

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

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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



Commercial 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

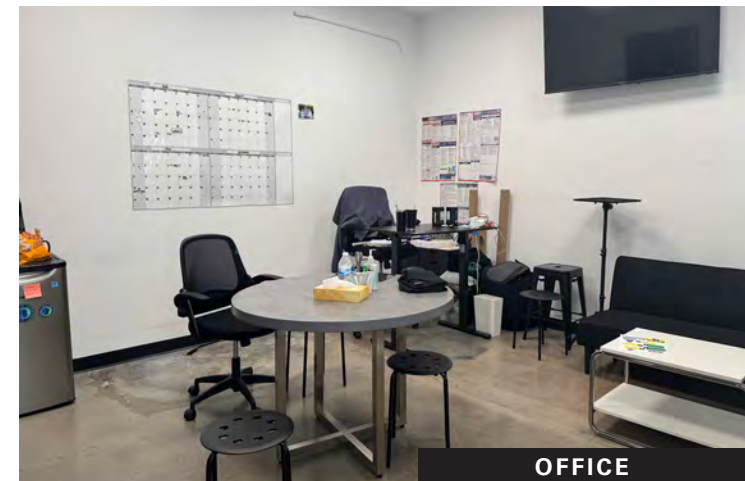


Speed to open: sublease framework and existing improvements can compress permitting and construction timelines



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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

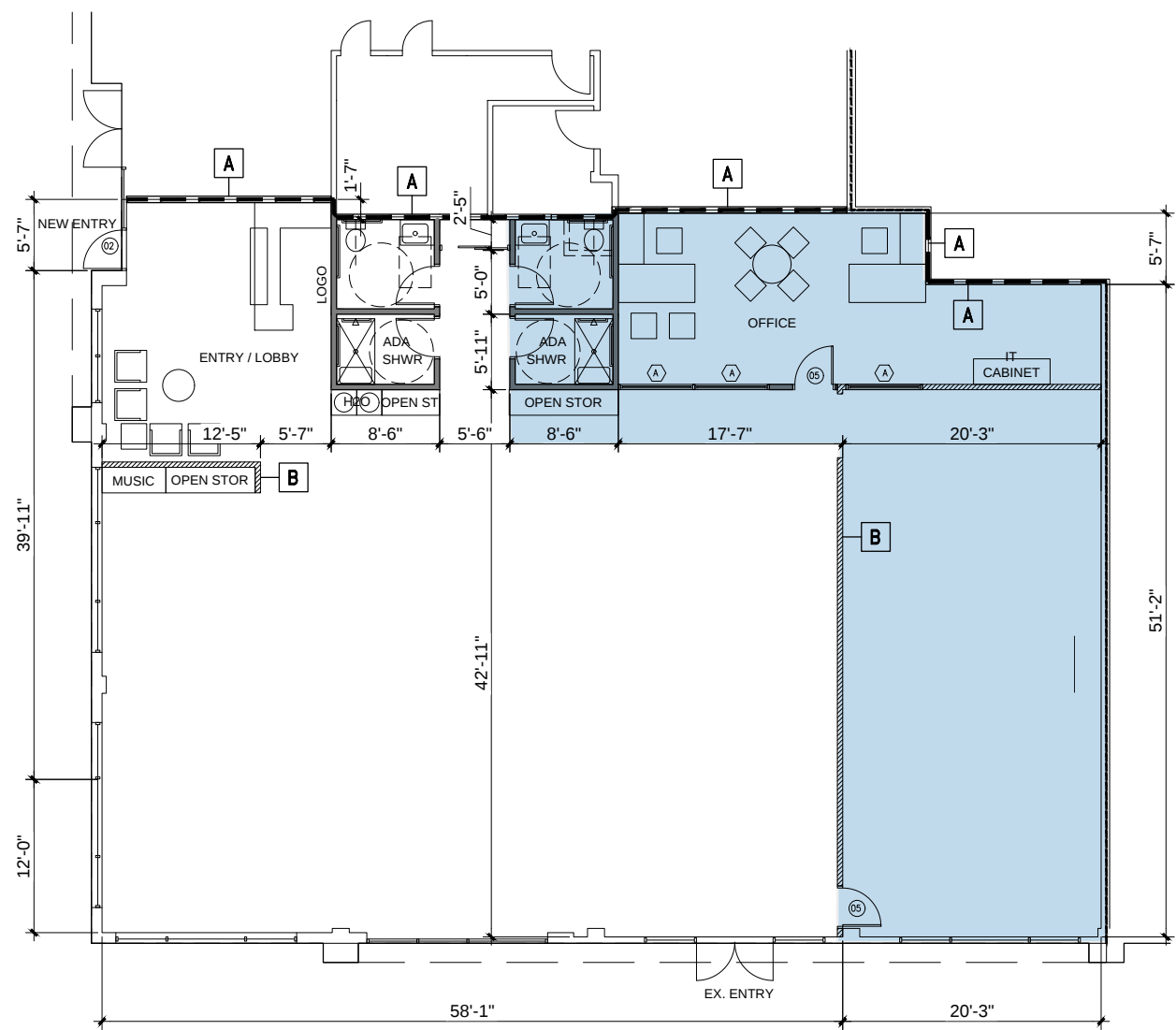
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STORAGE / HALL / SKYLIGHTS

