

flyte



flyte-elsegundo.com

2200-2222-2230 E. IMPERIAL HWY, EL SEGUNDO, CA

NEWMARK

SWIFT
REAL ESTATE PARTNERS

ERIC LASTITION

Exec. Managing Director
t 310-491-2047
eric.lastition@nrmk.com
CA RE Lic #01119647

ERIC ADAMS

Sr. Managing Director
t 310-491-2012
eric.adams@nrmk.com
CA RE Lic #01349859

GEOFF LUDWIG

Exec. Managing Director
t 310-491-2077
geoff.ludwig@nrmk.com
CA RE Lic #01232244



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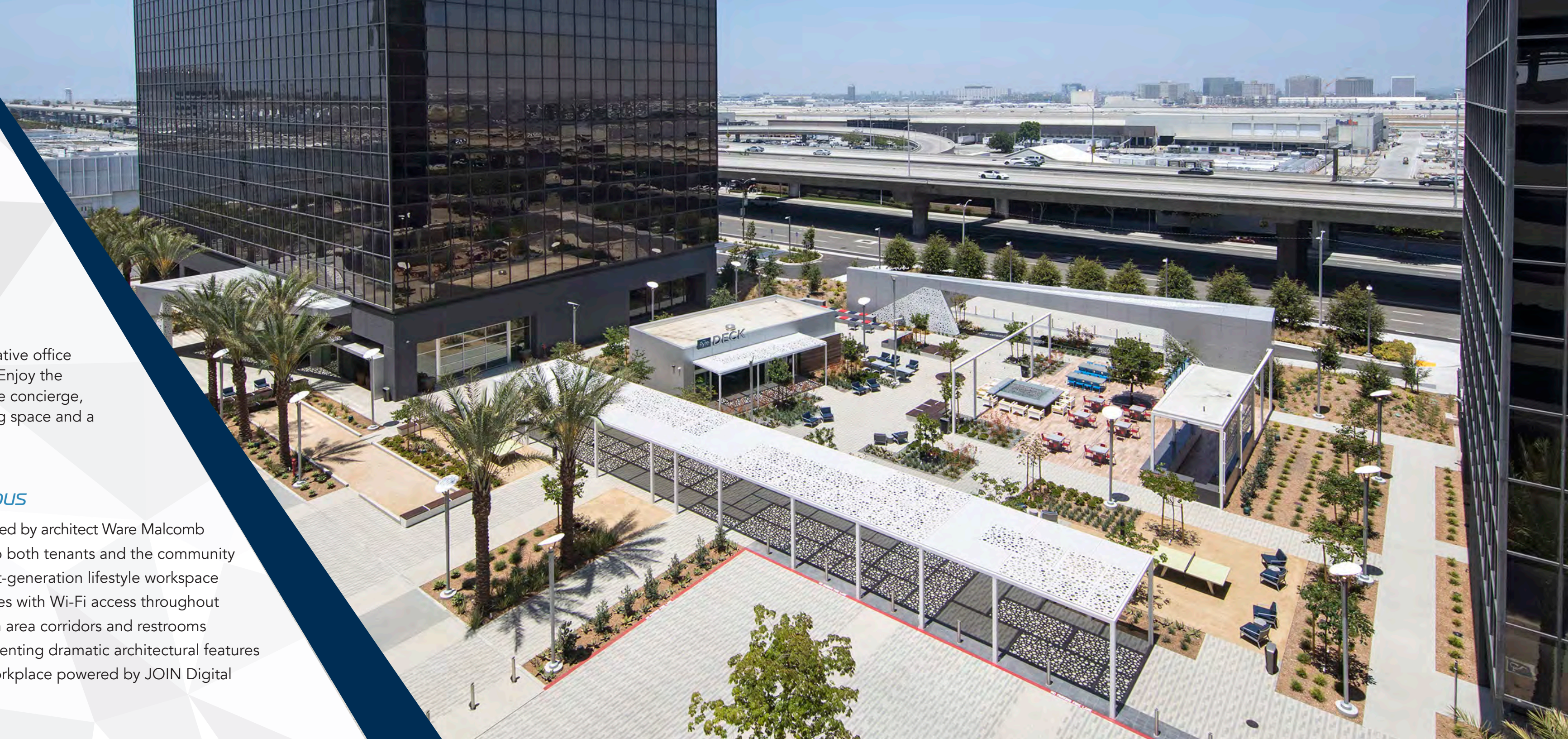
*Now
boarding:*

flyte

A 581,344-square-foot, three-building, creative office campus located in El Segundo, California. Enjoy the ultimate in hospitality complete with on-site concierge, modern indoor/outdoor amenities, meeting space and a unique 'gateway' drop-off experience.

