

flyte



flyte-elsegundo.com

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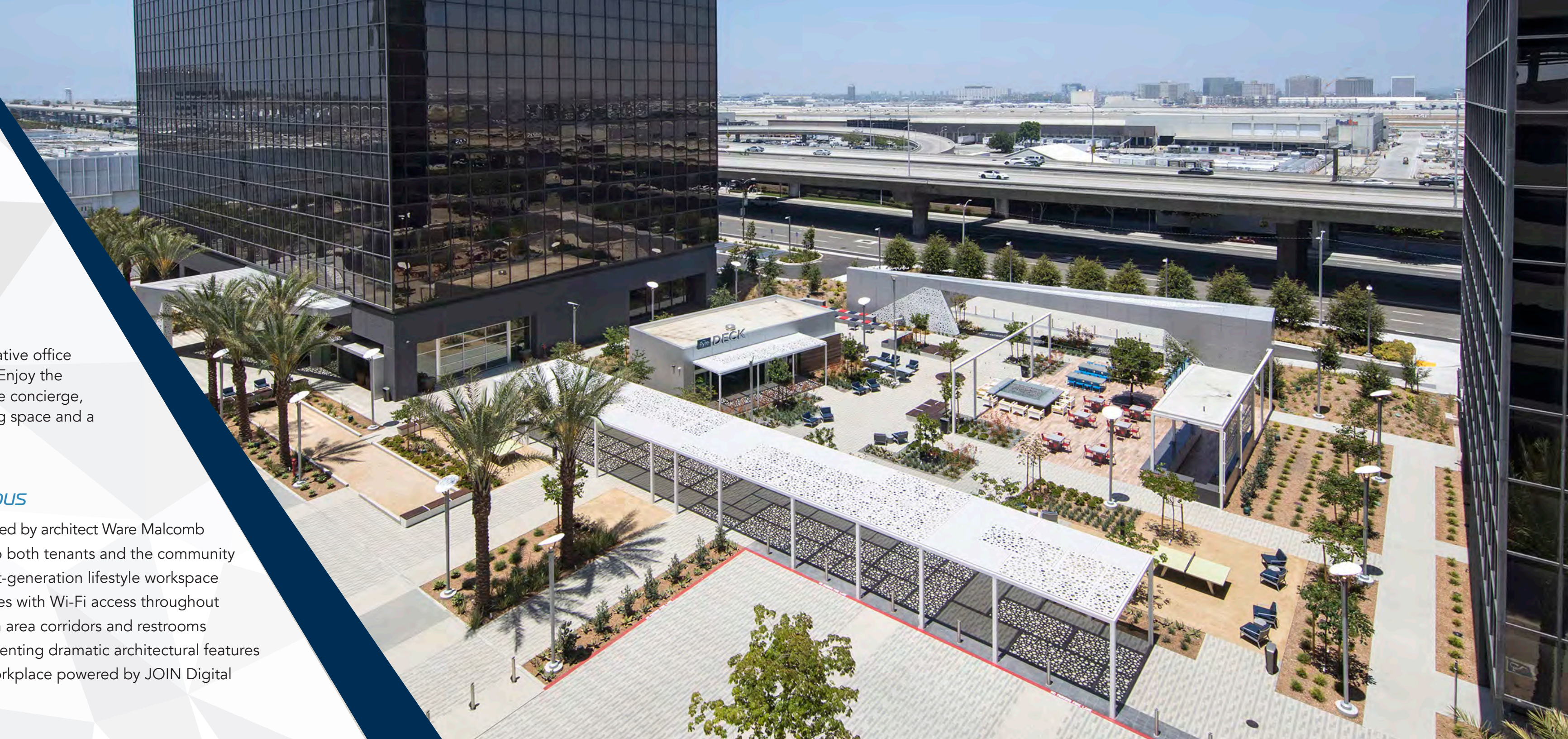
*Now
boarding:*

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"





