

# flyte



[flyte-elsegundo.com](http://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@nmrk.com  
CA RE Lic #01119647

**ERIC ADAMS**

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

**GEOFF LUDWIG**

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



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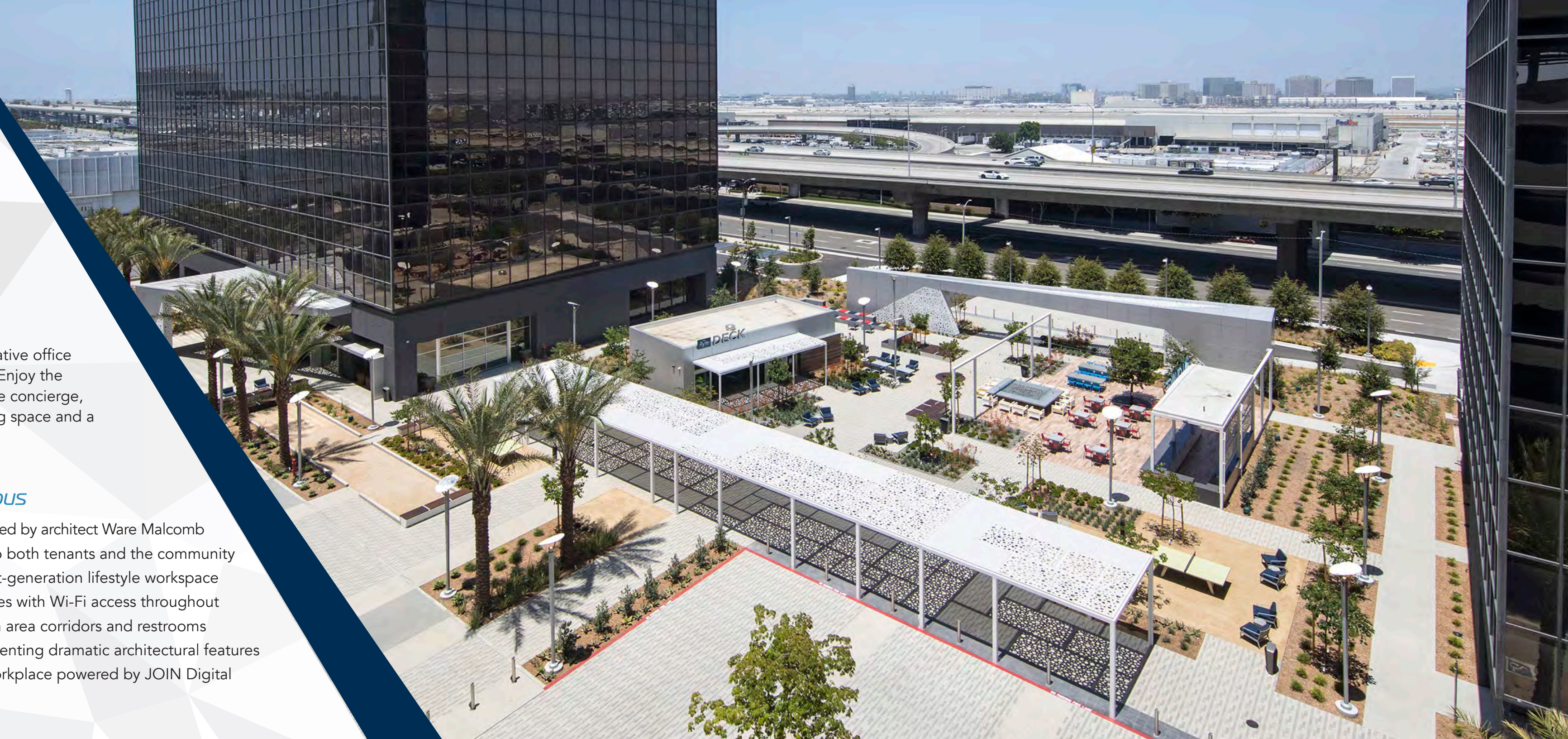
*Now  
boarding:*