3-Building Creative Office Campus

- \$15MM in completed renovations designed by architect Ware Malcomb
- State-of-the-art event space available to both tenants and the community
- Unmatched tenant experience with next-generation lifestyle workspace
- Collaborative indoor-outdoor workspaces with Wi-Fi access throughout
- Remodeled lobbies, elevators, common area corridors and restrooms
- Lush, eco-friendly landscaping complimenting dramatic architectural features
- Tech forward cloud connected smart workplace powered by JOIN Digital





Take
flyte

IT'S NOT THE JOURNEY,
IT'S THE DESTINATION.

Property Highlights

- Prominent building signage visible from airplanes and the I-105 Freeway
- Eight levels of covered structured parking with four spaces per 1,000 SF
- Up to 210,460 square feet of contiguous blocks of space for large users

Location Highlights

- Two blocks from Metro Rail Green Line with future access to LAX and Sofi Stadium
- Thriving, business-friendly city with favorable tax structure and incentives
- Economically smart alternative to West Los Angeles and Playa Vista's "Silicon Beach"



flyte DECK



PLEASE TAKE A MOMENT TO LOCATE... THE AMENITIES NEAR YOU



Campus-Wide Wi-Fi

Take that meeting outside



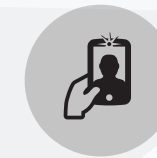
Food Trucks

Serving fresh fare



Food Kiosks

Grab lunch on the go



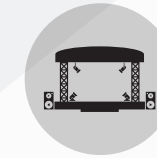
Selfie Wall

Connect with #takeflyteelsegundo



Outdoor Meeting Space

Blend with nature



Amphitheater

Attend an onsite event



Community Fire Table

Make new friends



Lounge Areas

Multiple areas socially distanced



Bocce Ball

Host a friendly competition



Outdoor Fitness

Yoga, group classes, etc.



flyte DECK





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*Ideal Smart Workplace
Powered by [join](#)*

Flyte is prewired with a state-of-the-art converged network by JOIN, powering our terabit-scale fiber optic network and high-speed Internet to keep the campus and tenant system running reliably and efficiently. Flyte with JOIN technology is more than an office, it's the ideal smart workplace.

- Prewired for the modern digital enterprise
- High speed cloud connected campus
- Limitless bandwidth for everyone, every device, and every application throughout Flyte
- Work anywhere on campus with wireless everywhere
- Stay safer post-covid with occupancy and traffic awareness
- Deploy today's strongest cybersecurity to your infrastructure and implement a smart workplace strategy

[▶ Learn More](#)





Flyte 200 - Lease Availability

SUITE	RENTABLE SQ. FT.	RENTAL RATE	STATUS	CLICK FLOOR PLAN
SUITE 100:	13,407 SF	NEGOTIABLE	VACANT	
SUITE 200:	19,192 SF	NEGOTIABLE	VACANT	
Contiguous:	32,599 SF			
SUITE 400:	19,134 SF	NEGOTIABLE	VACANT	
SUITE 500:	19,186 SF	NEGOTIABLE	VACANT	
SUITE 600:	19,186 SF	NEGOTIABLE	VACANT	
SUITE 700:	19,023 SF	NEGOTIABLE	VACANT	
SUITE 800:	19,018 SF	NEGOTIABLE	VACANT	
SUITE 900:	18,977 SF	NEGOTIABLE	VACANT	
SUITE 1000:	18,974 SF	NEGOTIABLE	VACANT	
SUITE 1100:	18,818 SF	NEGOTIABLE	VACANT	
Contiguous:	152,316 SF			