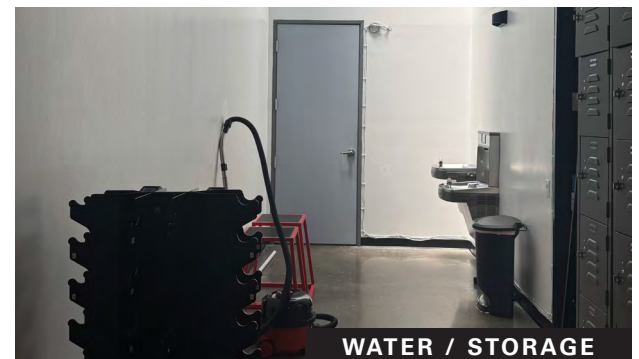
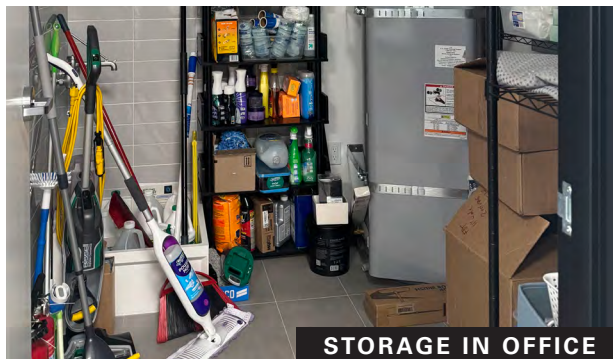
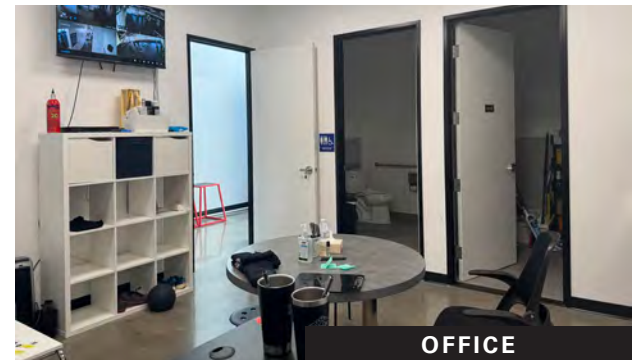
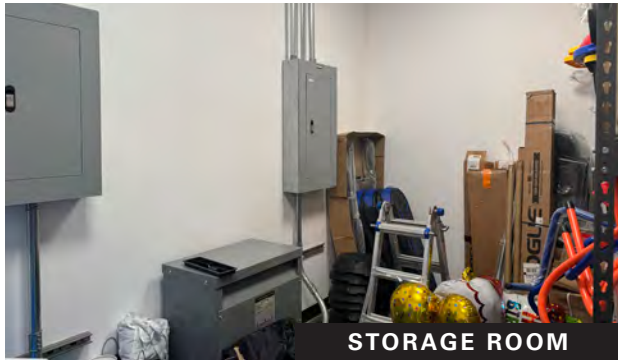
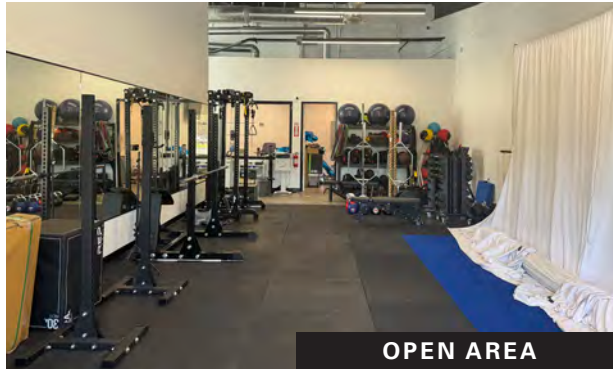
FOR SUBLEASE: 600 LAIRPORT ST., EL SEGUNDO

