

1,408 RSF AVAILABLE THROUGH 9/2029

NEWLY BUILT FITNESS STUDIO AVAILABLE FOR SUBLEASE

600 LAIRPORT ST., EL SEGUNDO, CA



[CLICK HERE FOR THE VIRTUAL TOUR](#)

NEWMARK

ERIC LASTITION

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

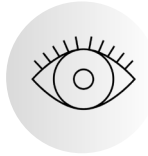
GEOFF LUDWIG

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

FOR SUBLEASE: 600 LAIRPORT ST., EL SEGUNDO



Turnkey fitness studio with exposed ceiling, open training floor, private office, storage room, and one restroom



Opportunity for brand and suite identification window decal signage with high visibility from Mariposa Avenue



Potential FF&E availability: mirrors, flooring and select equipment may be assumable by separate agreement



Commerical HVAC and modular rubber flooring for power racks, help support boutique fitness uses or personal training



Surrounded by Fortune 500 firms and a deep corporate ecosystem across aerospace, technology, media, and professional services



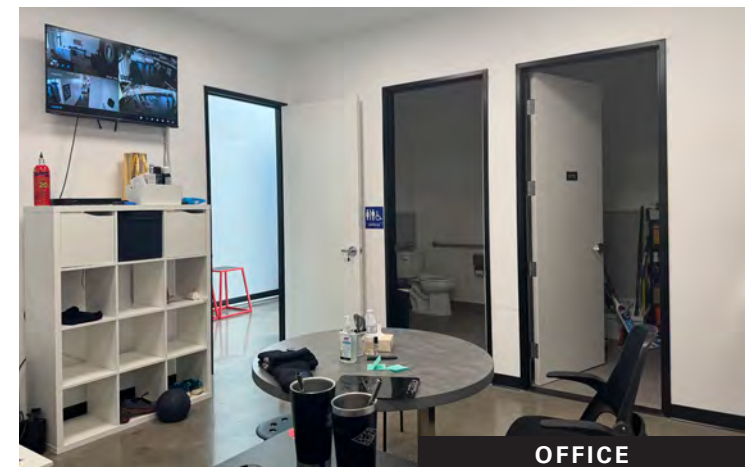
Speed to open: sublease framework and existing improvements can compress permitting and construction timelines



OPEN AREA



OFFICE



OFFICE

FOR SUBLEASE: 600 LAIRPORT ST., EL SEGUNDO

SUBLEASE DETAILS

Position your brand in the heart of El Segundo's dynamic business district with a private entrance, second-generation fitness studio opportunity offering speed-to-open, strong daytime population, and excellent regional access. Minutes to LAX, The Point, and Plaza El Segundo, this location serves the South Bay's affluent residential base and a deep roster of corporate campuses.