Flyte 230 - Lease Availability

SUITE	RENTABLE SQ. FT.	RENTAL RATE	STATUS	CLICK FLOOR PLAN
SUITE 100: MEZZANINE:	10,295 SF 2,103 SF 12,398 SF	NEGOTIABLE	VACANT	
SUITE 200:	19,808 SF	NEGOTIABLE	VACANT	
SUITE 300:	19,808 SF	NEGOTIABLE	VACANT	
SUITE 400:	19,806 SF	NEGOTIABLE	VACANT	
SUITE 500:	19,808 SF	NEGOTIABLE	VACANT	
SUITE 600:	19,808 SF	NEGOTIABLE	VACANT	
SUITE 700:	19,808 SF	NEGOTIABLE	VACANT	
SUITE 800:	19,796 SF	NEGOTIABLE	VACANT	
SUITE 900:	19,806 SF	NEGOTIABLE	VACANT	
SUITE 1000:	19,806 SF	NEGOTIABLE	VACANT	
SUITE 1100:	19,808 SF	NEGOTIABLE	VACANT	
Contiguous:	210,460 SF			









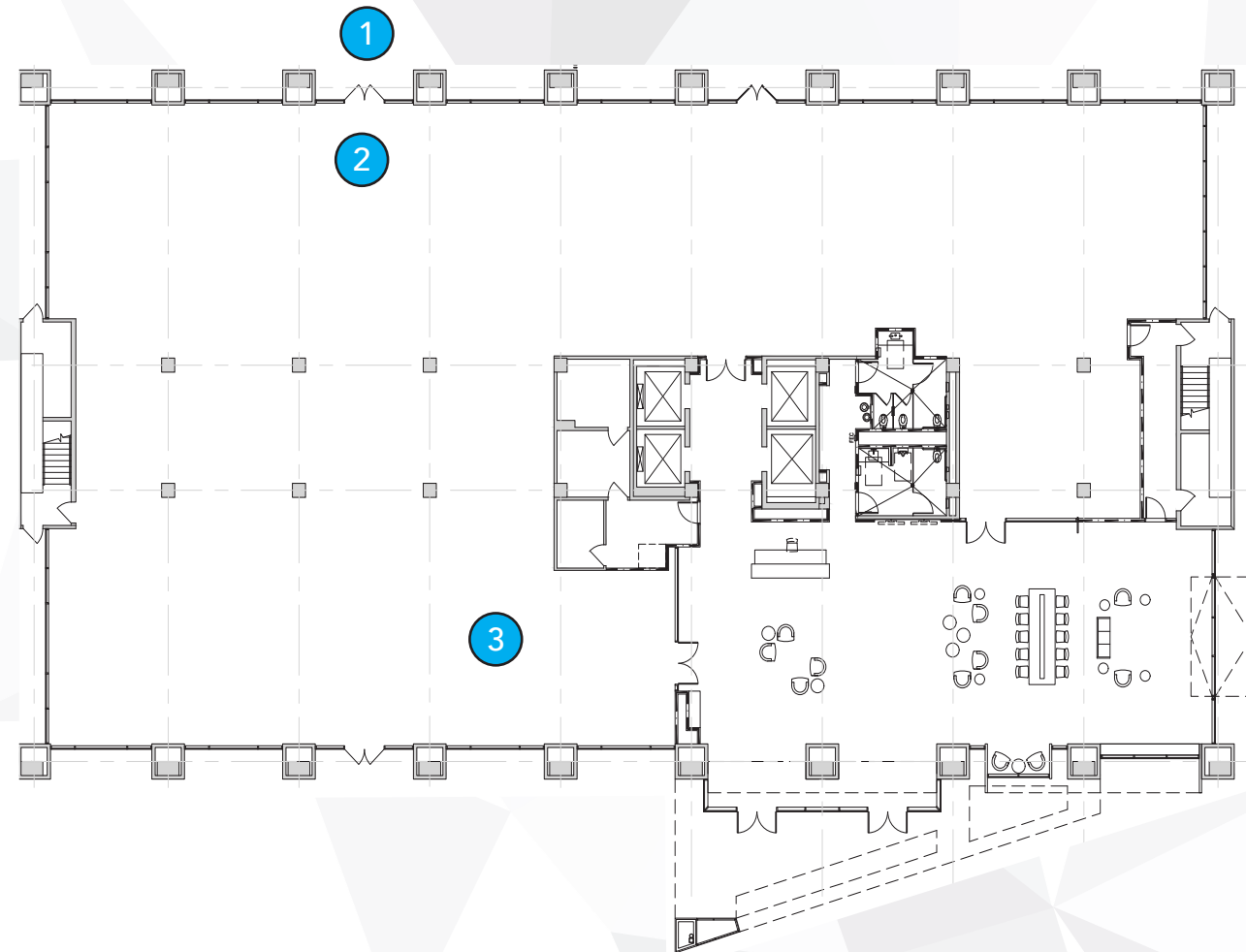




flyte | 200

FEATURED: SUITE 100 | 13,407 SF

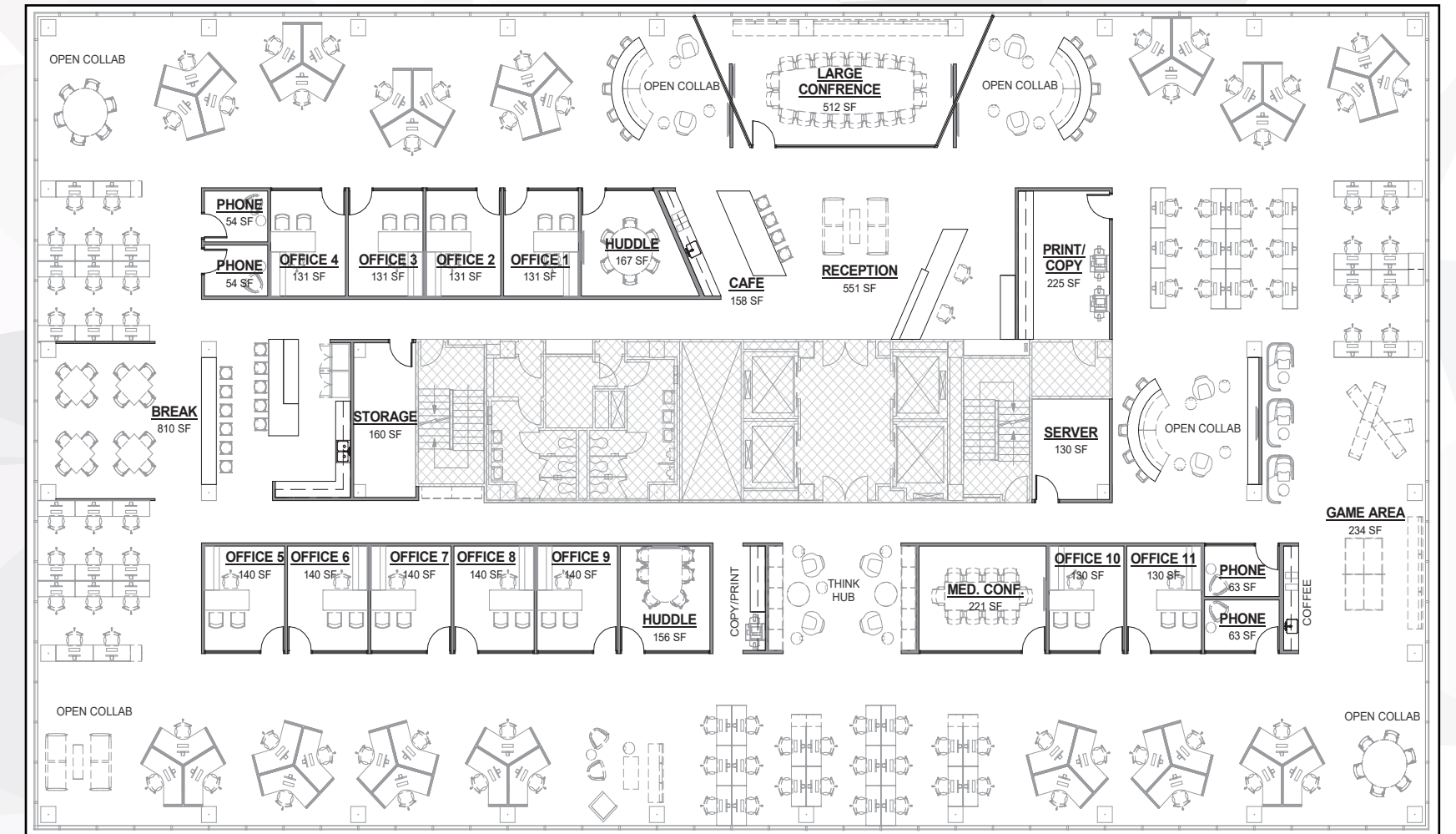
- Ground floor suite with towering ceilings
- Private outdoor patio for exclusive use
- Suitable for office or restaurant



[▶ Virtual Tour Actual](#)

flyte | 200

FEATURED: SUITE 600 | 19,186 SF CONCEPT PLAN



[▶ Virtual Tour Hypothetical](#)