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



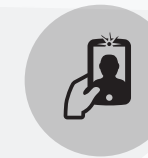
### *Food Trucks*

Serving fresh fare



### *Food Kiosks*

Grab lunch on the go



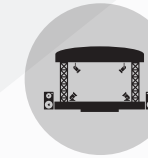
### *Selfie Wall*

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

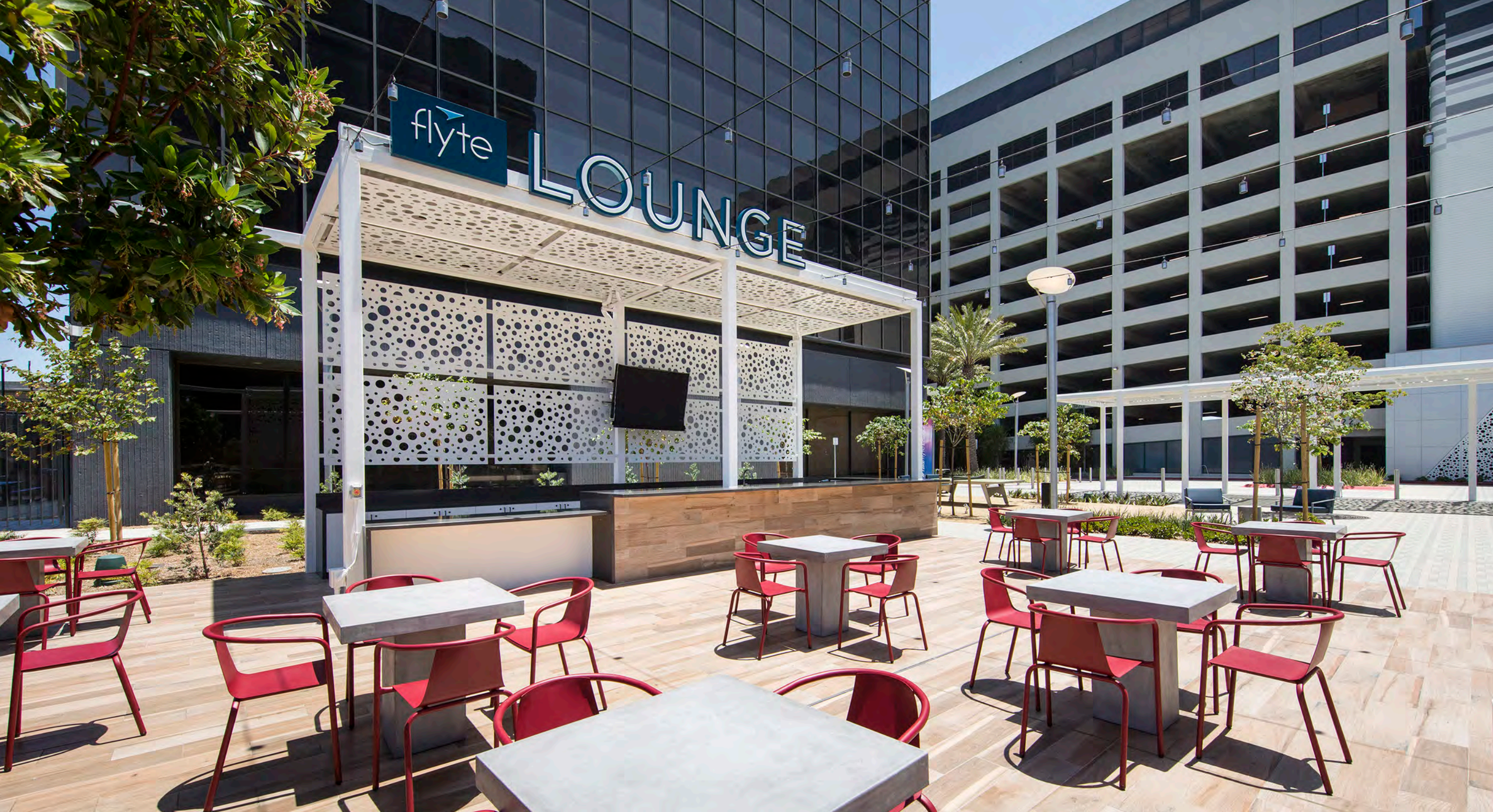


### *Outdoor Fitness*

Yoga, group classes, etc.