RENTABLE SQUARE FEET

±1,408 RSF

SUBLEASE TERM

Available through September 30, 2029

SUBLEASE RENTAL RATE

\$5.00 per RSF, Modified Gross

Tenant pays for its own janitorial services

ENTRANCE

Private entrance on Mariposa Avenue

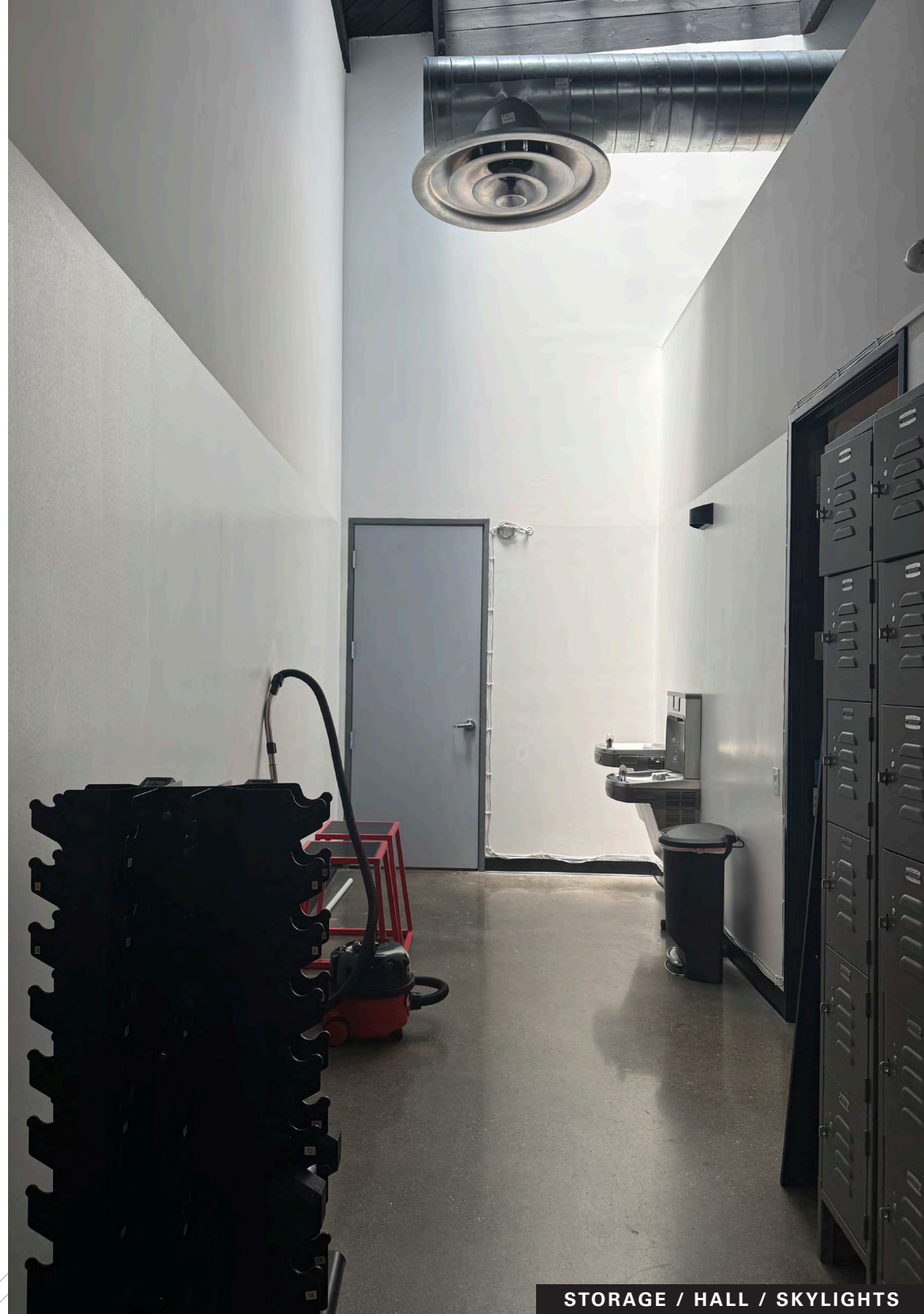
SIGNAGE

Brand and suite identification window decal signage along Mariposa Avenue traffic