Site Plan

1. **ARCHITECTURAL ELEMENTS:**
Dramatic metal archway at courtyard entrance
2. **PROTECTIVE BERMS:**
Planting mounds & trees protecting from wind & noise
3. **BANDED PAVER PLAZAS:**
Concrete pavers of color with eroded edges
4. **DECK PLATFORMS:** Raised wood platforms used for dining or entertainment
5. **AMPHITHEATER:** Tiered seating facing a raised deck
6. **INTIMATE SEATING AREAS:**
Benches & chairs for quiet conversations
7. **FLYTE LOUNGE:** Drink and snack kiosks with connected dining counters
8. **DINING AREAS:** Tables & chairs located near vendors
9. **FIRE TABLES:** Large, contemporary fire tables provide community environment
10. **LOUNGE AREAS:** Decomposed granite courtyard with couches & tables



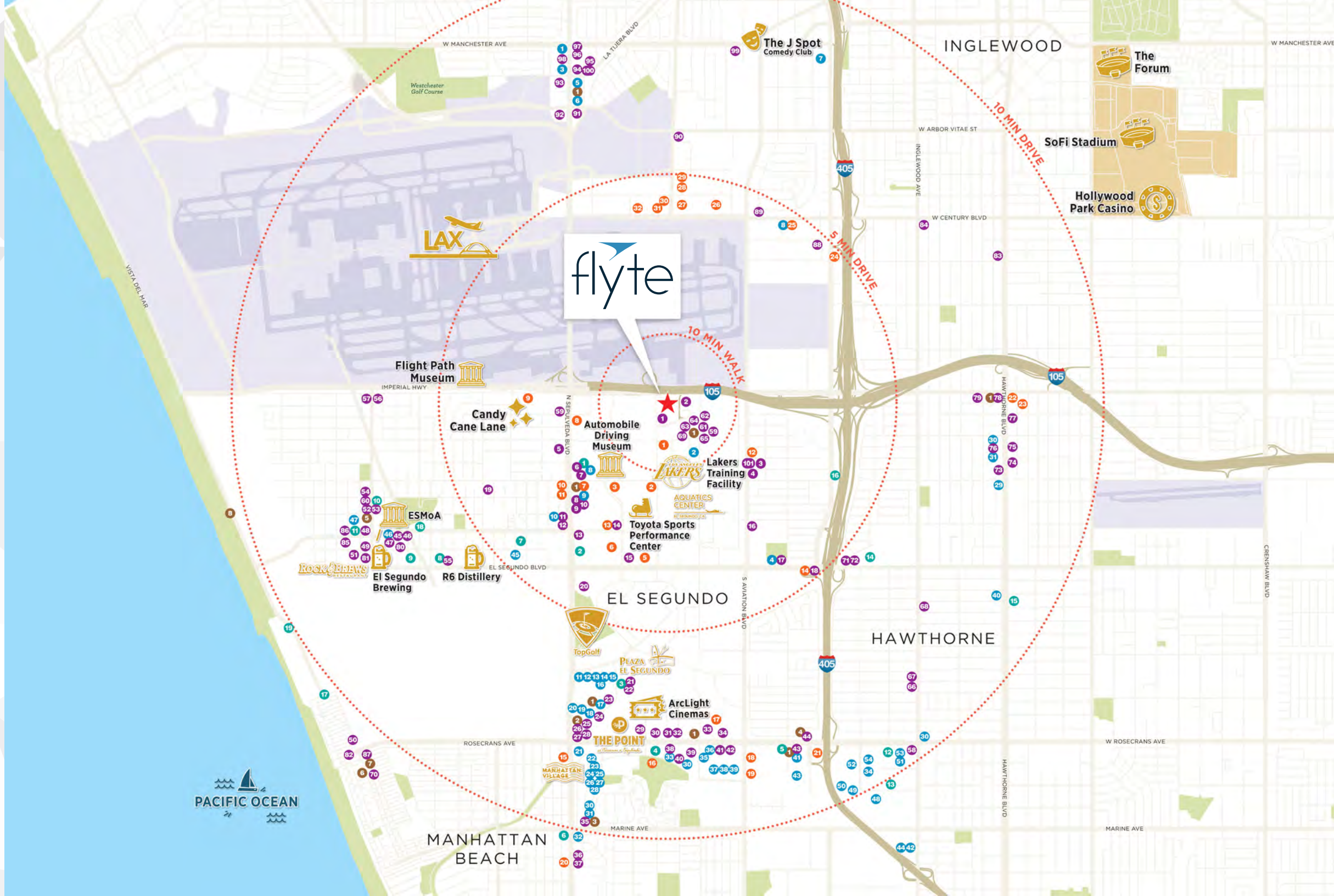
11. **OUTDOOR MEETING ROOMS:**
Conference tables in secluded nooks for outdoor meetings
12. **HANGING CHAIR GROVE:**
Seating elements along perimeter of shade structure
13. **SEAT WALLS:** Concrete benches provide additional seating at building entries
14. **SHADE STRUCTURE:** Long, linear shade structure near waiting area and dropoff
15. **AUTOCOURT PLAZAS:** Pavers designate passenger drop off
16. **MURAL:** Colorful mural on parking structure wall by a local artist
17. **GAME AREA:** Bocce ball court & play tables for stress relief
18. **FOOD TRUCK PLAZA:** Paver plaza for daily food truck parking
19. **PEDESTRIAN PROMENADE:**
Palm lined walk with wind-screening plants
20. **FLYTE DECK:** Indoor/outdoor meeting room with campus wifi to host meetings