flyte DECK



# flyte

*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	
<b>Contiguous:</b>	<b>32,599 SF</b>			
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	
<b>Contiguous:</b>	<b>152,316 SF</b>			



## 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	
<b>Contiguous:</b>	<b>210,460 SF</b>			





flyte DECK





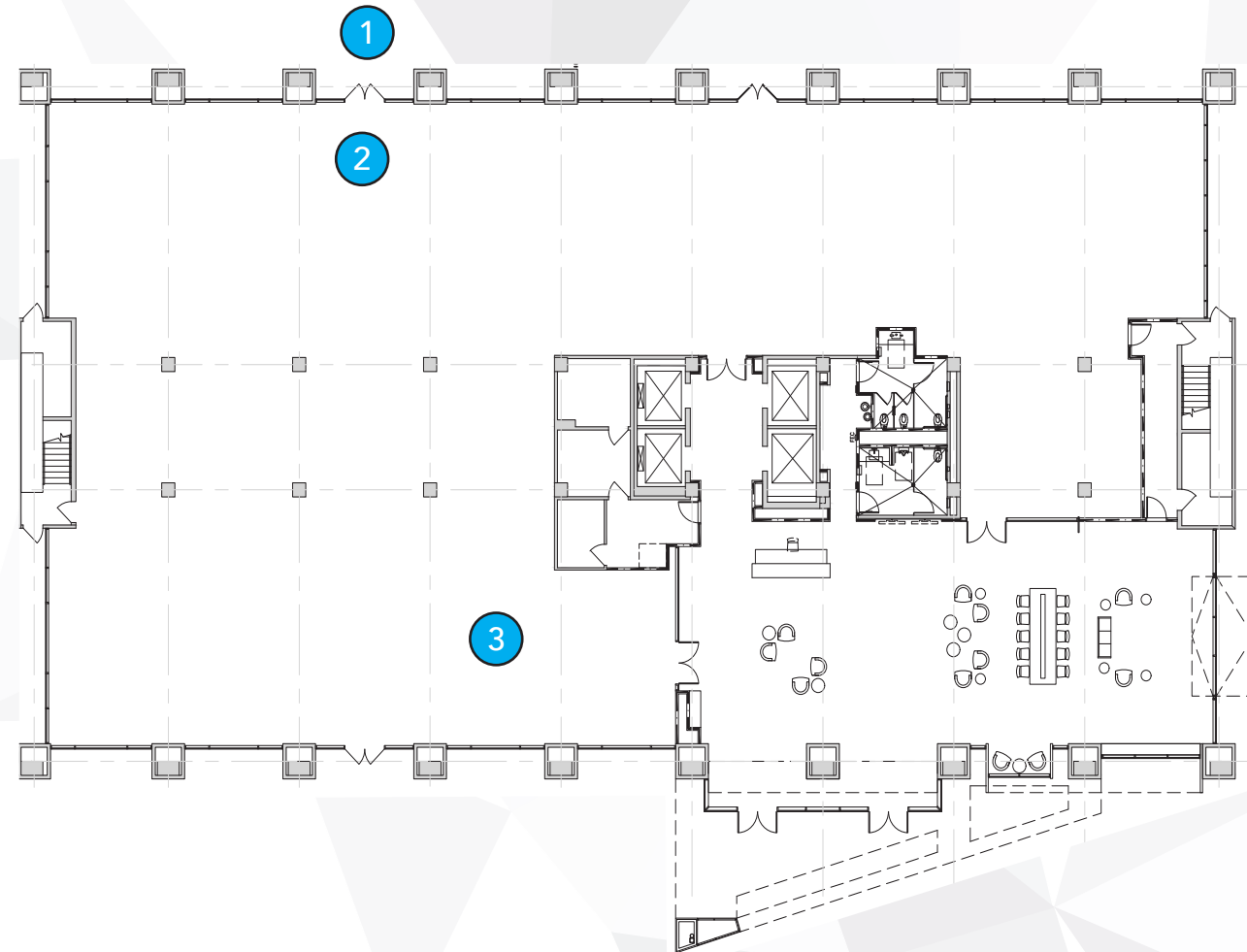