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



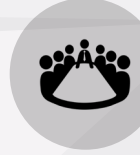
Campus-Wide Wi-Fi

Take that meeting outside



Food Kiosks

Grab lunch on the go



Outdoor Meeting Space

Blend with nature



Community Fire Table

Make new friends



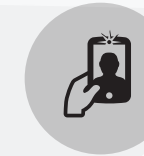
Bocce Ball

Host a friendly competition



Food Trucks

Serving fresh fare



Selfie Wall

Connect with #takeflyteelsegundo



Amphitheater

Attend an onsite event



Lounge Areas

Multiple areas socially distanced



Outdoor Fitness

Yoga, group classes, etc.





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:	13,386 SF	\$4.05/SF FSG	VACANT	
SUITE 200:	19,163 SF	\$3.95/SF FSG	VACANT	
<i>Contiguous:</i> 32,549 SF				
SUITE 400:	19,105 SF	\$3.95/SF FSG	VACANT	
SUITE 500:	19,157 SF	\$3.95/SF FSG	VACANT	
SUITE 600:	19,157 SF	\$3.95/SF FSG	VACANT	
SUITE 700:	18,994 SF	NEGOTIABLE	JULY 1, 2023	
SUITE 800:	18,989 SF	NEGOTIABLE	JULY 1, 2023	--
SUITE 900:	18,948 SF	NEGOTIABLE	JULY 1, 2023	
SUITE 1000:	18,946 SF	NEGOTIABLE	JULY 1, 2023	
SUITE 1100:	18,789 SF	NEGOTIABLE	JULY 1, 2023	
<i>Contiguous:</i> 152,085 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	
<i>Contiguous:</i> 210,460 SF				