PARKING

Free surface parking in parking lots on north and east side of the building

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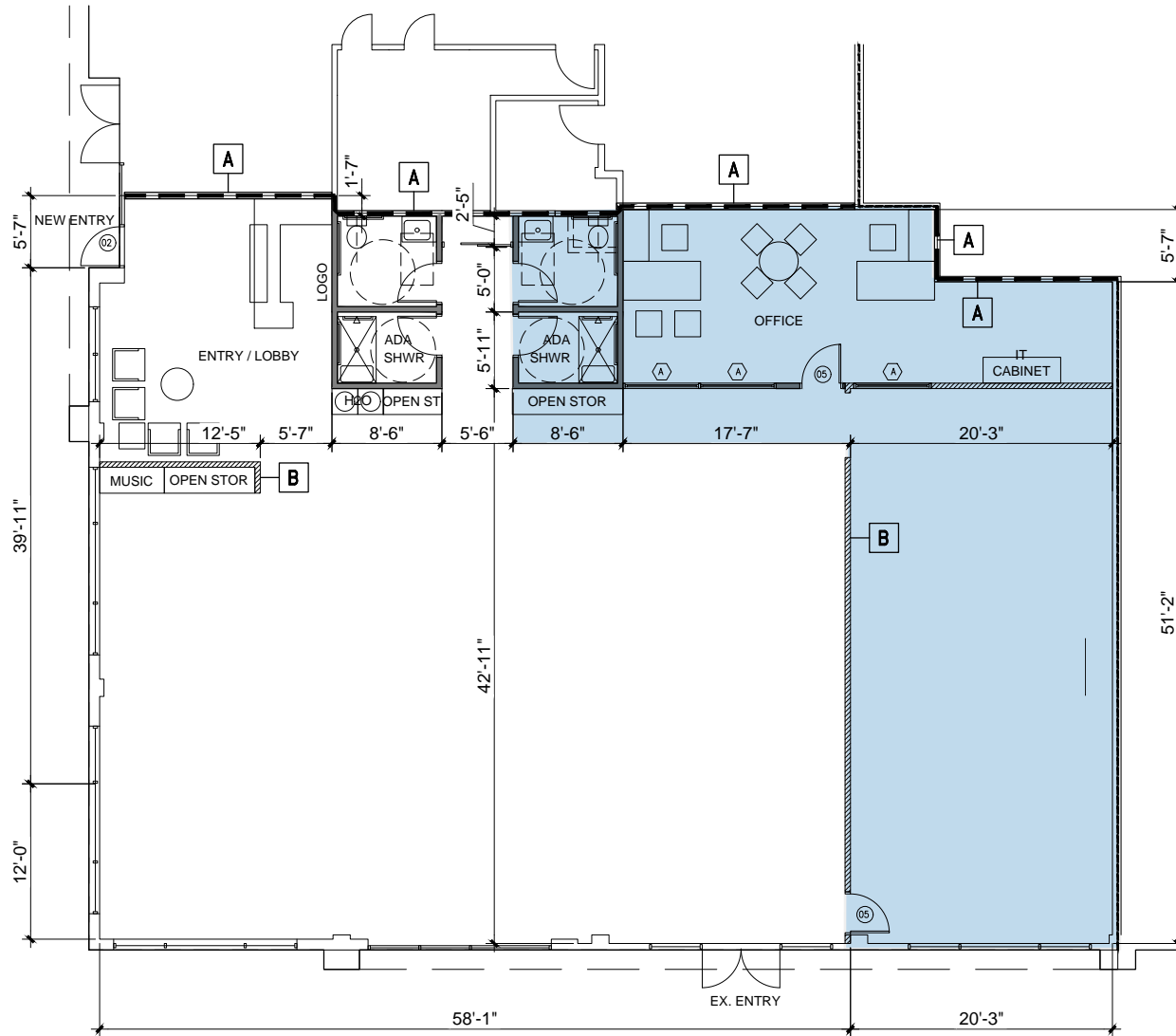
STORAGE / HALL / SKYLIGHTS