FLOOR PLAN



FOR SUBLEASE: 600 LAIRPORT ST., EL SEGUNDO

SUITE PHOTOS



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FOR SUBLEASE: 600 LAIRPORT ST., EL SEGUNDO

AMENITY MAP

DOWNTOWN EL SEGUNDO

Restaurants	
Ali'i Fish Company	Japonica
Big Mike's	Kagura
Blue Butterfly Coffee	Kreation Juicery
Brewport Tap House	Metro Cafe
Britt's BBQ	Pho Dreams
Chef Hannes	Porterhouse Bourbon & Bones
Chicken Dijon	Richmond Bar & Grill
Deluca Trattoria	Rinaldi's
El Gringo	Rock N Brews
El Segundo Brewing Co.	Sausal
El Tarasco	Second City Bistro
Ensenada's Surf N Turf Grill	Southwest Bread
Fantastic Cafe	Stuft Pizza
Good Stuff	Tavern on Main
Hana Haru Sushi	The Slice & Pint
Indian Summer	Toast Cafe
Jame	Two Guns Kitchen
	Wendy's Place Cafe

MANHATTAN VILLAGE

Retail		
Aerie	See's Candies	Sushi Roku
Alo	Sephora	Susie Cakes
Anthropologie	Sunglass Hut	Sweetgreen
Apple	Super Sports	Tin Roof Bistro
Bath & Body Works	Tempur-Pedic	Urban Plates
Black Clover	Urban Outfitters	
Coreology Fitness	Vans	
Corepower Yoga	Victoria's Secret	
CVS Pharmacy	West Elm	
Faherty	Williams-Sonoma	
Free People		
Gap/Gap Kids		
Gorjana		
Holly & Hudson		
J. Jill		
Johnny Was		
Kiehl's		
Lovesac		
MAC Cosmetics		
Macy's		
Offline by Aerie		
Pink		
Pottery Barn		
Pottery Barn Kids		
Quatrine Home		
Rails		
Ralphs		

Restaurants	
BOA Steakhouse	
California Pizza Kitchen	
Chili's Grill & Bar	
Coffee Bean & Tea Leaf	
Dan Modern Chinese	
Handel's Ice Cream	
Island's Fine Burgers	
Joey Manhattan Beach	
Mercado	
Olive Garden	
Reborn Coffee	
Saint & Second	
Sidcar Doughnuts	
Silverlake Ramen	
Smashburger	
Sunlife Organics	

Services	
Back in Time Escape Rooms	
Bank of America	
Chase	
Citibank	
Dermatology & Laser Center	
Foundation	
Heyday Skincare	
Manhattan Beach Endodontics	
Manhattan Beach Surgery Center	
Modern American Dentistry	
Reset by Therabody	
Revive Med Spa	
Sea Breeze Dental Group	
Stein Optometric Center	
Supercuts	
Surgery & Sports Medicine	
Union Bank	
US Bank	
Wells Fargo Bank	
West Coast Center for Orthopedic	
West Coast Sports Medicine	

OPEN EL SEGUNDO

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

PLAZA EL SEGUNDO

Retail		Services
HomeGoods		Barry's Bootcamp
Dick's		Breeze Pediatric Dentistry
Nordstrom Rack		CodeNinjas
PetSmart		Color Me Mine
The Container Store		Drybar
ULTA		Fidelity Investments
Whole Foods Market		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
California Fish Grill
goop kitchen
Marmalade Cafe
Northern Cafe Dumplings
Pinkberry
Sauced BBQ & Spirits
The Bar by Seabutter
The Veggie Grill

THE POINT

Retail		Restaurants
Allbirds		Cava
Athleta		Hopdoddy Burger Bar
Blumercury		Lil Simmy's
Bonobos		Little Sister
Evereve		Mendocino Farms
Kendra Scott		North Italia
Lululemon		Pee't's Coffee & tea
Madewell		Pressed Juicery
Nike		Tocaya Organica
No Rest for Bridget		True Food Kitchen
OuterKnown		VanLeeuwen Ice Cream
Papersouce		
Rabbit Ladders		
State & Liberty		
Sugarfina		
Warby Parker		