# flyte | 200

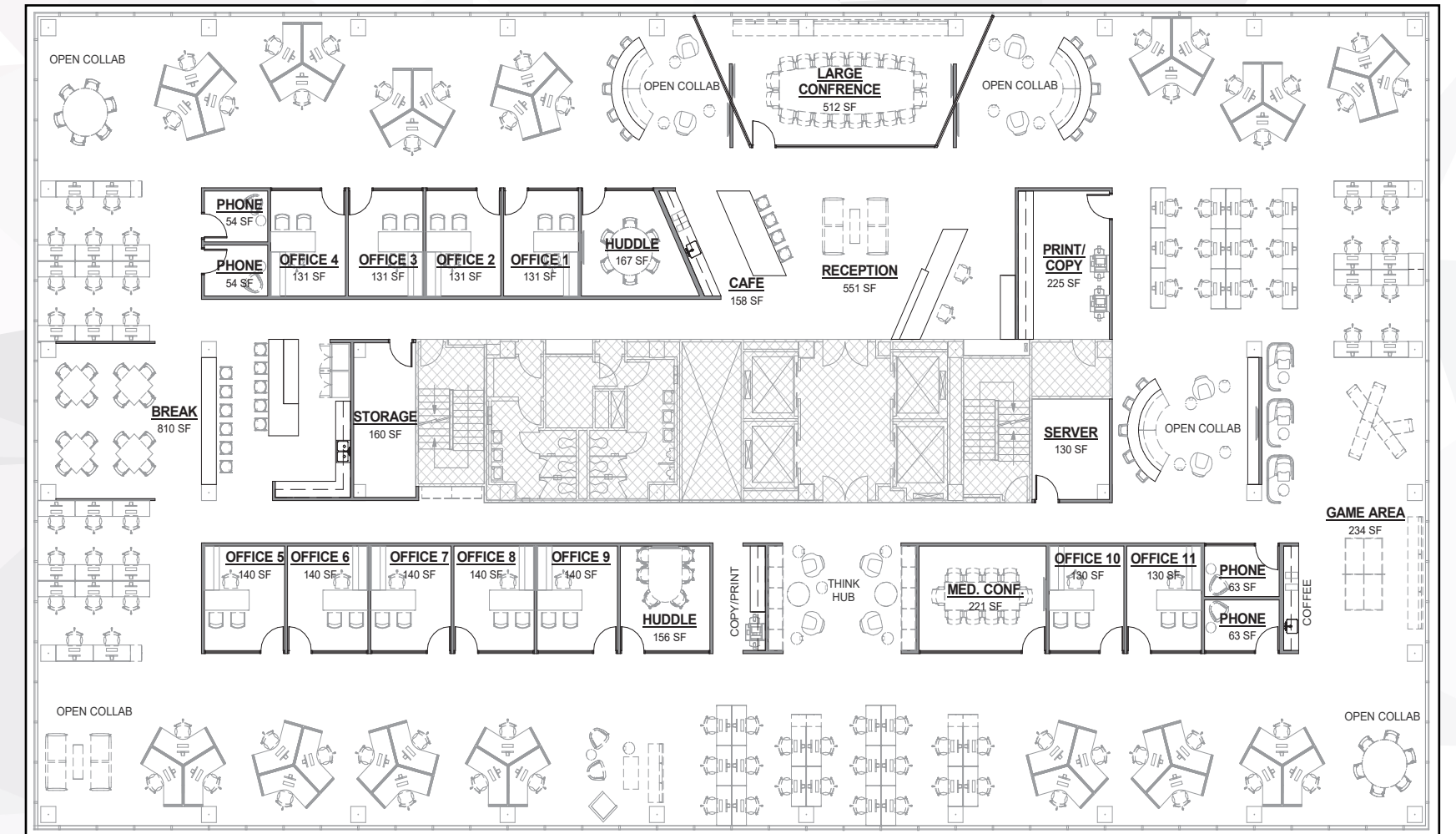
## FEATURED: SUITE 100 | 13,407 SF

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



# flyte | 200

## FEATURED: SUITE 600 | 19,186 SF CONCEPT PLAN



# 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



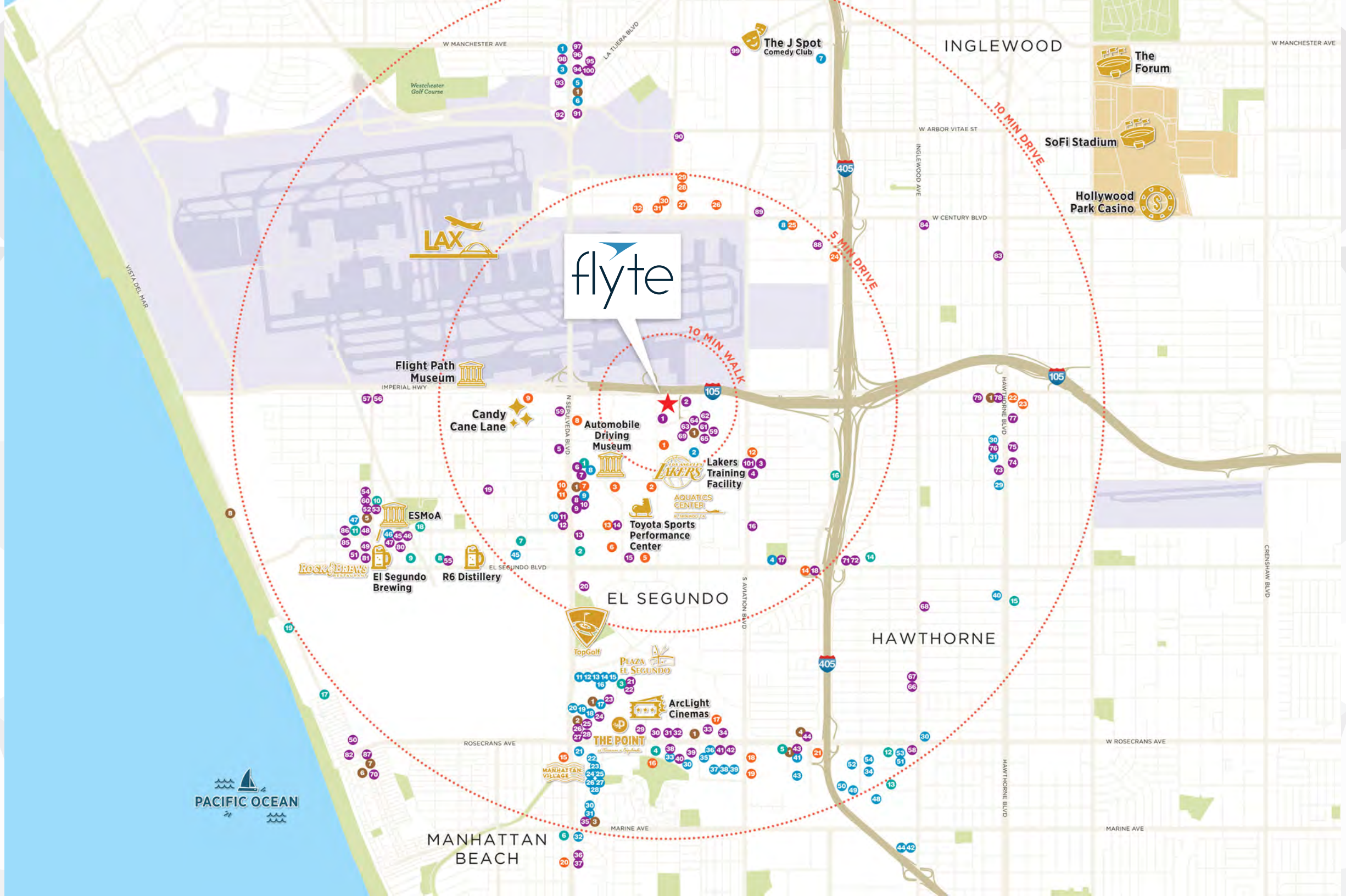
11. **OUTDOOR MEETING ROOMS:**  
Conference tables in secluded nooks for outdoor meetings
12. **HANGING CHAIR GROVE:**  
Seating elements along perimeter of shade structure
13. **SEAT WALLS:** Concrete benches provide additional seating at building entries
14. **SHADE STRUCTURE:** Long, linear shade 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            |                               |



# flyte

Corporate License #01355491

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