furniture, fixtures and equipment, display materials and additional display lighting, if needed
- Monthly parking is available as an additional monthly fee
- 2 months Security Deposit for qualified Tenants
- Tenant is NOT required to register with the State of California

SUITE 1026: 1,095 RSF | 823 USF

TERMS



AVAILABLE:

Completely built out and ready for April 2026 Preview

The newly constructed Suites come fully built out with new, high quality finishes:

- Paint and carpet
- Standard ceiling with general lighting
- Standard electrical
- Glass storefront and entry door

LEASE TERM:

3 to 9 years

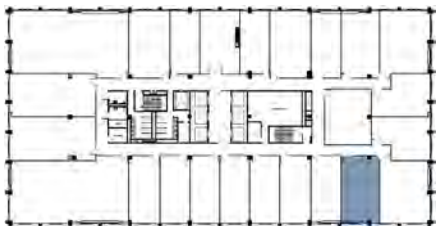
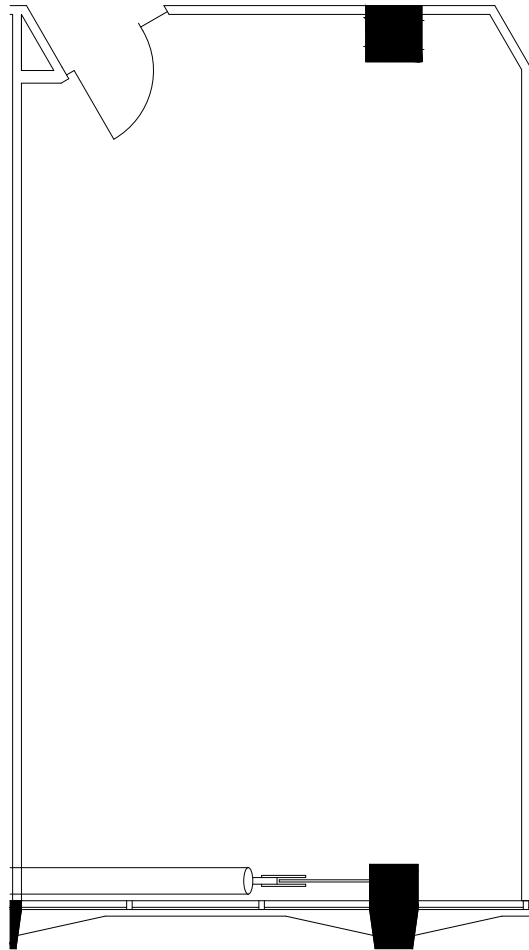
ANNUAL RENT:

- Year 1: \$62,415 (\$57.00 per RSF)
- Year 2: \$64,287 (3% Increase)
- Year 3: \$66,216 (3% Increase)
- Year 4: \$68,203 (3% Increase)
- Year 5: \$70,249 (3% Increase)

ADDITIONAL TERMS:

- Rent includes all utilities, WIFI and basic janitorial
- Tenant comes in an "as-is" condition
- Tenant is responsible for furniture, fixtures and equipment, display materials and additional display lighting, if needed
- Monthly parking is available as an additional monthly fee
- 2 months Security Deposit for qualified Tenants
- Tenant is NOT required to register with the State of California

SUITE 1027: 864 RSF | 650 USF



TERMS

AVAILABLE:

Completely built out and ready for April 2026 Preview

The newly constructed Suites come fully built out with new, high quality finishes:

- Paint and carpet
- Standard ceiling with general lighting
- Standard electrical
- Glass storefront and entry door

LEASE TERM:

3 to 9 years

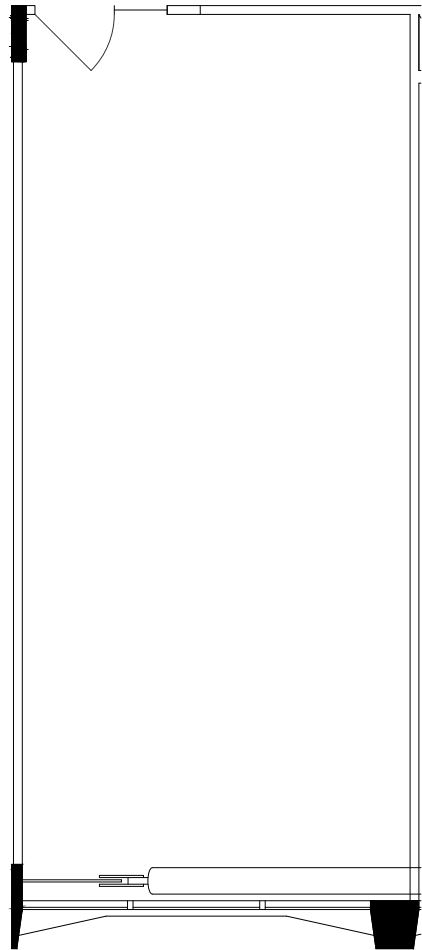
ANNUAL RENT:

- Year 1: \$49,248 (\$57.00 per RSF)
- Year 2: \$50,725 (3% Increase)
- Year 3: \$52,247 (3% Increase)
- Year 4: \$53,815 (3% Increase)
- Year 5: \$55,429 (3% Increase)

ADDITIONAL TERMS:

- Rent includes all utilities, WIFI and basic janitorial
- Tenant comes in an "as-is" condition
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- Tenant is NOT required to register with the State of California

SUITE 1028: 674 RSF | 507 USF



TERMS

AVAILABLE:

Completely built out and ready for April 2026 Preview

The newly constructed Suites come fully built out with new, high quality finishes:

- Paint and carpet
- Standard ceiling with general lighting
- Standard electrical
- Glass storefront and entry door

LEASE TERM:

3 to 9 years

ANNUAL RENT:

- Year 1: \$38,418 (\$57.00 per RSF)
- Year 2: \$39,571 (3% Increase)
- Year 3: \$40,758 (3% Increase)
- Year 4: \$41,980 (3% Increase)
- Year 5: \$43,240 (3% Increase)

ADDITIONAL TERMS:

- Rent includes all utilities, WIFI and basic janitorial
- Tenant comes in an "as-is" condition
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- 2 months Security Deposit for qualified Tenants
- Tenant is NOT required to register with the State of California

AVAILABLE SHOWROOMS | 11th Floor



SUITE 1101: 2,559 RSF | 1,924 USF

TERMS

AVAILABLE:

Completely built out and ready for April 2026 Preview

The newly constructed Suites come fully built out with new, high quality finishes:

- Paint and carpet
- Standard ceiling with general lighting
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- Glass storefront and entry door

LEASE TERM:

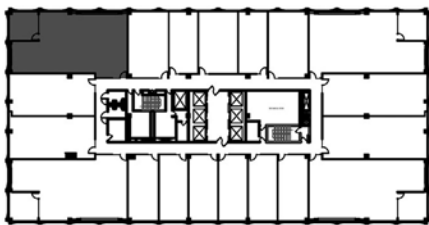
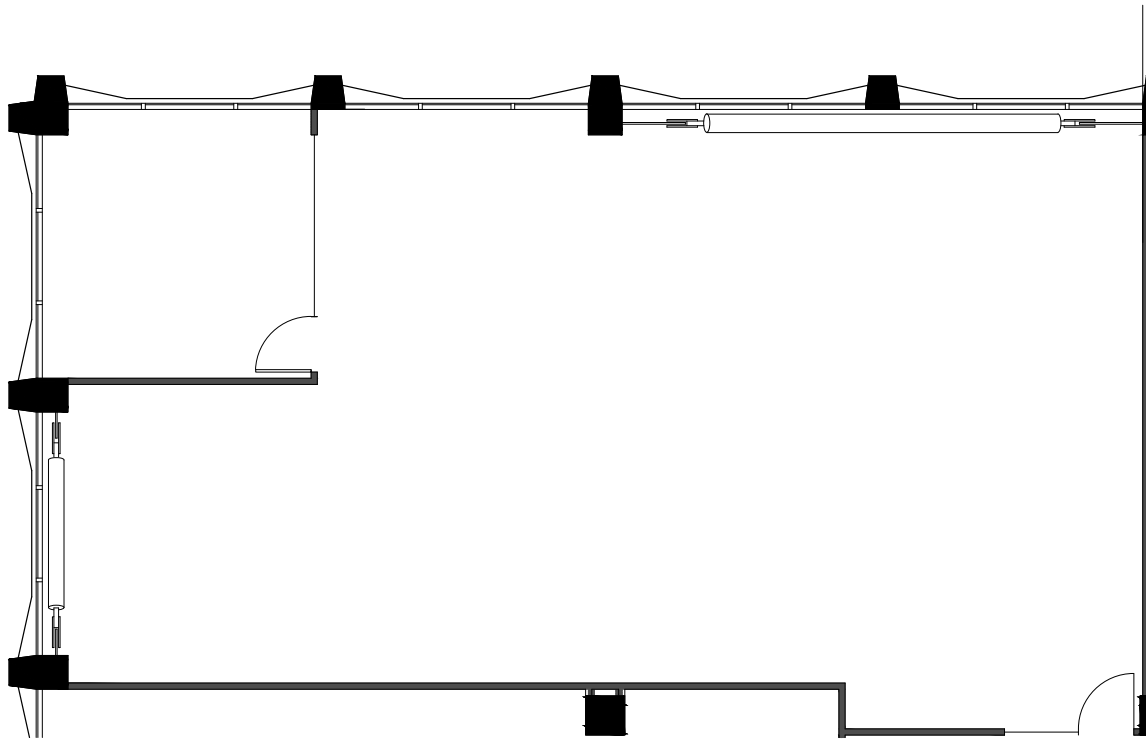
3 to 9 years

ANNUAL RENT:

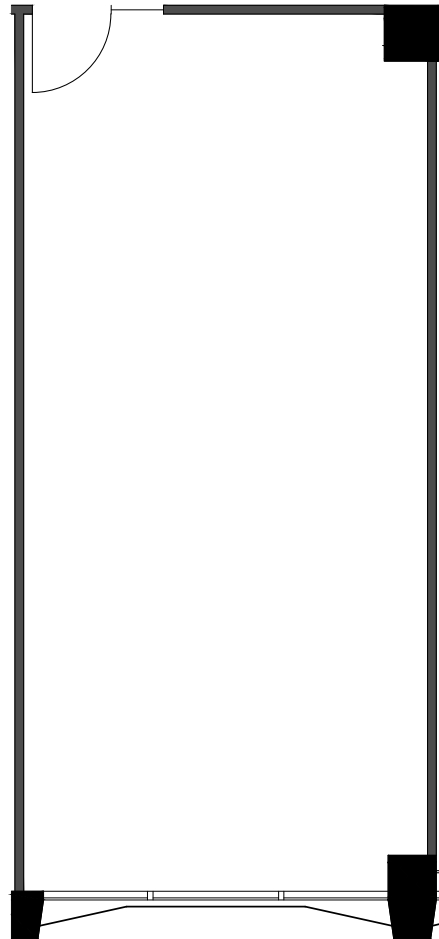
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SUITE 1111: 707 RSF | 532 USF