FOR SUBLEASE: 600 LAIRPORT ST., EL SEGUNDO

FLOOR PLAN



Press Play for
Virtual Tour

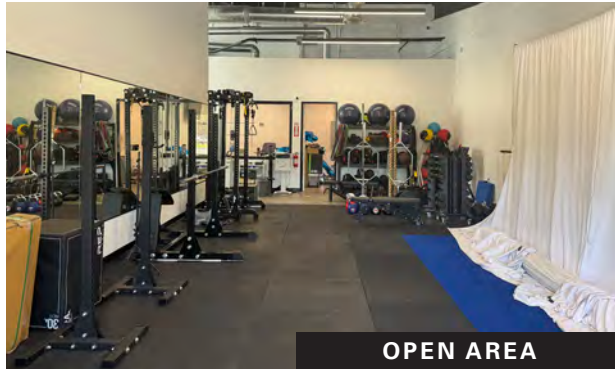


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SUITE PHOTOS



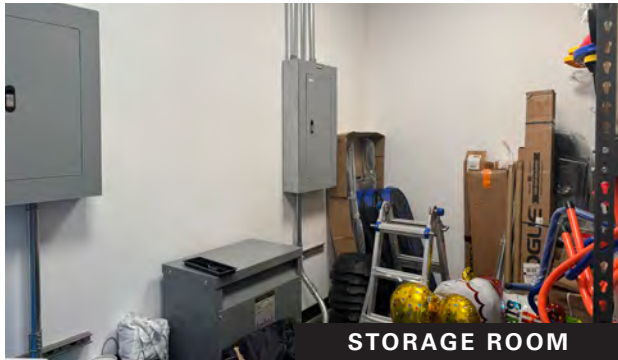
OPEN AREA



OPEN AREA



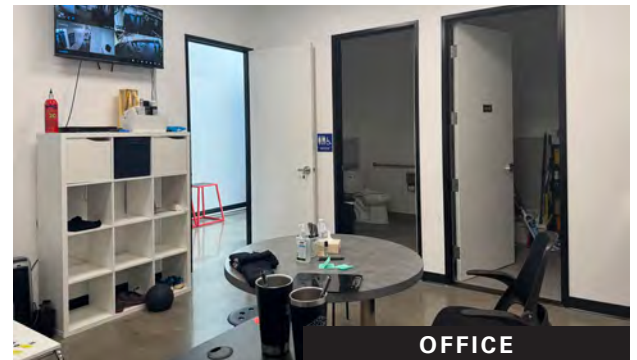
OPEN AREA



STORAGE ROOM



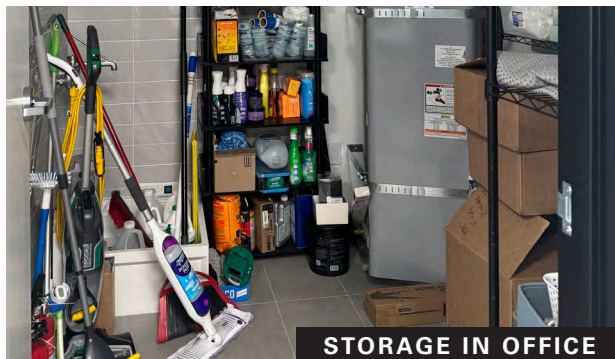
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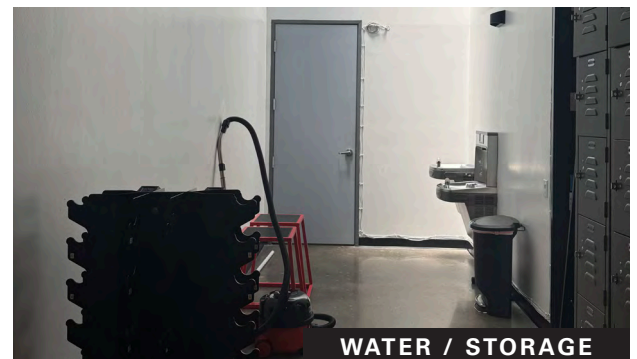
OFFICE



RESTROOM IN OFFICE



STORAGE IN OFFICE



WATER / STORAGE

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FOR SUBLEASE: 600 LAIRPORT ST., EL SEGUNDO

AMENITY MAP

DOWNTOWN EL SEGUNDO

- | Restaurants | <ul style="list-style-type: none"> Ali'i Fish Company Big Mike's Blue Butterfly Coffee Brewport Tap House Britt's BBQ Chef Hannes Chicken Dijon Deluca Trattoria El Gringo El Segundo Brewing Co. El Tarasco Ensenada's Surf N Turf Grill Fantastic Cafe Good Stuff Hana Haru Sushi Indian Summer Jame | Japonica | <ul style="list-style-type: none"> Kagura Kreation Juicery Metro Cafe Pho Dreams Porterhouse Bourbon & Bones Richmond Bar & Grill Rinaldi's Rock N Brews Sausal Second City Bistro Southwest Bread Stuft Pizza Tavern on Main The Slice & Pint Toast Cafe Two Guns Kitchen Wendy's Place Cafe |
|-------------|---|----------|--|
|-------------|---|----------|--|