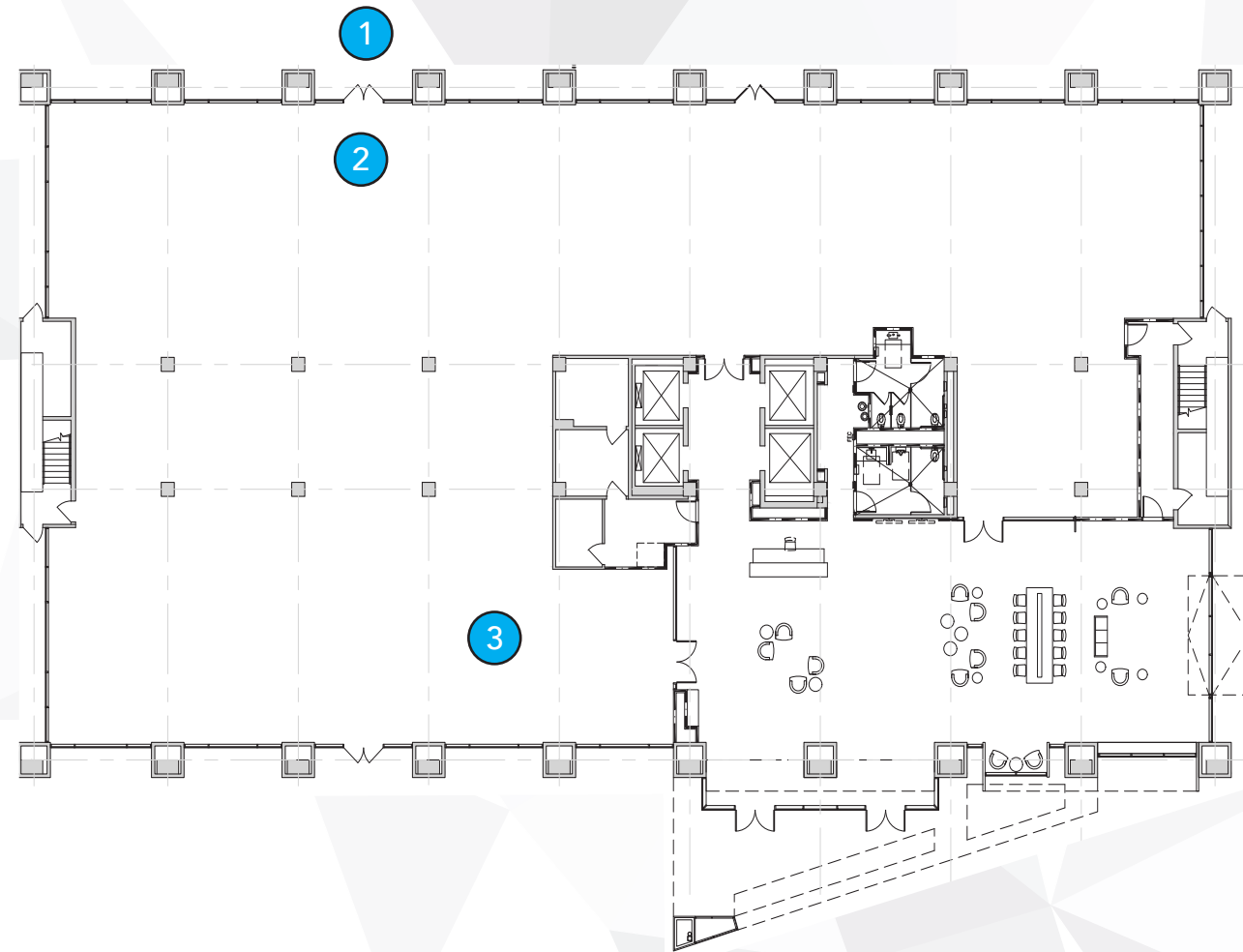




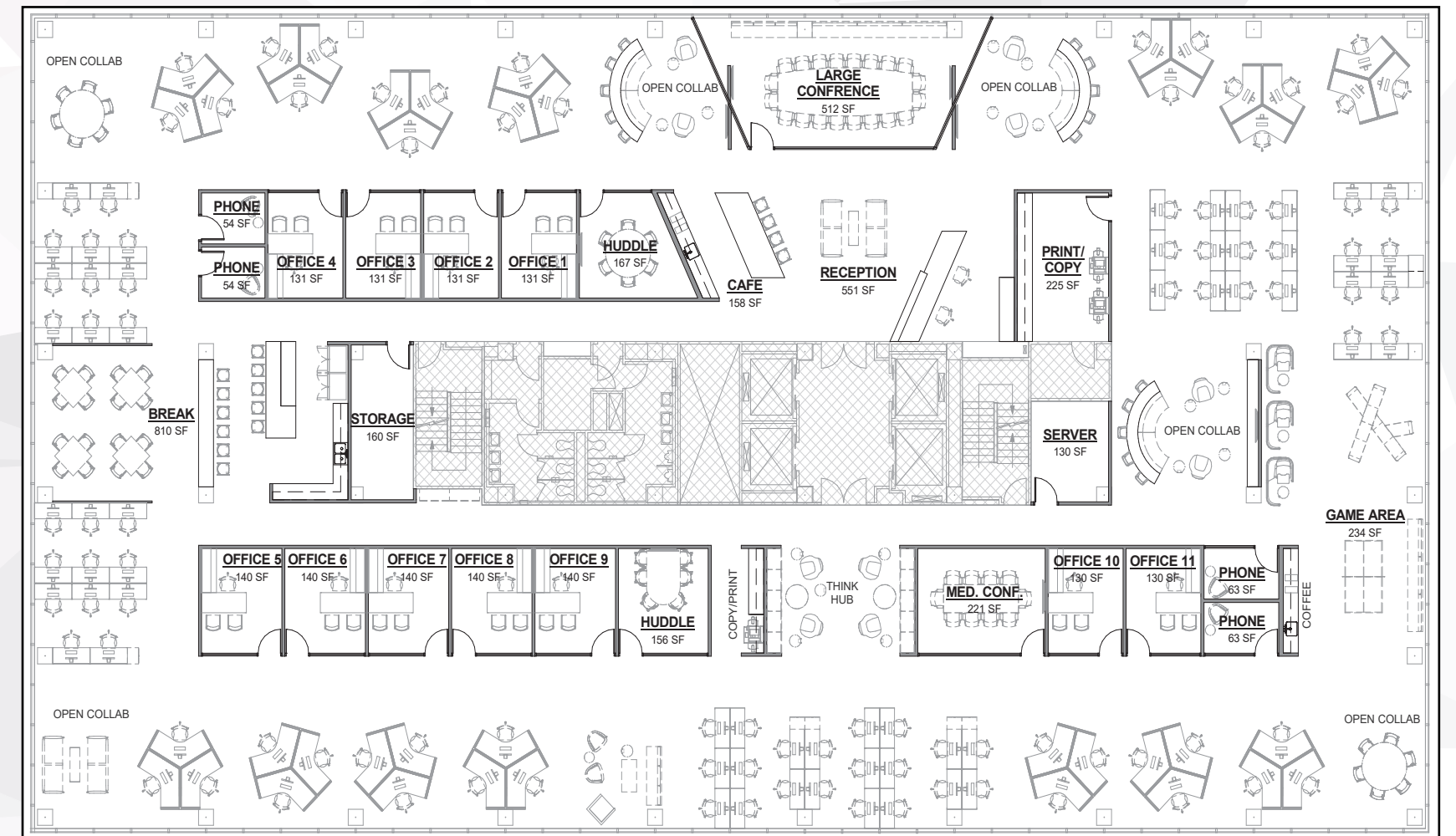


FEATURED: SUITE 100 | 13,386 SF

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



FEATURED: SUITE 600 | 19,187 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