TERMS

AVAILABLE:

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- Paint and carpet
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- Standard electrical
- Glass storefront and entry door

LEASE TERM:

3 to 9 years

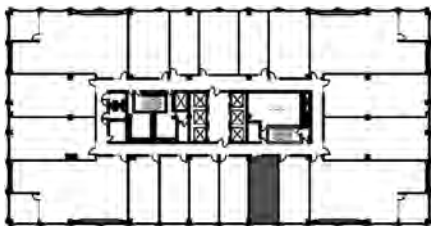
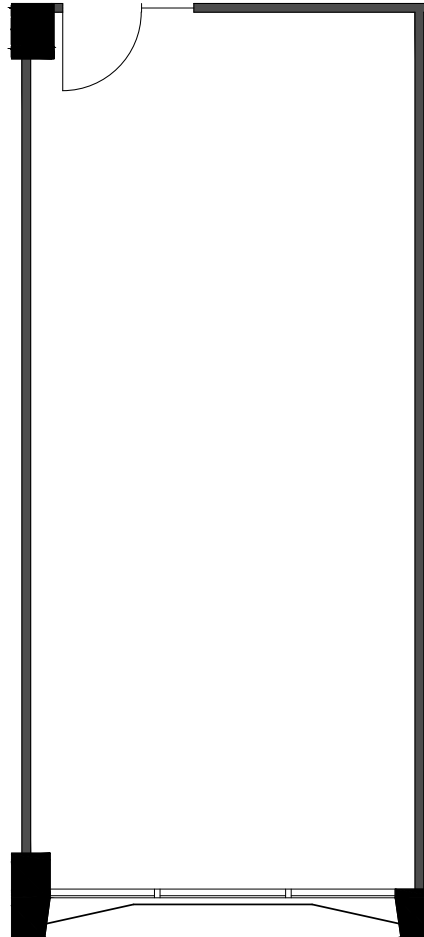
ANNUAL RENT:

- Year 1: \$40,299 (\$57.00 per RSF)
- Year 2: \$41,508 (3% Increase)
- Year 3: \$42,753 (3% Increase)
- Year 4: \$44,036 (3% Increase)
- Year 5: \$45,357 (3% Increase)

ADDITIONAL TERMS:

- Rent includes all utilities, WIFI and basic janitorial
- Tenant comes in an "as-is" condition
- Tenant is responsible for furniture, fixtures and equipment, display materials and additional display lighting, if needed
- Monthly parking is available as an additional monthly fee
- 2 months Security Deposit for qualified Tenants
- Tenant is NOT required to register with the State of California

SUITE 1112: 674 RSF | 507 USF



TERMS

AVAILABLE:

Completely built out and ready for April 2026 Preview

The newly constructed Suites come fully built out with new, high quality finishes:

- Paint and carpet
- Standard ceiling with general lighting
- Standard electrical
- Glass storefront and entry door

LEASE TERM:

3 to 9 years

ANNUAL RENT:

- Year 1: \$38,418 (\$57.00 per RSF)
- Year 2: \$39,571 (3% Increase)
- Year 3: \$40,758 (3% Increase)
- Year 4: \$41,980 (3% Increase)
- Year 5: \$43,240 (3% Increase)

ADDITIONAL TERMS:

- Rent includes all utilities, WIFI and basic janitorial
- Tenant comes in an "as-is" condition
- Tenant is responsible for furniture, fixtures and equipment, display materials and additional display lighting, if needed
- Monthly parking is available as an additional monthly fee
- 2 months Security Deposit for qualified Tenants
- Tenant is NOT required to register with the State of California

SUITE 1117: 2,559 RSF | 1,924 USF

TERMS

AVAILABLE:

Completely built out and ready for April 2026 Preview

The newly constructed Suites come fully built out with new, high quality finishes:

- Paint and carpet
- Standard ceiling with general lighting
- Standard electrical
- Glass storefront and entry door

LEASE TERM:

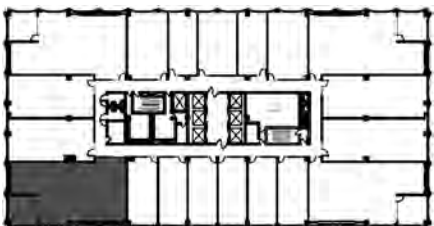
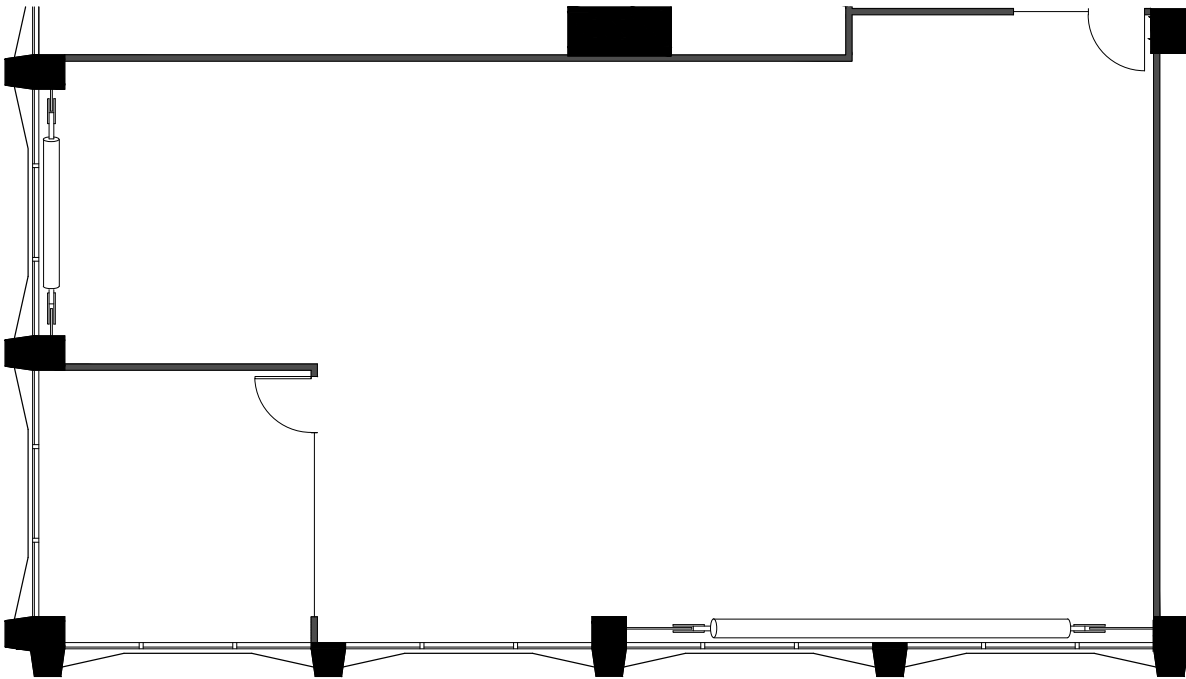
3 to 9 years

ANNUAL RENT:

- Year 1: \$145,863 (\$57.00 per RSF)
- Year 2: \$150,239 (3% Increase)
- Year 3: \$154,746 (3% Increase)
- Year 4: \$159,388 (3% Increase)
- Year 5: \$164,170 (3% Increase)

ADDITIONAL TERMS:

- Rent includes all utilities, WIFI and basic janitorial
- Tenant comes in an "as-is" condition
- Tenant is responsible for furniture, fixtures and equipment, display materials and additional display lighting, if needed
- Monthly parking is available as an additional monthly fee
- 2 months Security Deposit for qualified Tenants
- Tenant is NOT required to register with the State of California



AVAILABLE:

Completely built out and ready for April 2026 Preview

The newly constructed Suites come fully built out with new, high quality finishes:

- Paint and carpet
- Standard ceiling with general lighting
- Standard electrical
- Glass storefront and entry door

LEASE TERM:

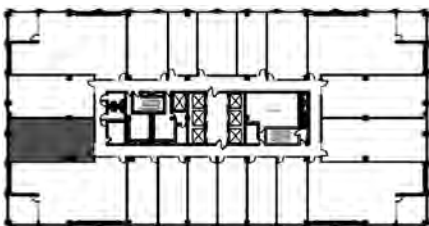
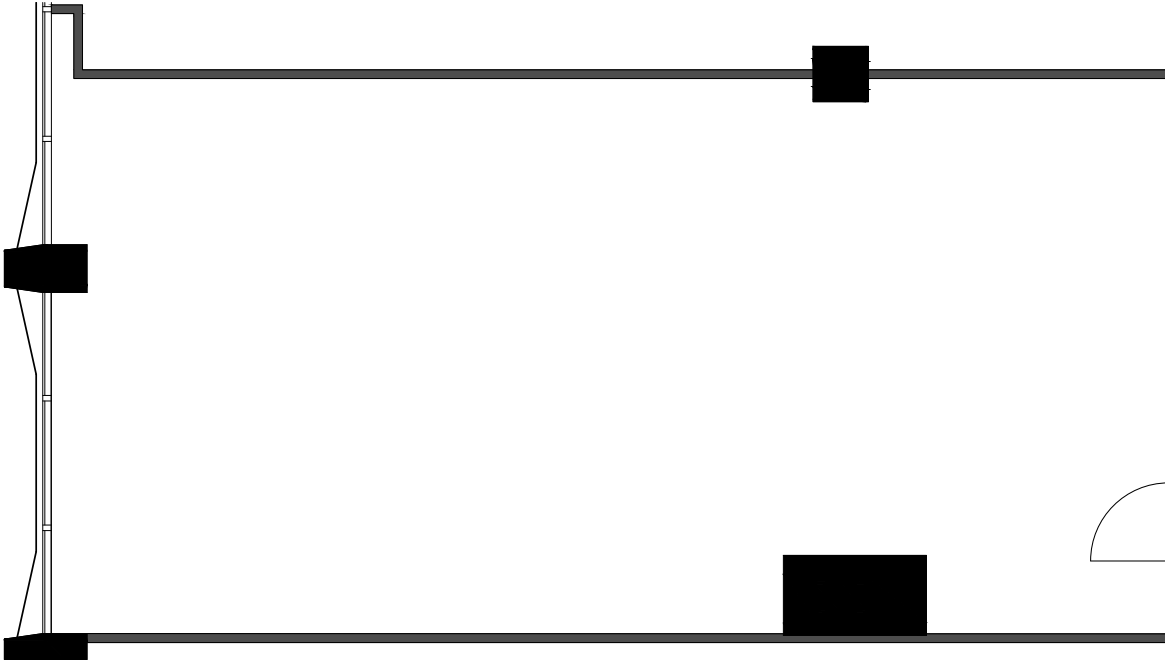
3 to 9 years