EATERIES

- | | |
|------------------------------------|-------------------------------|
| 1. M&I Café | 51. Richmond Bar & Grill |
| 2. Kilroy Café | 52. Kagura |
| 3. Fork-In Aussie Pie Kitchen | 53. Britt's BBQ and Catering |
| 4. Frijoles Mexican Restaurant | 54. Kreation Organic Juicery |
| 5. IHOP | 55. Breadbar |
| 6. San Sai Japanese Grill | 56. L&L's Hawaiian BBQ |
| 7. In-N-Out | 57. Maki Yaki |
| 8. PizzaRev | 58. Denny's |
| 9. Rubio's Coastal Grill | 59. The Flame Broiler |
| 10. Malibu Eatery | 60. Canton Low |
| 11. The Habit | 61. Il Romanista |
| 12. Chipotle | 62. BurgerIM |
| 13. r.e.d. Bar Grill | 63. Subway |
| 14. East Grand Bar & Grille | 64. Noah's Bagels |
| 15. Specialty's Café & Bakery | 65. The Hummus Republic |
| 16. Charley's Philly Steaks | 66. Zacatecas Restaurant |
| 17. Denny's | 67. Al Watan Halal Tandoori |
| 18. Oscar's Restaurant Bar & Grill | 68. Dinos |
| 19. La Paz Restaurant | 69. Kaya Sushi |
| 20. Mandovi Indian Cuisine | 70. Sloopy's |
| 21. Veggie Grill | 71. Christy's Treat Shoppe |
| 22. California Fish Grill | 72. Flights Beer Bar |
| 23. Salt Creek Grille | 73. Foster's Freeze |
| 24. Marmalade Café | 74. Chips Restaurant |
| 25. Hopdoddy Burger Bar | 75. Las Brisas Mexican |
| 26. Mendocino Farms | 76. El Torito |
| 27. North Italia | 77. Mariscos El Chuy |
| 28. True Food Kitchen | 78. The Den |
| 29. Jackson's Food + Drink | 79. Baja Rosarito |
| 30. Grimaldi's Pizzeria | 80. Cold Stone Creamery |
| 31. Shake Shack | 81. The Tavern on Main |
| 32. Calo Kitchen + Tequila | 82. Pancho's Restaurant |
| 33. Fleming's Prime Steakhouse | 83. Thai Plate |
| 34. Paul Martin's American Grill | 84. Ilobasco Restaurant |
| 35. Olive Garden | 85. Purple Orchid |
| 36. Rubio's | 86. Good Stuff |
| 37. Manhattan Bread & Bagel | 87. Baja Sharkeez |
| 38. Houston's | 88. Mariella's Tacos |
| 39. Pachanga Mexican Grill | 89. Denny's |
| 40. Nothing Bundt Cakes | 90. Alik's Greek Taverne |
| 41. Il Fornaio | 91. Melody Bar |
| 42. Café Rio Mexican Grill | 92. In-N-Out |
| 43. Chipotle | 93. Wacky Wok |
| 44. Blaze Pizza | 94. Kanpai Japanese Sushi Bar |
| 45. Ensenada's Surf N Turf Grill | 95. The Ramen Joint |
| 46. Stix & Straws | 96. El Tarasco Mexican Food |
| 47. Standard Station | 97. IHOP |
| 48. Wendy's Place | 98. Home Town Buffet |
| 49. Sausal | 99. Game Sports Bar |
| 50. Fishbar | 100. Tony's Subs and Pizza |