2. Kilroy Café

3. Fork-In Aussie Pie Kitchen

4. Frijoles Mexican Restaurant

5. IHOP

6. San Sai Japanese Grill

7. In-N-Out

8. PizzaRev

9. Rubio's Coastal Grill

10. Malibu Eatery

11. The Habit

12. Chipotle

13. r.e.d. Bar Grill

14. East Grand Bar & Grille

15. Specialty's Café & Bakery

16. Charley's Philly Steaks

17. Denny's

18. Oscar's Restaurant Bar & Grill

19. La Paz Restaurant

20. Mandovi Indian Cuisine

21. Veggie Grill

22. California Fish Grill

23. Salt Creek Grille

24. Marmalade Café

25. Hopdoddy Burger Bar

26. Mendocino Farms

27. North Italia

28. True Food Kitchen

29. Jackson's Food + Drink

30. Grimaldi's Pizzeria

31. Shake Shack

32. Calo Kitchen + Tequila

33. Fleming's Prime Steakhouse

34. Paul Martin's American Grill

35. Olive Garden

36. Rubio's

37. Manhattan Bread & Bagel

38. Houston's

39. Pachanga Mexican Grill

40. Nothing Bundt Cakes

41. Il Fornaio

42. Café Rio Mexican Grill

43. Chipotle

44. Blaze Pizza

45. Ensenada's Surf N Turf Grill

46. Stix & Straws

47. Standard Station

48. Wendy's Place

49. Sausal

50. Fishbar
51. Richmond Bar & Grill

52. Kagura

53. Britt's BBQ and Catering

54. Kreation Organic Juicery

55. Breadbar

56. L&L's Hawaiian BBQ

57. Maki Yaki

58. Denny's

59. The Flame Broiler

60. Canton Low

61. Il Romanista

62. BurgerIM

63. Subway

64. Noah's Bagels

65. The Hummus Republic

66. Zacatecas Restaurant

67. Al Watan Halal Tandoori

68. Dinos

69. Kaya Sushi

70. Sloopy's

71. Christy's Treat Shoppe

72. Flights Beer Bar

73. Foster's Freeze

74. Chips Restaurant

75. Las Brisas Mexican

76. El Torito

77. Mariscos El Chuy

78. The Den

79. Baja Rosarito

80. Cold Stone Creamery

81. The Tavern on Main

82. Pancho's Restaurant

83. Thai Plate

84. Ilobasco Restaurant

85. Purple Orchid

86. Good Stuff

87. Baja Sharkeez

88. Mariella's Tacos

89. Denny's

90. Alik's Greek Taverne

91. Melody Bar

92. In-N-Out

93. Wacky Wok

94. Kanpai Japanese Sushi Bar

95. The Ramen Joint

96. El Tarasco Mexican Food

97. IHOP

98. Home Town Buffet

99. Game Sports Bar

100. Tony's Subs and Pizza

CAFES

1. Starbucks

2. Peet's Coffee

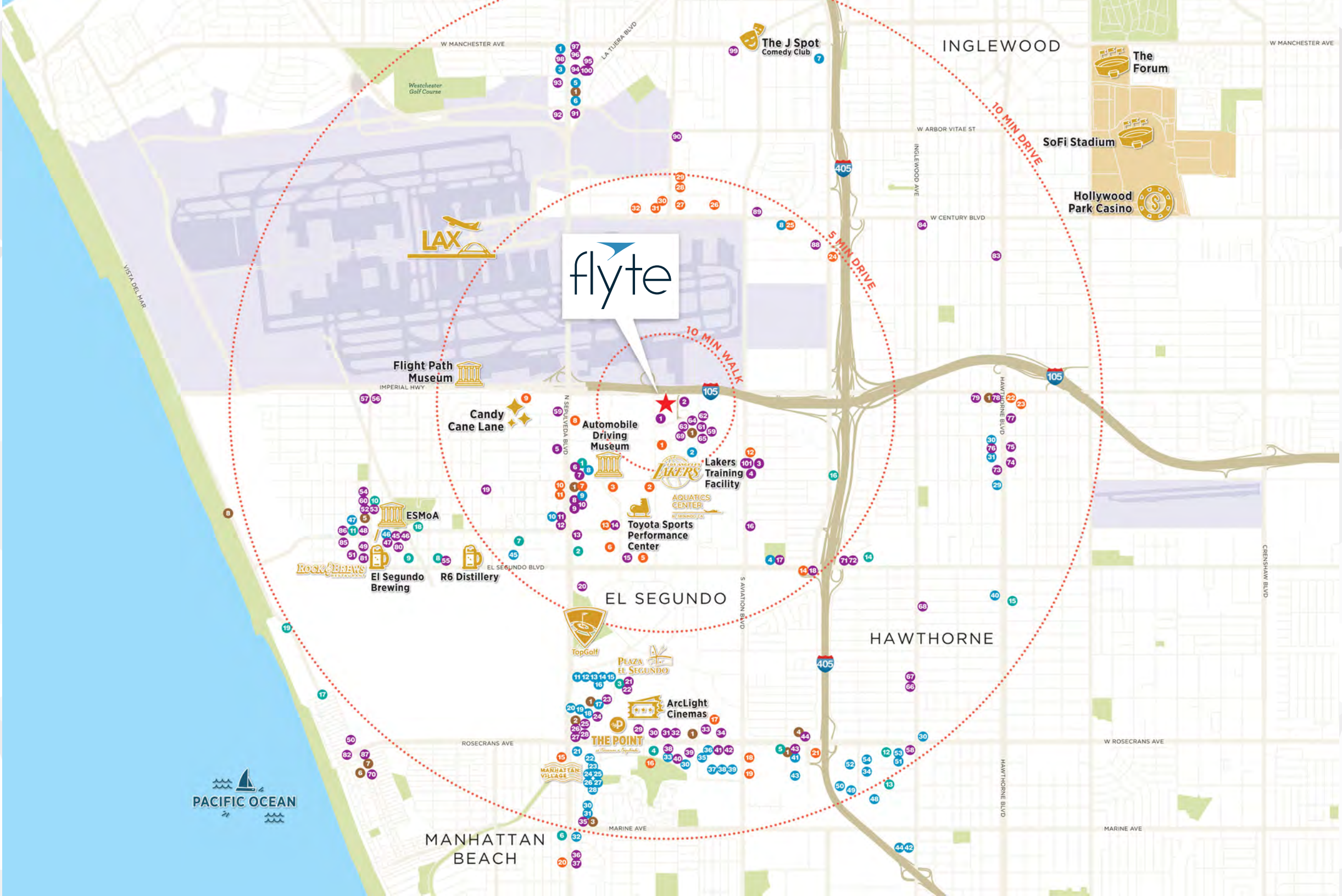
3. The Coffee Bean & Tea Leaf

4. Honeyboba
5. Blue Butterfly Coffee

6. North End Caffe