OPEN EL SEGUNDO

- Restaurants**
- Chicken Confidential
 - Five Guys
 - Ike's Sandwiches
 - Malibu Eatery
 - Rubio's Coastal Grill
 - Silverback Coffee
 - The Kabab Shop

PLAZA EL SEGUNDO

- | Retail | <ul style="list-style-type: none"> HomeGoods Dick's Nordstrom Rack PetSmart The Container Store ULTA Whole Foods Market | Services | <ul style="list-style-type: none"> Barry's Bootcamp Breeze Pediatric Dentistry CodeNinjas Color Me Mine Drybar Fidelity Investments Fireflies Haircuts for Kids Hammer & Nails Grooming Hot 8 Yoga Legacy Dance Academy One Medical Orange Twist Stretch Lab Sylvan Learning The Now Massage Boutique |
|-------------|---|----------|--|
| Restaurants | <ul style="list-style-type: none"> California Fish Grill goop kitchen Marmalade Cafe Northern Cafe Dumplings Pinkberry Sauced BBQ & Spirits The Bar by Seabutter The Veggie Grill | | |

THE POINT

- | Retail | <ul style="list-style-type: none"> Allbirds Athleta Bluemercury Bonobos Evereve Kendra Scott Lululemon Madewell Nike No Rest for Bridget OuterKnown Papersource Rabbit Ladders State & Liberty Sugarfina Warby Parker | Restaurants | <ul style="list-style-type: none"> Cava Hopdoddy Burger Bar Lil Simmzy's Little Sister Mendocino Farms North Italia Peet's Coffee & tea Pressed Juicery Tocaya Organica True Food Kitchen VanLeeuwen Ice Cream |
|--------|---|-------------|---|
| | | Services | <ul style="list-style-type: none"> Bellaures Face Haus Pause Soulycycle Vicara Aveda Salonspa |

- | Restaurants | <ul style="list-style-type: none"> Bread & Butter El Pollo Loco Express Chinese Food Jersey Mike's Subs Petit Cafe Sansai Japanese Starbucks Subway Wiki Wiki Hawaiian BBQ | Services | <ul style="list-style-type: none"> Ralphs Anytime Fitness Mathnasi |
|-------------|---|----------|---|
|-------------|---|----------|---|

ELEVON

- Retail**
- Lakers Team Shop
- Restaurants**
- Bowlology
 - Eat Fantastic
 - Grill by Petros
 - Kaya Sushi
 - Noah's Bagels
 - One Poke
 - Starbucks
 - Subway
 - The Flame Broiler
- Services**
- Hollyway Cleaners
 - El Segundo Dermatology
 - Picture Perfect Lashes

- Retail**
- Walgreens

- Restaurants**
- The Habit Burger Grill
 - Chipotle Mexican Grill

APOLLO LANDING

- Restaurants**
- Bruxie
 - Calo Kitchen + Tequila
 - Philz Coffee
 - Randy's Donuts
 - Shake Shack
 - Tendergreens

CONTINENTAL PARK

- | Restaurants | <ul style="list-style-type: none"> Eddie V's Fleming's Fogo de Chao Nomad Eatery Noah's Bagels Paul Martin's Pink's Starbucks | Services | <ul style="list-style-type: none"> Bay Club Bank of Manhattan Chase Bank CinemaWest Beach Cities Orangetheory Fitness Sola Salons |
|-------------|---|----------|---|
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MANHATTAN GATEWAY