ANNUAL RENT:

- Year 1: \$71,763 (\$57.00 per RSF)
- Year 2: \$73,916 (3% Increase)
- Year 3: \$76,133 (3% Increase)
- Year 4: \$78,417 (3% Increase)
- Year 5: \$80,770 (3% Increase)

ADDITIONAL TERMS:

- Rent includes all utilities, WIFI and basic janitorial
- Tenant comes in an "as-is" condition
- Tenant is responsible for furniture, fixtures and equipment, display materials and additional display lighting, if needed
- Monthly parking is available as an additional monthly fee
- 2 months Security Deposit for qualified Tenants
- Tenant is NOT required to register with the State of California



SUITE 1119: 1,250 RSF | 940 USF

TERMS

AVAILABLE:

Completely built out and ready for April 2026 Preview

The newly constructed Suites come fully built out with new, high quality finishes:

- Paint and carpet
- Standard ceiling with general lighting
- Standard electrical
- Glass storefront and entry door

LEASE TERM:

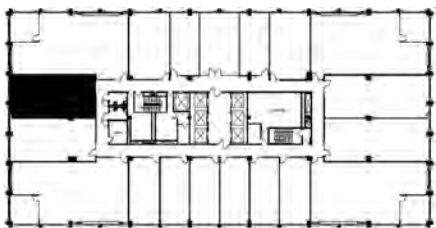
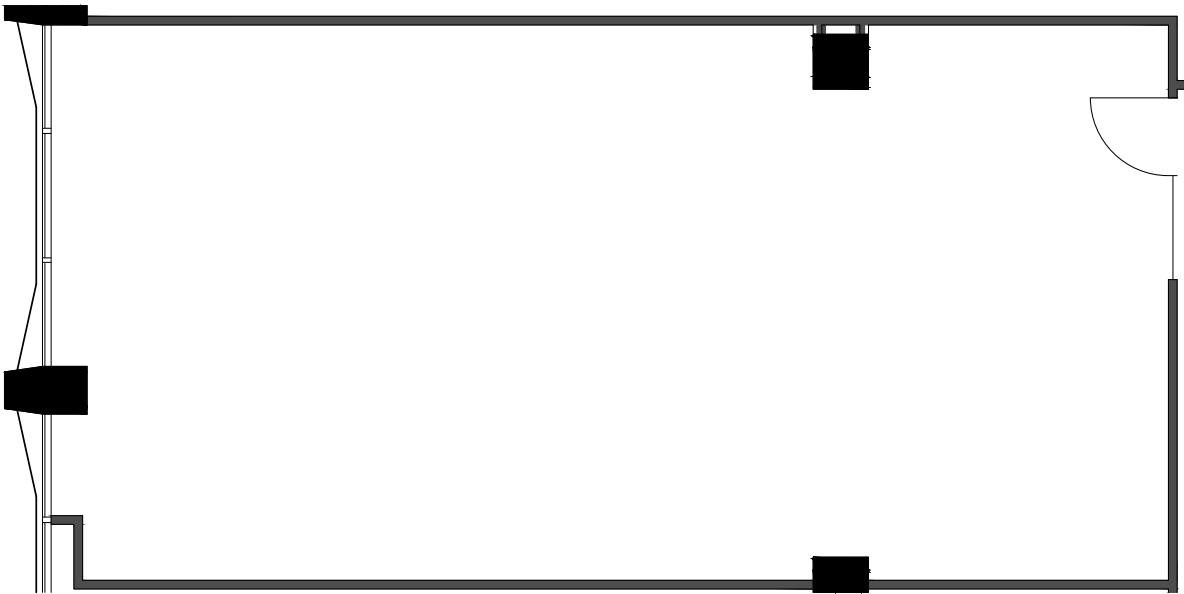
3 to 9 years

ANNUAL RENT:

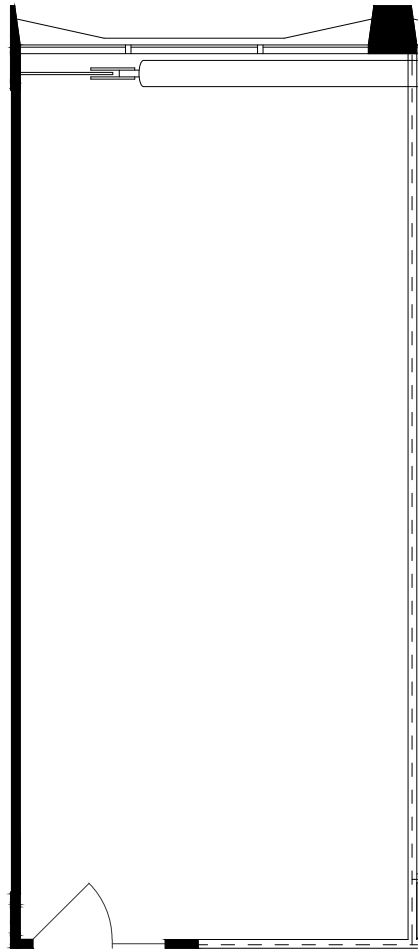
- Year 1: \$71,250 (\$57.00 per RSF)
- Year 2: \$73,388 (3% Increase)
- Year 3: \$75,589 (3% Increase)
- Year 4: \$77,857 (3% Increase)
- Year 5: \$80,193 (3% Increase)

ADDITIONAL TERMS:

- Rent includes all utilities, WIFI and basic janitorial
- Tenant comes in an "as-is" condition
- Tenant is responsible for furniture, fixtures and equipment, display materials and additional display lighting, if needed
- Monthly parking is available as an additional monthly fee
- 2 months Security Deposit for qualified Tenants
- Tenant is NOT required to register with the State of California



SUITE 1120: 674 RSF | 507 USF



TERMS

AVAILABLE:

Completely built out and ready for April 2026 Preview

The newly constructed Suites come fully built out with new, high quality finishes:

- Paint and carpet
- Standard ceiling with general lighting
- Standard electrical
- Glass storefront and entry door

LEASE TERM:

3 to 9 years

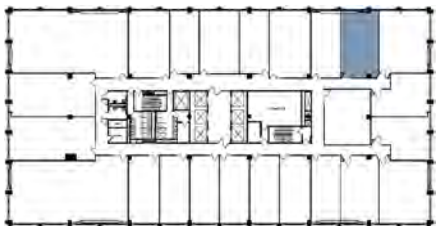
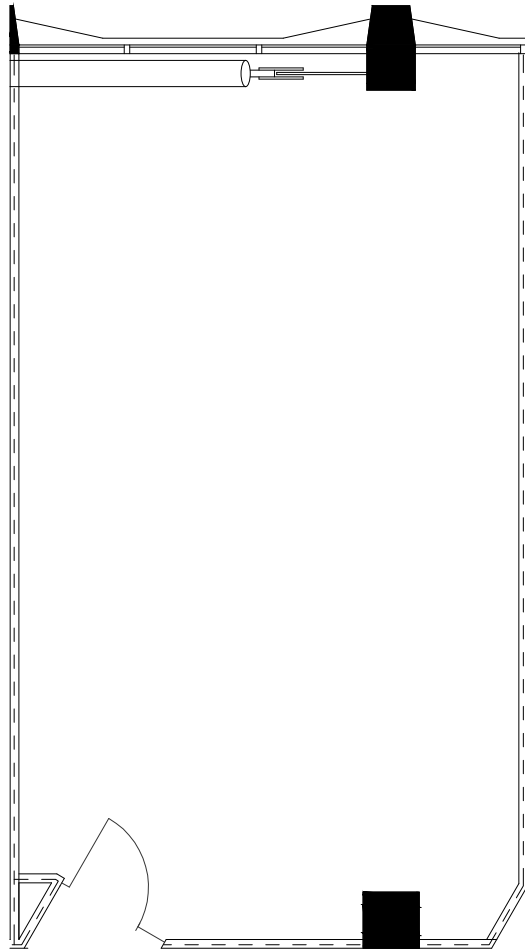
ANNUAL RENT:

- Year 1: \$38,418 (\$57.00 per RSF)
- Year 2: \$39,571 (3% Increase)
- Year 3: \$40,758 (3% Increase)
- Year 4: \$41,980 (3% Increase)
- Year 5: \$43,240 (3% Increase)

ADDITIONAL TERMS:

- Rent includes all utilities, WIFI and basic janitorial
- Tenant comes in an "as-is" condition
- Tenant is responsible for furniture, fixtures and equipment, display materials and additional display lighting, if needed
- Monthly parking is available as an additional monthly fee
- 2 months Security Deposit for qualified Tenants
- Tenant is NOT required to register with the State of California

SUITE 1121: 864 RSF | 650 USF



TERMS

AVAILABLE:

Completely built out and ready for April 2026 Preview

The newly constructed Suites come fully built out with new, high quality finishes:

- Paint and carpet
- Standard ceiling with general lighting
- Standard electrical
- Glass storefront and entry door

LEASE TERM:

3 to 9 years

ANNUAL RENT:

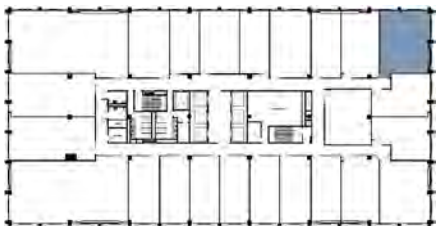
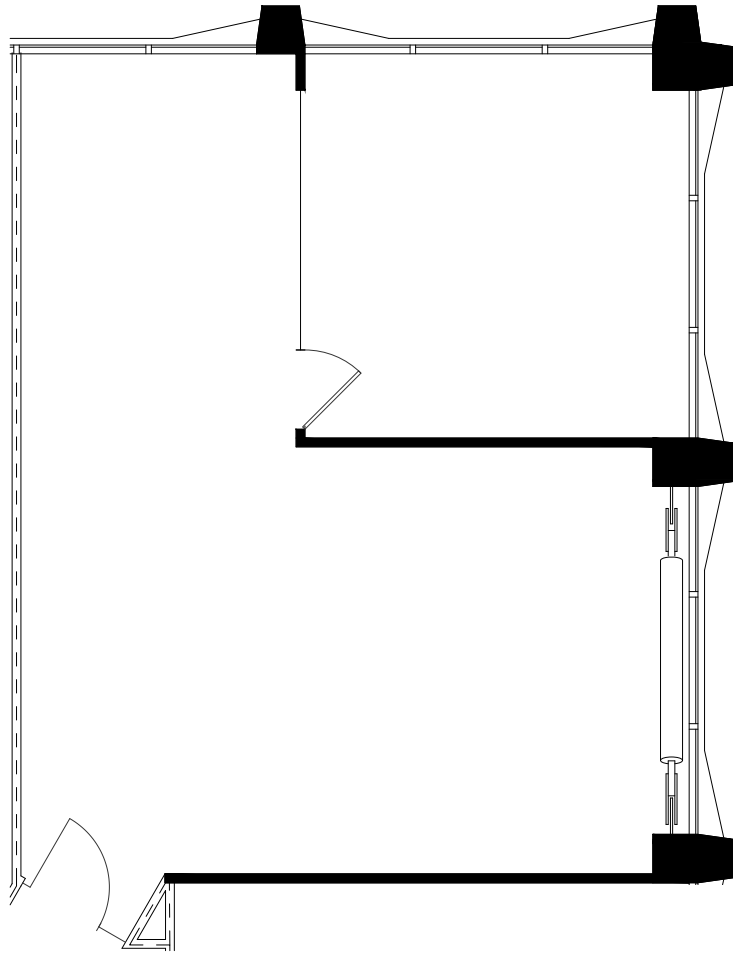
- Year 1: \$49,248 (\$57.00 per RSF)
- Year 2: \$50,725 (3% Increase)
- Year 3: \$52,247 (3% Increase)
- Year 4: \$53,815 (3% Increase)
- Year 5: \$55,429 (3% Increase)

ADDITIONAL TERMS:

- Rent includes all utilities, WIFI and basic janitorial
- Tenant comes in an "as-is" condition
- Tenant is responsible for furniture, fixtures and equipment, display materials and additional display lighting, if needed
- Monthly parking is available as an additional monthly fee
- 2 months Security Deposit for qualified Tenants
- Tenant is NOT required to register with the State of California

SUITE 1122: 1,095 RSF | 823 USF

TERMS



AVAILABLE:

Completely built out and ready for April 2026 Preview

The newly constructed Suites come fully built out with new, high quality finishes:

- Paint and carpet
- Standard ceiling with general lighting
- Standard electrical
- Glass storefront and entry door

LEASE TERM:

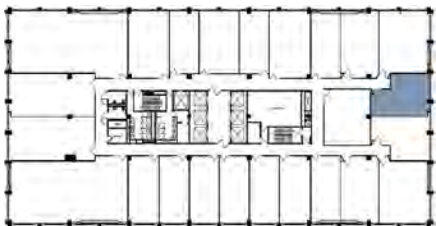
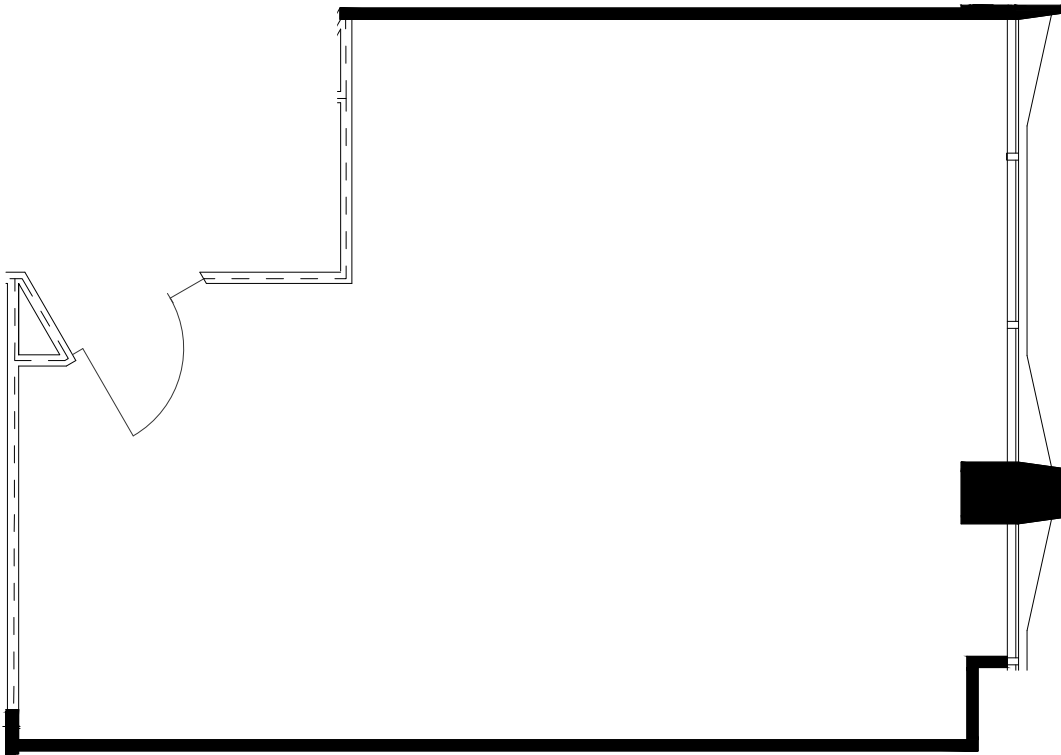
3 to 9 years

ANNUAL RENT:

- Year 1: \$62,415 (\$57.00 per RSF)
- Year 2: \$64,287 (3% Increase)
- Year 3: \$66,216 (3% Increase)
- Year 4: \$68,203 (3% Increase)
- Year 5: \$70,249 (3% Increase)

ADDITIONAL TERMS:

- Rent includes all utilities, WIFI and basic janitorial
- Tenant comes in an "as-is" condition
- Tenant is responsible for furniture, fixtures and equipment, display materials and additional display lighting, if needed
- Monthly parking is available as an additional monthly fee
- 2 months Security Deposit for qualified Tenants
- Tenant is NOT required to register with the State of California



AVAILABLE:

Completely built out and ready for April 2026 Preview

The newly constructed Suites come fully built out with new, high quality finishes:

- Paint and carpet
- Standard ceiling with general lighting
- Standard electrical
- Glass storefront and entry door

LEASE TERM:

3 to 9 years

ANNUAL RENT:

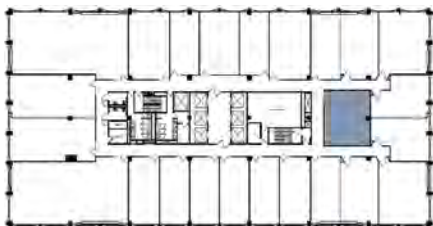
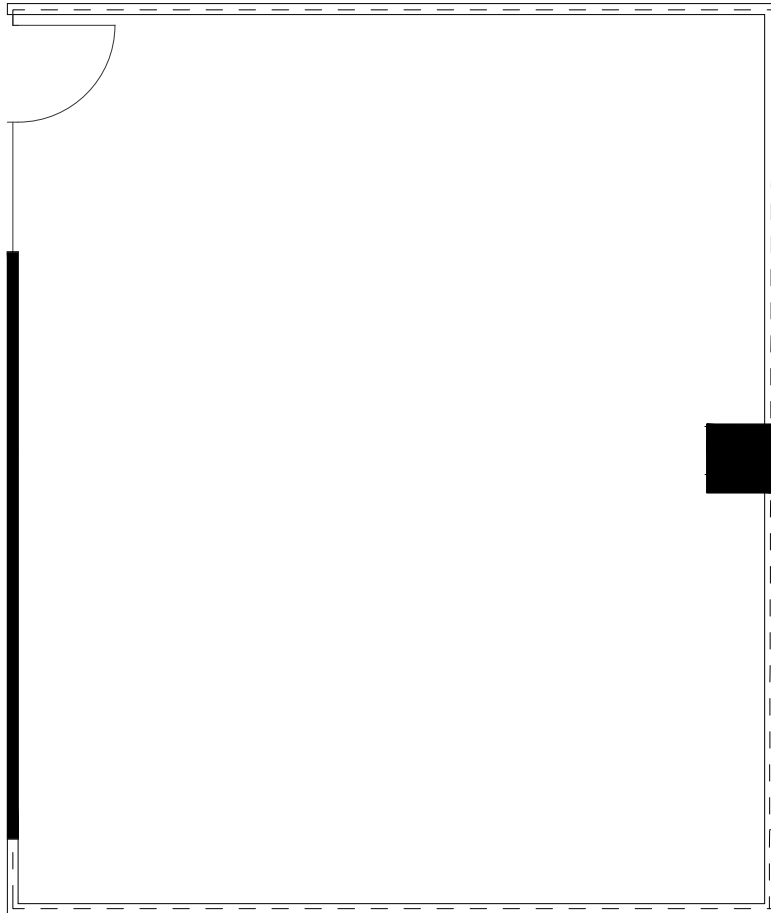
- Year 1: \$42,807 (\$57.00 per RSF)
- Year 2: \$44,091 (3% Increase)
- Year 3: \$45,414 (3% Increase)
- Year 4: \$46,776 (3% Increase)
- Year 5: \$48,180 (3% Increase)

ADDITIONAL TERMS:

- Rent includes all utilities, WIFI and basic janitorial
- Tenant comes in an "as-is" condition
- Tenant is responsible for furniture, fixtures and equipment, display materials and additional display lighting, if needed
- Monthly parking is available as an additional monthly fee
- 2 months Security Deposit for qualified Tenants
- Tenant is NOT required to register with the State of California

SUITE 1124: 850 RSF | 639 USF

TERMS



AVAILABLE:

Completely built out and ready for April 2026 Preview

The newly constructed Suites come fully built out with new, high quality finishes:

- Paint and carpet
- Standard ceiling with general lighting
- Standard electrical
- Glass storefront and entry door

LEASE TERM:

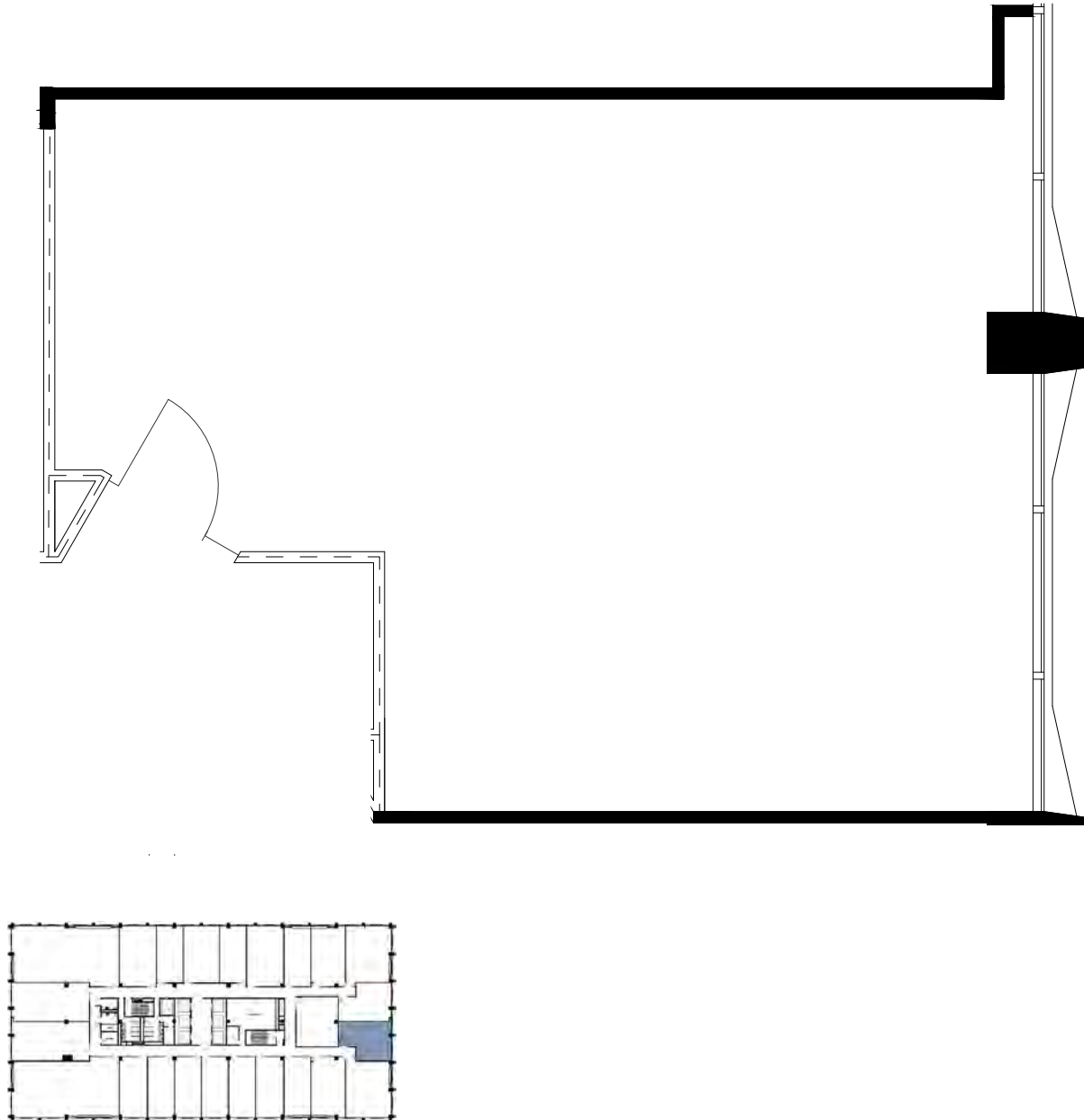
3 to 9 years

ANNUAL RENT:

- Year 1: \$48,450 (\$57.00 per RSF)
- Year 2: \$49,904 (3% Increase)
- Year 3: \$51,401 (3% Increase)
- Year 4: \$52,943 (3% Increase)
- Year 5: \$54,531 (3% Increase)

ADDITIONAL TERMS:

- Rent includes all utilities, WIFI and basic janitorial
- Tenant comes in an "as-is" condition
- Tenant is responsible for furniture, fixtures and equipment, display materials and additional display lighting, if needed
- Monthly parking is available as an additional monthly fee
- 2 months Security Deposit for qualified Tenants
- Tenant is NOT required to register with the State of California



AVAILABLE:

Completely built out and ready for April 2026 Preview

The newly constructed Suites come fully built out with new, high quality finishes:

- Paint and carpet
- Standard ceiling with general lighting
- Standard electrical
- Glass storefront and entry door

LEASE TERM:

3 to 9 years

ANNUAL RENT:

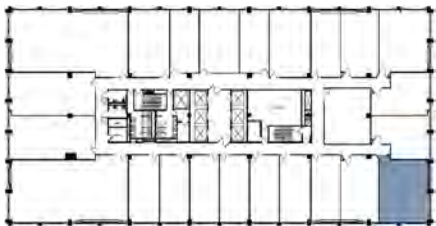
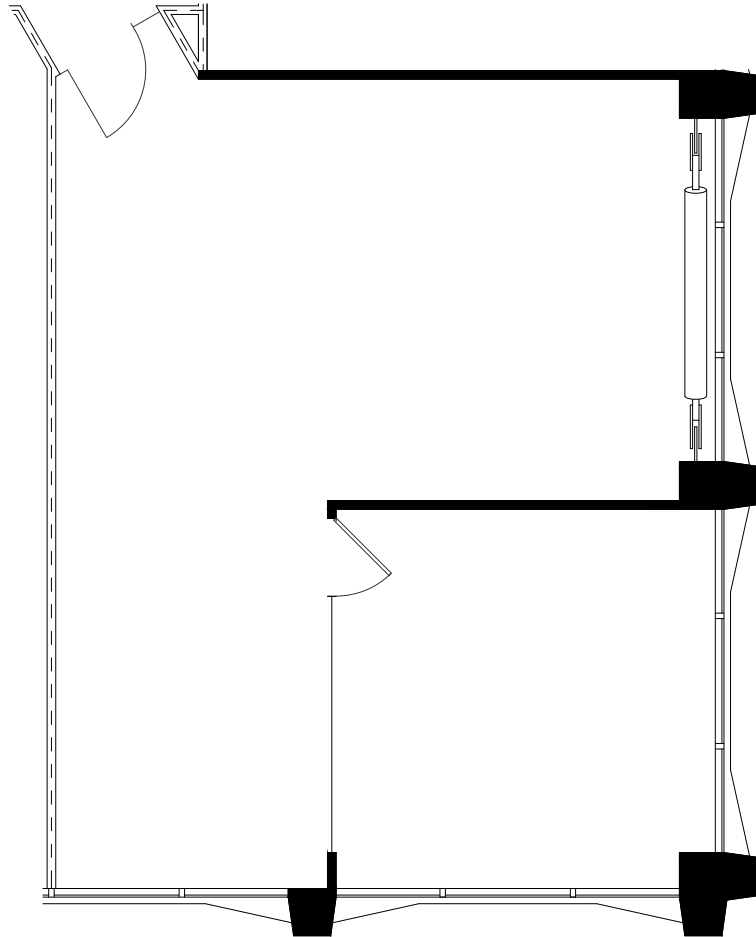
- Year 1: \$43,320 (\$57.00 per RSF)
- Year 2: \$44,620 (3% Increase)
- Year 3: \$45,958 (3% Increase)
- Year 4: \$47,337 (3% Increase)
- Year 5: \$48,757 (3% Increase)

ADDITIONAL TERMS:

- Rent includes all utilities, WIFI and basic janitorial
- Tenant comes in an "as-is" condition
- Tenant is responsible for furniture, fixtures and equipment, display materials and additional display lighting, if needed
- Monthly parking is available as an additional monthly fee
- 2 months Security Deposit for qualified Tenants
- Tenant is NOT required to register with the State of California

SUITE 1126: 1,095 RSF | 823 USF

TERMS



AVAILABLE:

Completely built out and ready for April 2026 Preview

The newly constructed Suites come fully built out with new, high quality finishes:

- Paint and carpet
- Standard ceiling with general lighting
- Standard electrical
- Glass storefront and entry door

LEASE TERM:

3 to 9 years

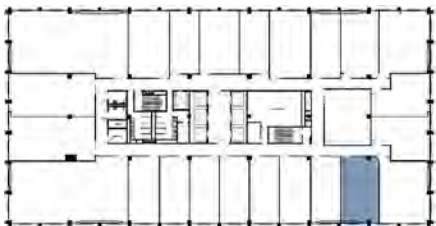
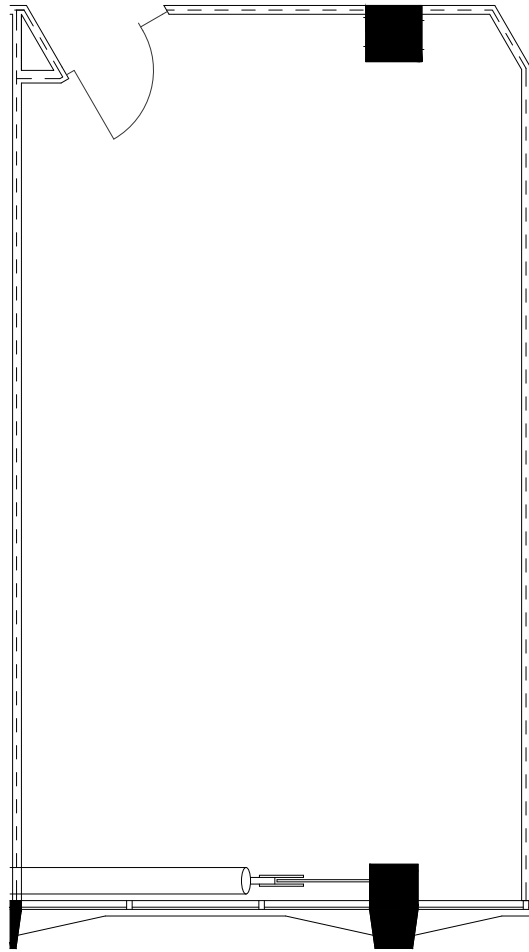
ANNUAL RENT:

- Year 1: \$62,415 (\$57.00 per RSF)
- Year 2: \$64,287 (3% Increase)
- Year 3: \$66,216 (3% Increase)
- Year 4: \$68,203 (3% Increase)
- Year 5: \$70,249 (3% Increase)

ADDITIONAL TERMS:

- Rent includes all utilities, WIFI and basic janitorial
- Tenant comes in an "as-is" condition
- Tenant is responsible for furniture, fixtures and equipment, display materials and additional display lighting, if needed
- Monthly parking is available as an additional monthly fee
- 2 months Security Deposit for qualified Tenants
- Tenant is NOT required to register with the State of California

SUITE 1127: 864 RSF | 650 USF



TERMS

AVAILABLE:

Completely built out and ready for April 2026 Preview

The newly constructed Suites come fully built out with new, high quality finishes:

- Paint and carpet
- Standard ceiling with general lighting
- Standard electrical
- Glass storefront and entry door

LEASE TERM:

3 to 9 years

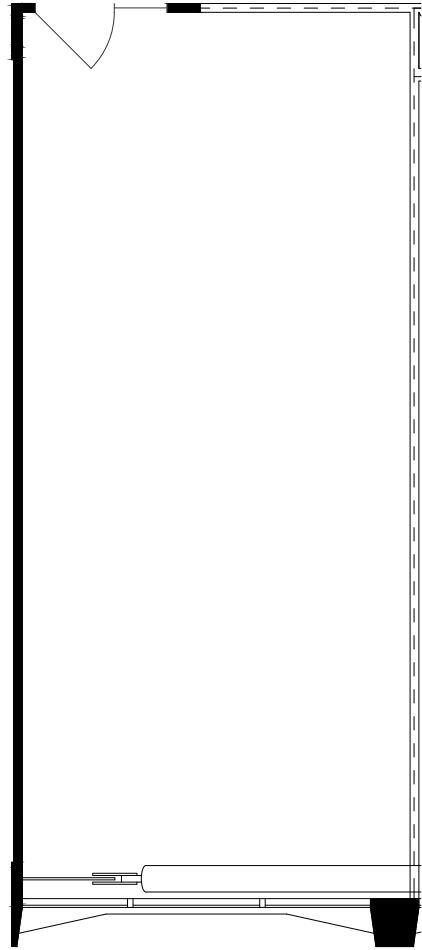
ANNUAL RENT:

- Year 1: \$49,248 (\$57.00 per RSF)
- Year 2: \$50,725 (3% Increase)
- Year 3: \$52,247 (3% Increase)
- Year 4: \$53,815 (3% Increase)
- Year 5: \$55,429 (3% Increase)

ADDITIONAL TERMS:

- Rent includes all utilities, WIFI and basic janitorial
- Tenant comes in an "as-is" condition
- Tenant is responsible for furniture, fixtures and equipment, display materials and additional display lighting, if needed
- Monthly parking is available as an additional monthly fee
- 2 months Security Deposit for qualified Tenants
- Tenant is NOT required to register with the State of California

SUITE 1128: 674 RSF | 507 USF



TERMS

AVAILABLE:

Completely built out and ready for April 2026 Preview

The newly constructed Suites come fully built out with new, high quality finishes:

- Paint and carpet
- Standard ceiling with general lighting
- Standard electrical
- Glass storefront and entry door

LEASE TERM:

3 to 9 years

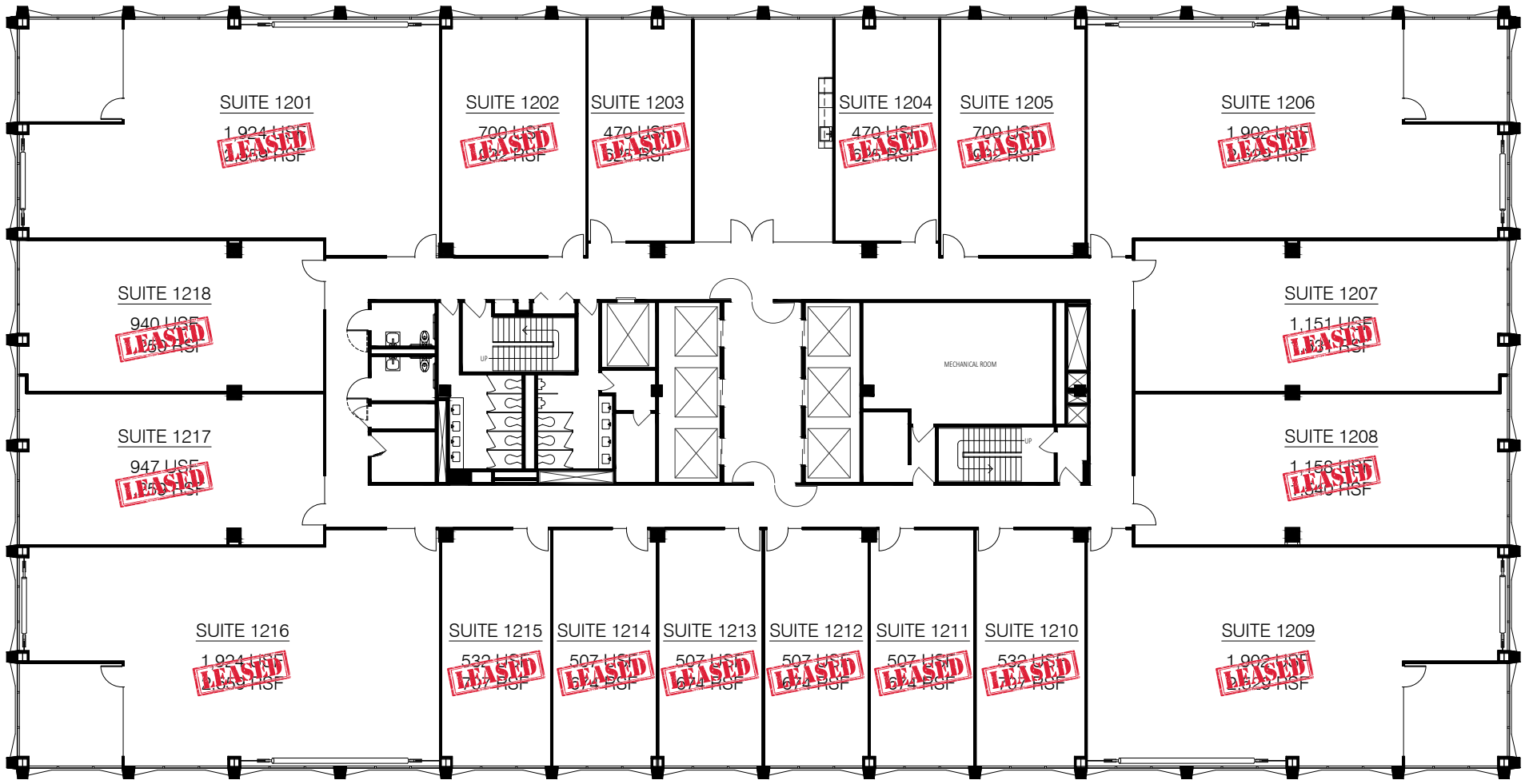
ANNUAL RENT:

- Year 1: \$38,418 (\$57.00 per RSF)
- Year 2: \$39,571 (3% Increase)
- Year 3: \$40,758 (3% Increase)
- Year 4: \$41,980 (3% Increase)
- Year 5: \$43,240 (3% Increase)

ADDITIONAL TERMS:

- Rent includes all utilities, WIFI and basic janitorial
- Tenant comes in an "as-is" condition
- Tenant is responsible for furniture, fixtures and equipment, display materials and additional display lighting, if needed
- Monthly parking is available as an additional monthly fee
- 2 months Security Deposit for qualified Tenants
- Tenant is NOT required to register with the State of California

AVAILABLE SHOWROOMS | 12th Floor



AVAILABLE SHOWROOMS | 14th Floor



SUITE 1401: 2,559 RSF | 1,924 USF

TERMS

AVAILABLE:

Completely built out and ready for April 2026 Preview

The newly constructed Suites come fully built out with new, high quality finishes:

- Paint and carpet
- Standard ceiling with general lighting
- Standard electrical
- Glass storefront and entry door

LEASE TERM:

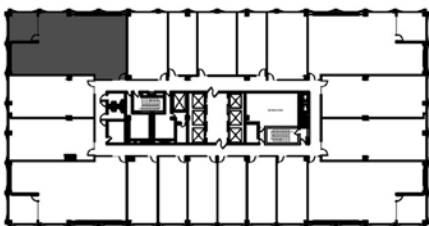
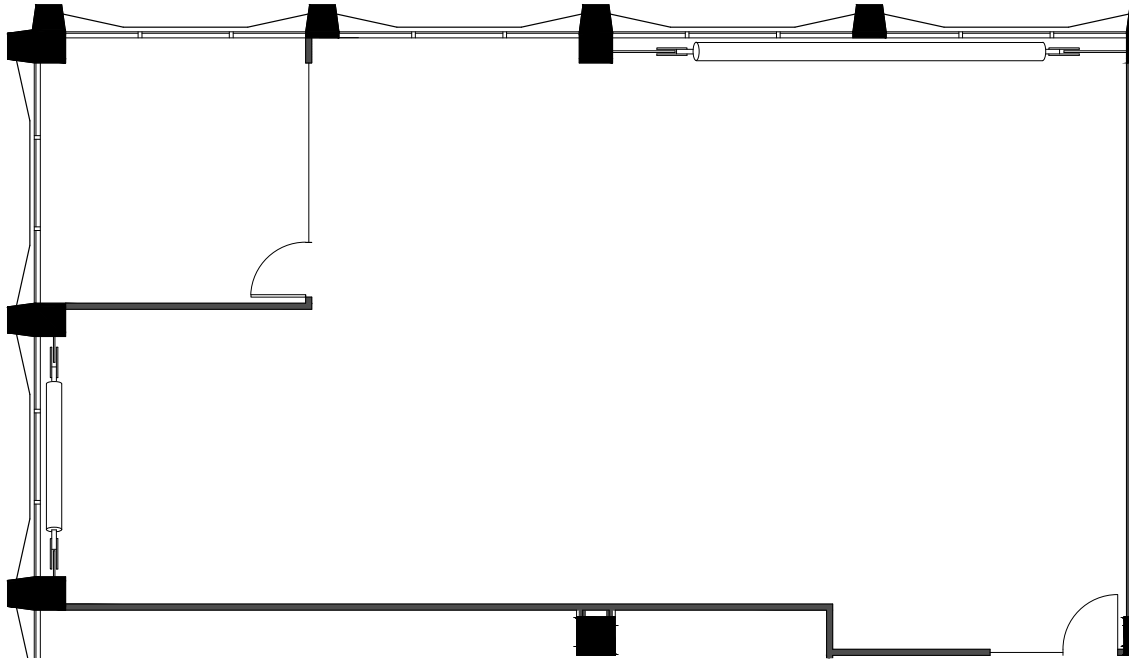
3 to 9 years

ANNUAL RENT:

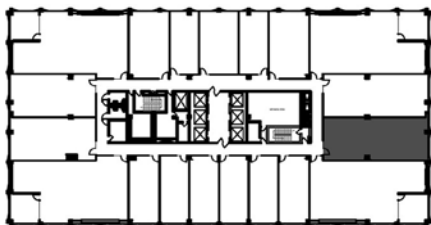
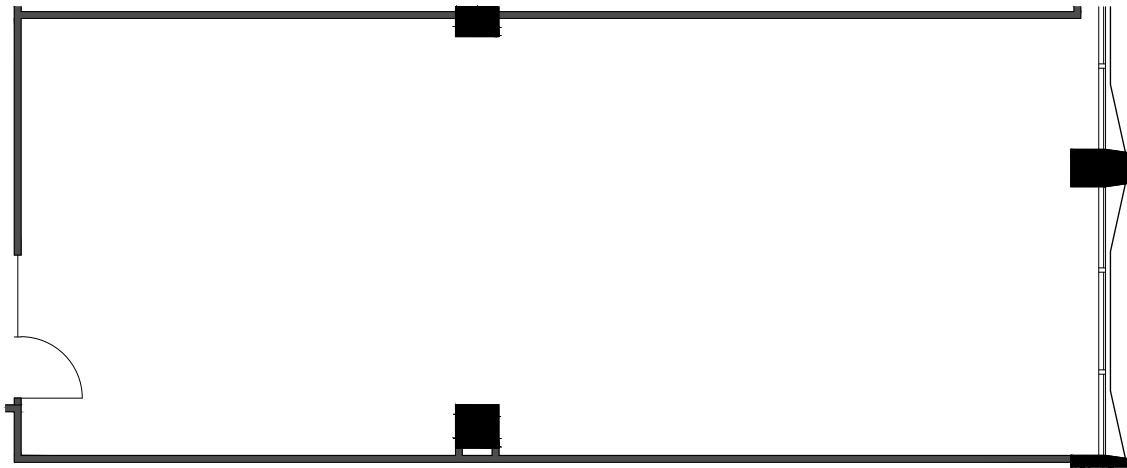
- Year 1: \$145,863 (\$57.00 per RSF)
- Year 2: \$150,239 (3% Increase)
- Year 3: \$154,746 (3% Increase)
- Year 4: \$159,388 (3% Increase)
- Year 5: \$164,170 (3% Increase)

ADDITIONAL TERMS:

- Rent includes all utilities, WIFI and basic janitorial
- Tenant comes in an "as-is" condition
- Tenant is responsible for furniture, fixtures and equipment, display materials and additional display lighting, if needed
- Monthly parking is available as an additional monthly fee
- 2 months Security Deposit for qualified Tenants
- Tenant is NOT required to register with the State of California



TERMS



AVAILABLE:

Completely built out and ready for April 2026 Preview

The newly constructed Suites come fully built out with new, high quality finishes:

- Paint and carpet
- Standard ceiling with general lighting
- Standard electrical
- Glass storefront and entry door

LEASE TERM:

3 to 9 years

ANNUAL RENT:

- Year 1: \$66,006 (\$57.00 per RSF)
- Year 2: \$67,986 (3% Increase)
- Year 3: \$70,026 (3% Increase)
- Year 4: \$72,127 (3% Increase)
- Year 5: \$74,290 (3% Increase)

ADDITIONAL TERMS:

- Rent includes all utilities, WIFI and basic janitorial
- Tenant comes in an "as-is" condition
- Tenant is responsible for furniture, fixtures and equipment, display materials and additional display lighting, if needed
- Monthly parking is available as an additional monthly fee
- 2 months Security Deposit for qualified Tenants
- Tenant is NOT required to register with the State of California

SUITE 1410: 2,529 RSF | 1,902 USF

TERMS

AVAILABLE:

Completely built out and ready for April 2026 Preview

The newly constructed Suites come fully built out with new, high quality finishes:

- Paint and carpet
- Standard ceiling with general lighting
- Standard electrical
- Glass storefront and entry door

LEASE TERM:

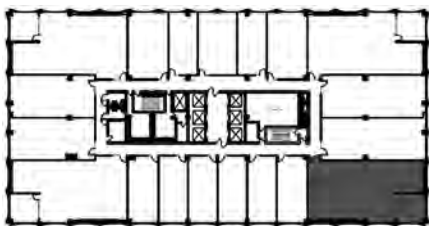
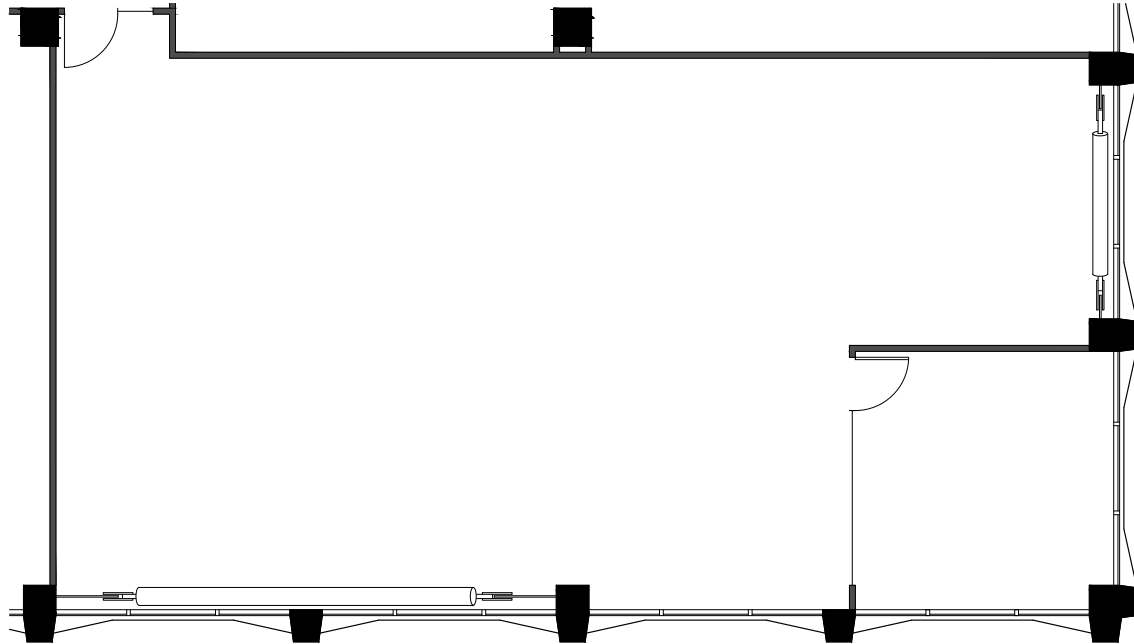
3 to 9 years

ANNUAL RENT:

- Year 1: \$144,153 (\$57.00 per RSF)
- Year 2: \$148,478 (3% Increase)
- Year 3: \$152,932 (3% Increase)
- Year 4: \$157,520 (3% Increase)
- Year 5: \$162,245 (3% Increase)

ADDITIONAL TERMS:

- Rent includes all utilities, WIFI and basic janitorial
- Tenant comes in an "as-is" condition
- Tenant is responsible for furniture, fixtures and equipment, display materials and additional display lighting, if needed
- Monthly parking is available as an additional monthly fee
- 2 months Security Deposit for qualified Tenants
- Tenant is NOT required to register with the State of California



SUITE 1417: 2,559 RSF | 1,924 USF

TERMS

AVAILABLE:

Completely built out and ready for April 2026 Preview

The newly constructed Suites come fully built out with new, high quality finishes:

- Paint and carpet
- Standard ceiling with general lighting
- Standard electrical
- Glass storefront and entry door

LEASE TERM:

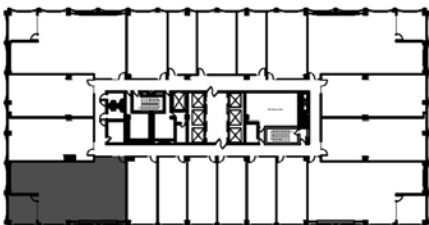
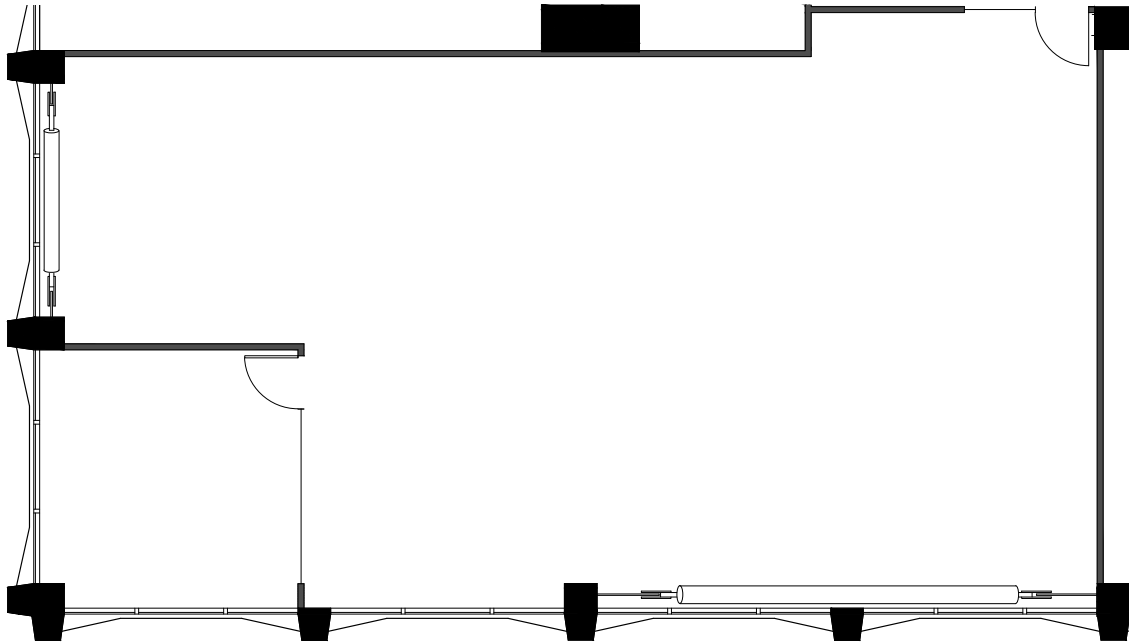
3 to 9 years

ANNUAL RENT:

- Year 1: \$145,863 (\$57.00 per RSF)
- Year 2: \$150,239 (3% Increase)
- Year 3: \$154,746 (3% Increase)
- Year 4: \$159,388 (3% Increase)
- Year 5: \$164,170 (3% Increase)

ADDITIONAL TERMS:

- Rent includes all utilities, WIFI and basic janitorial
- Tenant comes in an "as-is" condition
- Tenant is responsible for furniture, fixtures and equipment, display materials and additional display lighting, if needed
- Monthly parking is available as an additional monthly fee
- 2 months Security Deposit for qualified Tenants
- Tenant is NOT required to register with the State of California



SUITE 1418: 1,259 RSF | 947 USF

TERMS

AVAILABLE:

Completely built out and ready for April 2026 Preview

The newly constructed Suites come fully built out with new, high quality finishes:

- Paint and carpet
- Standard ceiling with general lighting
- Standard electrical
- Glass storefront and entry door

LEASE TERM:

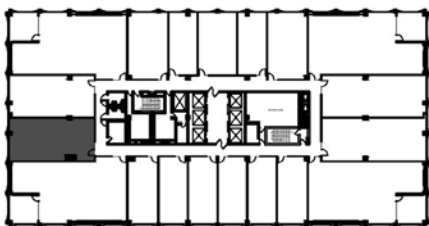
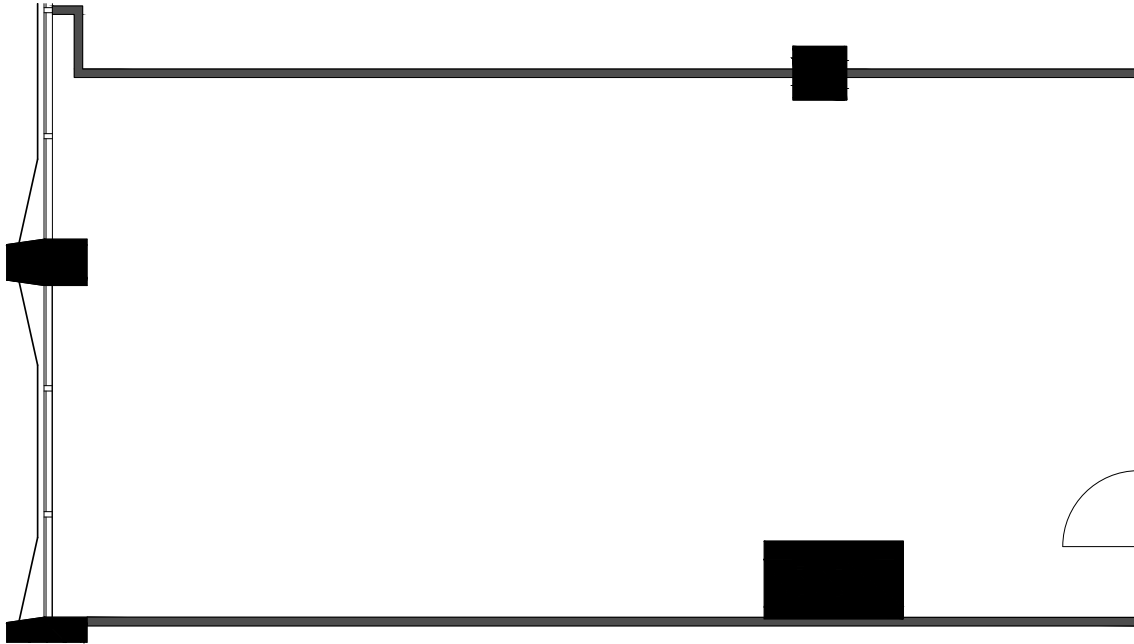
3 to 9 years

ANNUAL RENT:

- Year 1: \$71,763 (\$57.00 per RSF)
- Year 2: \$73,916 (3% Increase)
- Year 3: \$76,133 (3% Increase)
- Year 4: \$78,417 (3% Increase)
- Year 5: \$80,770 (3% Increase)

ADDITIONAL TERMS:

- Rent includes all utilities, WIFI and basic janitorial
- Tenant comes in an "as-is" condition
- Tenant is responsible for furniture, fixtures and equipment, display materials and additional display lighting, if needed
- Monthly parking is available as an additional monthly fee
- 2 months Security Deposit for qualified Tenants
- Tenant is NOT required to register with the State of California



SUITE 1419: 1,250 RSF | 940 USF

TERMS

AVAILABLE:

Completely built out and ready for April 2026 Preview

The newly constructed Suites come fully built out with new, high quality finishes:

- Paint and carpet
- Standard ceiling with general lighting
- Standard electrical
- Glass storefront and entry door

LEASE TERM:

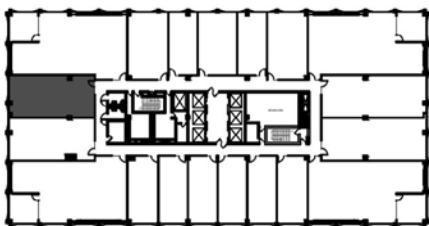
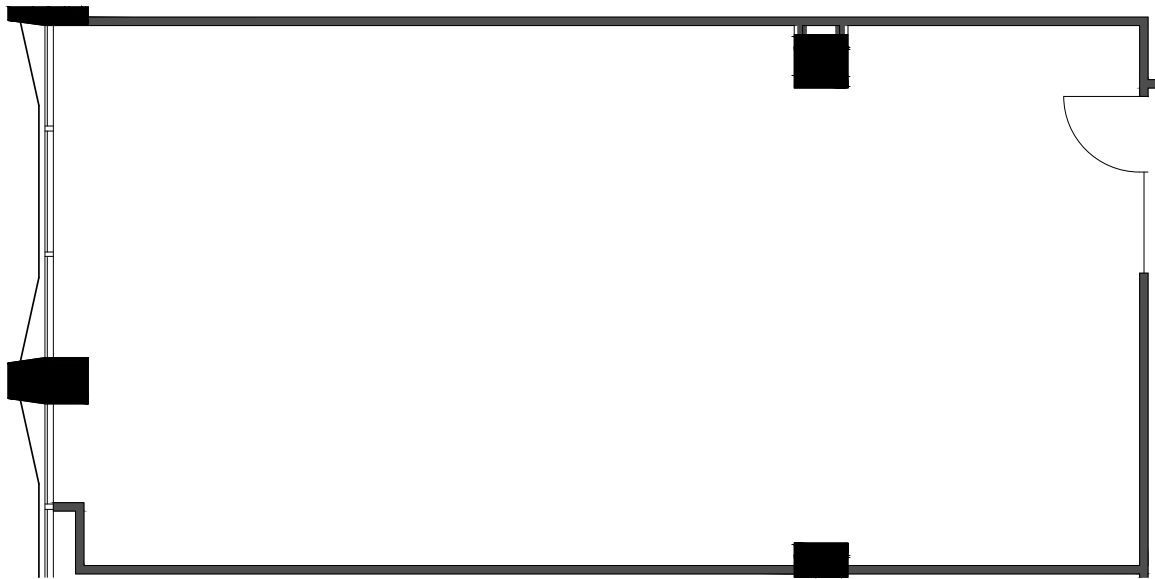
3 to 9 years

ANNUAL RENT:

- Year 1: \$71,250 (\$57.00 per RSF)
- Year 2: \$73,388 (3% Increase)
- Year 3: \$75,589 (3% Increase)
- Year 4: \$77,857 (3% Increase)
- Year 5: \$80,193 (3% Increase)

ADDITIONAL TERMS:

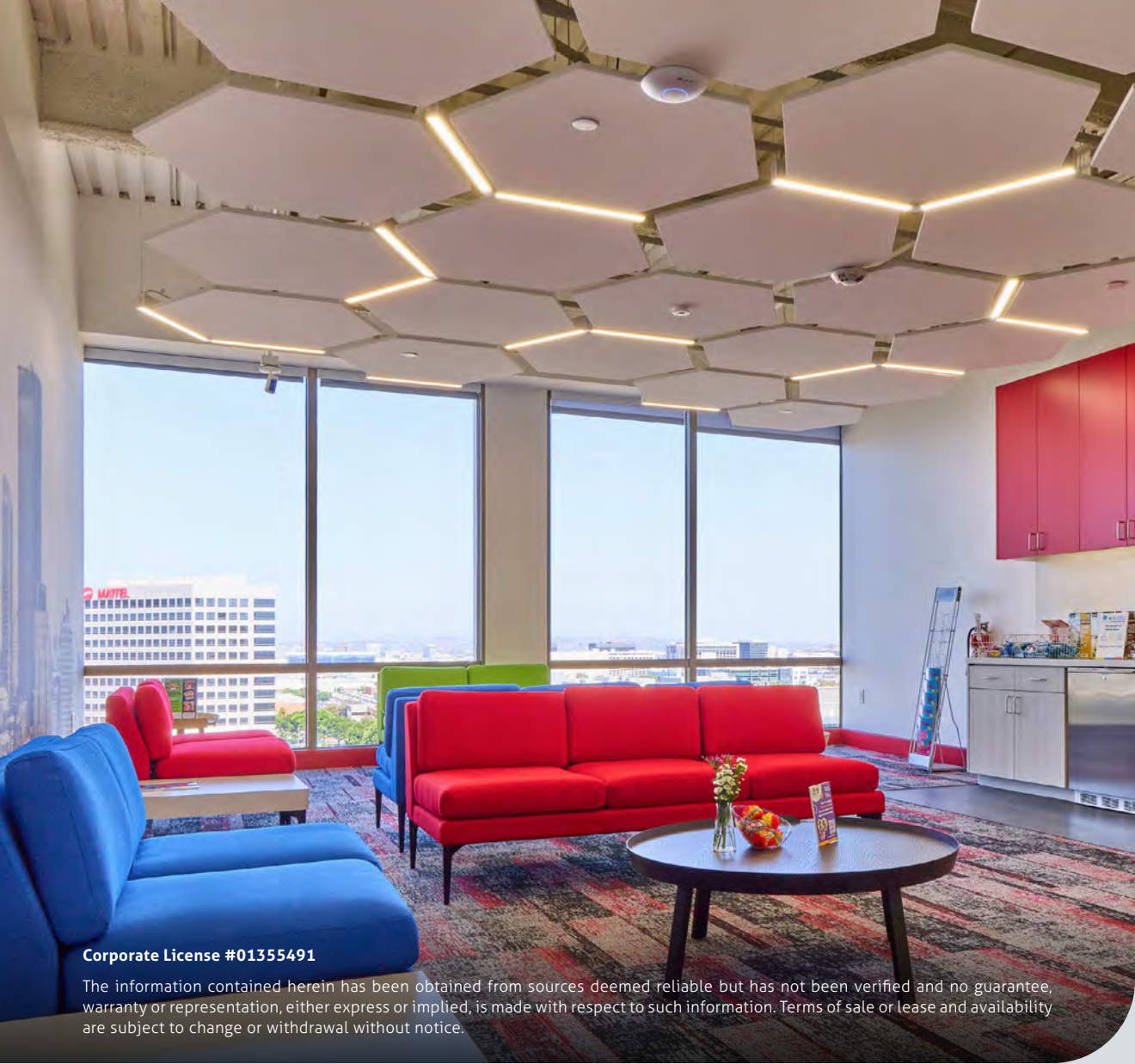
- Rent includes all utilities, WIFI and basic janitorial
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Fashion Angels
Forever Clever
Funko
Funville
Hands Craft
HAPE
Hasbro
Hedstrom - Ball, Bounce and Sport Inc.
Horizon Group
Incredible Group
Insect Lore
JC Toy Group
Joyin Inc.
Jupiter Workshops
Just Toys
Kid Galaxy, Inc.
Kids Licensing
Lucky Toy USA
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NEWMARK

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REVISED JANUARY 1, 2026