7. Two Guns Espresso

8. El Segundo Beach Cafe



SHOPPING

1. Trader Joe's

2. Lakers Team Shop

3. Kohl's

4. Big 5 Sporting Goods

5. Bed Bath & Beyond

6. Office Depot

7. The Home Depot

8. FedEx Office

9. Ralphs

10. Walgreens

11. The Container Store

12. PetSmart

13. Best Buy

14. Whole Foods Market

15. Dick's Sporting Goods

16. HomeGoods

17. Sur La Table

18. J. Crew

19. H&M

20. Anthropologie

21. Fry's Electronics

22. Macy's

23. Victoria's Secret & PINK

24. Bath & Body Works

25. Apple

26. Kiehls

27. Sunglass Hut
28. Pottery Barn

29. WSS

30. CVS

31. Ralphs

32. Walgreens

33. Bristol Farms

34. Food4Less

35. BevMo!

36. Mother's Market and Kitchen

37. Office Depot

38. Trader Joe's

39. REI

40. Dollar Tree

41. Bed Bath & Beyond

42. Petco

43. Costco

44. Vons

45. Luna Cycle Ebikes

46. Rite Aid

47. 99 Cents Only

48. Best Buy

49. Burlington

50. The Home Depot

51. Walmart

52. ROSS Dress for Less

53. Marshall's

54. Michael's

LODGING

1. Hyatt Place LAX

2. Hilton Garden Inn

3. Courtyard by Marriott

4. DoubleTree by Hilton

5. Residence Inn by Marriott

6. Cambria Hotel LAX

7. Extended Stay America

8. Hampton Inn & Suites

9. Embassy Suites by Hilton

10. Fairfield Inn & Suites

11. Aloft El Segundo

12. LAX Suites Hotel

13. DoubleTree by Hilton

14. Ramada by Wyndham

15. The Belamar Hotel

16. Westdrift Manhattan Bch
17. Hyatt House LAX

18. TownePlace Suites by Marriott

19. SpringHill Suites by Marriott

20. Best Western Plus

21. Ayres Hotel

22. Holiday Inn Express

23. Comfort Inn

24. Wingate by Wyndham

25. The Westin LA Airport

26. Hilton LAX

27. Los Angeles Airport Marriott

28. Four Points by Sheraton

29. Renaissance LA Airport Hotel

30. Embassy Suites by Hilton

31. Residence Inn by Marriott

32. Crowne Plaza LA Airport

FITNESS

1. Anytime Fitness

2. Thrill Athletics

3. Barry's Bootcamp

4. 24Hour Fitness

5. Equinox

6. Beastie

7. Crossfit Rising Wave

8. Believe Fitness Studio

9. Area 44 Fitness

10. 4 Star Gym
11. Studio Pilates

12. Hangar 18 Indoor Climbing

13. LA Fitness

14. Coast Fitness

15. Systems Training Center

16. LAX CrossFit

17. Built Gymnasium

18. El Segundo Skate Park

19. One Wave Surfing



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