CAFES

- | | |
|-------------------------------|--------------------------|
| 1. Starbucks | 5. Blue Butterfly Coffee |
| 2. Peet's Coffee | 6. North End Caffe |
| 3. The Coffee Bean & Tea Leaf | 7. Two Guns Espresso |
| 4. Honeyboba | 8. El Segundo Beach Cafe |



SHOPPING

- | | |
|------------------------------|---------------------------------|
| 1. Trader Joe's | 28. Pottery Barn |
| 2. Lakers Team Shop | 29. WSS |
| 3. Kohl's | 30. CVS |
| 4. Big 5 Sporting Goods | 31. Ralphs |
| 5. Bed Bath & Beyond | 32. Walgreens |
| 6. Office Depot | 33. Bristol Farms |
| 7. The Home Depot | 34. Food4Less |
| 8. FedEx Office | 35. BevMo! |
| 9. Ralphs | 36. Mother's Market and Kitchen |
| 10. Walgreens | 37. Office Depot |
| 11. The Container Store | 38. Trader Joe's |
| 12. PetSmart | 39. REI |
| 13. Best Buy | 40. Dollar Tree |
| 14. Whole Foods Market | 41. Bed Bath & Beyond |
| 15. Dick's Sporting Goods | 42. Petco |
| 16. HomeGoods | 43. Costco |
| 17. Sur La Table | 44. Vons |
| 18. J. Crew | 45. Luna Cycle Ebikes |
| 19. H&M | 46. Rite Aid |
| 20. Anthropologie | 47. 99 Cents Only |
| 21. Fry's Electronics | 48. Best Buy |
| 22. Macy's | 49. Burlington |
| 23. Victoria's Secret & PINK | 50. The Home Depot |
| 24. Bath & Body Works | 51. Walmart |
| 25. Apple | 52. ROSS Dress for Less |
| 26. Kiehls | 53. Marshall's |
| 27. Sunglass Hut | 54. Michael's |

LODGING

- | | |
|------------------------------|-----------------------------------|
| 1. Hyatt Place LAX | 17. Hyatt House LAX |
| 2. Hilton Garden Inn | 18. TownePlace Suites by Marriott |
| 3. Courtyard by Marriott | 19. SpringHill Suites by Marriott |
| 4. DoubleTree by Hilton | 20. Best Western Plus |
| 5. Residence Inn by Marriott | 21. Ayres Hotel |
| 6. Cambria Hotel LAX | 22. Holiday Inn Express |
| 7. Extended Stay America | 23. Comfort Inn |
| 8. Hampton Inn & Suites | 24. Wingate by Wyndham |
| 9. Embassy Suites by Hilton | 25. The Westin LA Airport |
| 10. Fairfield Inn & Suites | 26. Hilton LAX |
| 11. Aloft El Segundo | 27. Los Angeles Airport Marriott |
| 12. LAX Suites Hotel | 28. Four Points by Sheraton |
| 13. DoubleTree by Hilton | 29. Renaissance LA Airport Hotel |
| 14. Ramada by Wyndham | 30. Embassy Suites by Hilton |
| 15. The Belamar Hotel | 31. Residence Inn by Marriott |
| 16. Westdrift Manhattan Bch | 32. Crowne Plaza LA Airport |

FITNESS

- | | |
|---------------------------|-------------------------------|
| 1. Anytime Fitness | 11. Studio Pilates |
| 2. Thrill Athletics | 12. Hangar 18 Indoor Climbing |
| 3. Barry's Bootcamp | 13. LA Fitness |
| 4. 24Hour Fitness | 14. Coast Fitness |
| 5. Equinox | 15. Systems Training Center |
| 6. Beastie | 16. LAX CrossFit |
| 7. Crossfit Rising Wave | 17. Built Gymnasium |
| 8. Believe Fitness Studio | 18. El Segundo Skate Park |
| 9. Area 44 Fitness | 19. One Wave Surfing |
| 10. 4 Star Gym | |



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