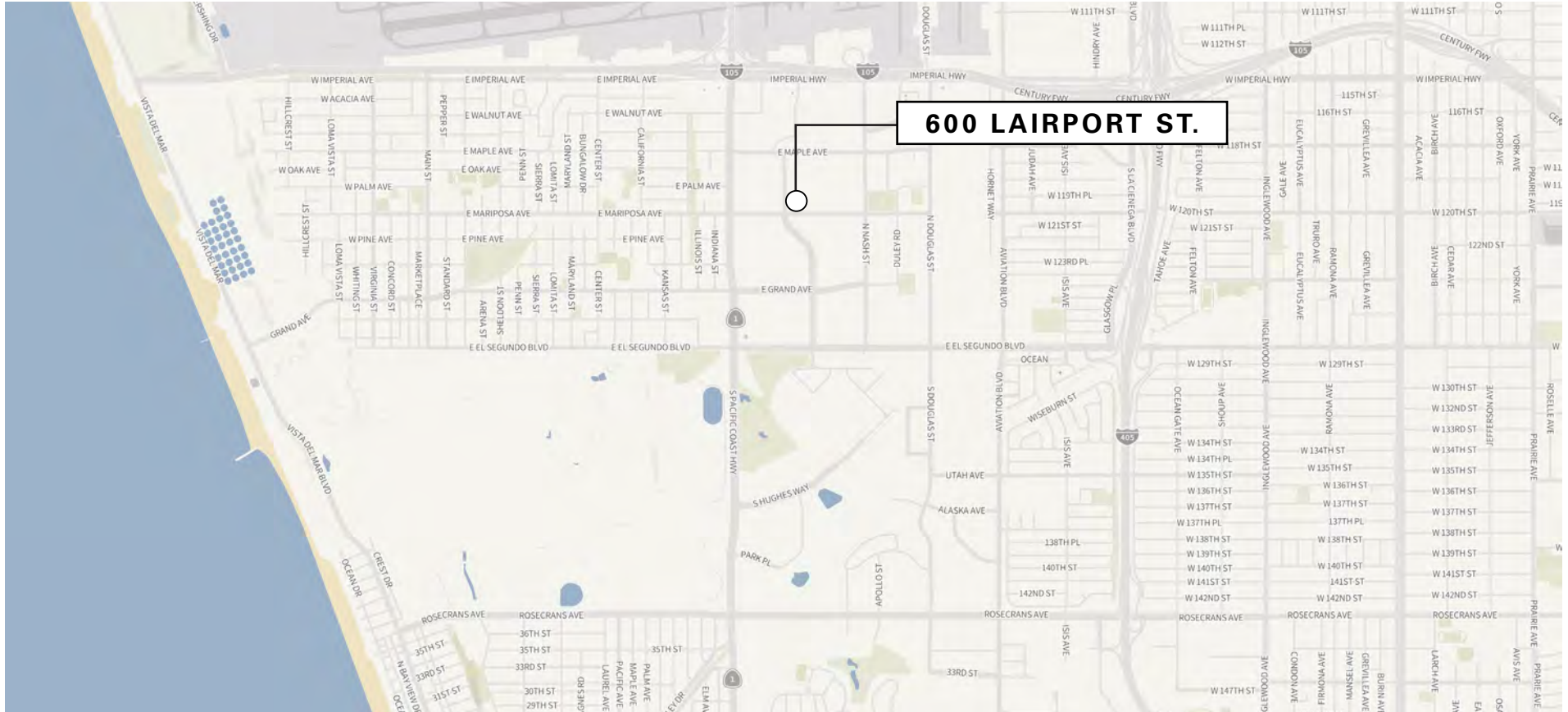
- Retail**
- Barnes & Noble
 - BevMo
 - Erewhon
 - Office Depot
 - Old Navy
 - REI
 - The Vitamin Shoppe
 - Trader Joe's
- Restaurant**
- Cafe Rio Mexican Grill

MANHATTAN MARKETPLACE

- | Retail | <ul style="list-style-type: none"> Bristol Farms CVS Pharmacy Helen Cycles GNC Planet Beauty | <ul style="list-style-type: none"> The Hummus Factory The Coffee Bean The Rice Teriyaki Sushi Roll Union Pizza Company WoodRanch Yogurtland | |
|-------------|---|---|---|
| Restaurants | <ul style="list-style-type: none"> Jamba Juice Lido Di Manhattan Nothing Bundt Cakes Pachanga Mexican Grill Subway | Services | <ul style="list-style-type: none"> European Wax Center Floyd's 99 Barbershop Massage Envy Posh Nails The Lash Lounge |

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LOCATION MAP



FOR MORE INFORMATION:

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

Corporate License #01355491

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