Services
Bellaures
Face Haus
Pause
Soulcycle
Vicara Aveda Salonspa

Restaurants	Services
Bread & Butter	Ralphs
El Pollo Loco	Anytime Fitness
Express Chinese Food	Mathnasi
Jersey Mike's Subs	
Petit Cafe	
Sansai Japanese	
Starbucks	
Subway	
WikiWiki Hawaiian BBQ	

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

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	Services
Eddie V's	Bay Club
Fleming's	Bank of Manhattan
Fogo de Chao	Chase Bank
Nomad Eatery	CinemaWest Beach Cities
Noah's Bagels	Orangetheory Fitness
Paul Martin's	Sola Salons
Pink's	
Starbucks	

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

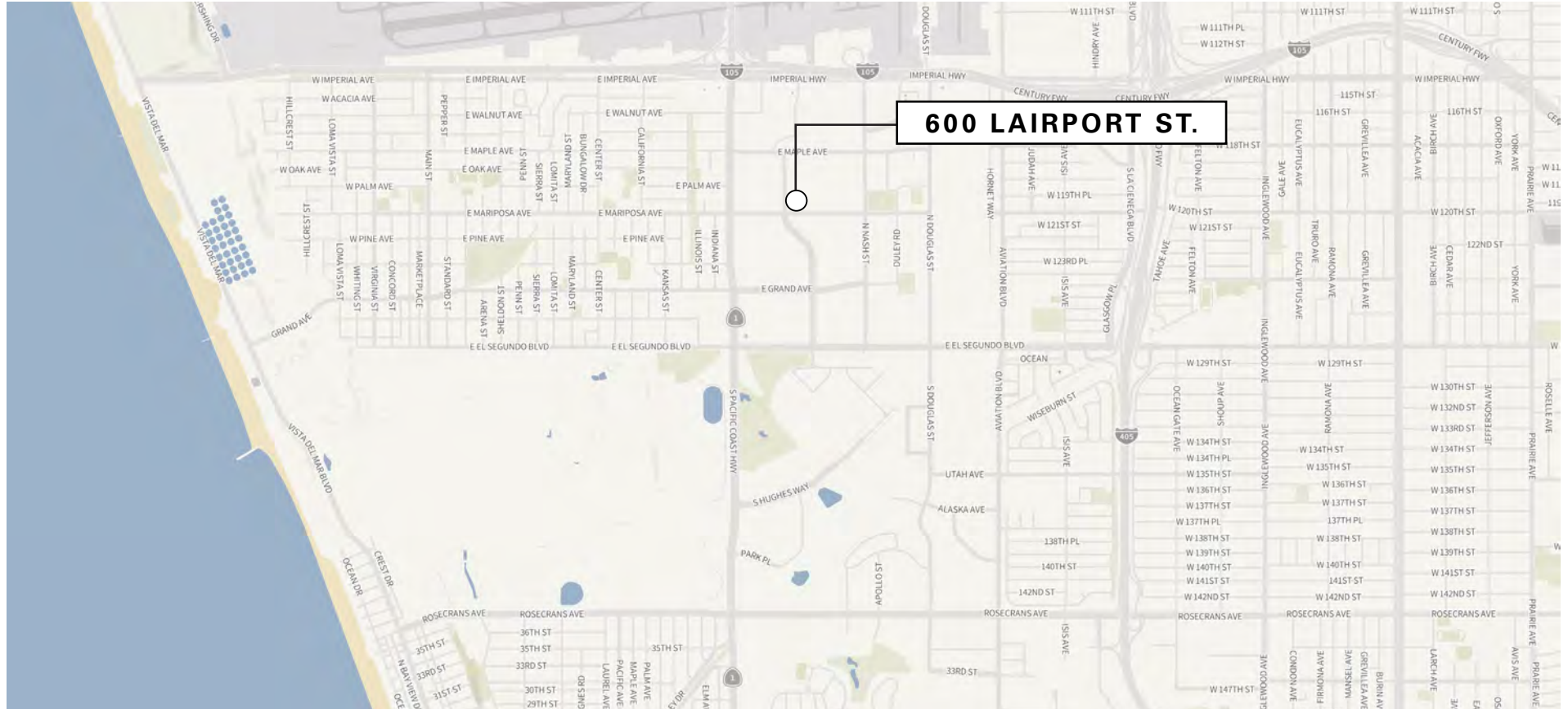
Retail		
Bristol Farms	The Hummus Factory	
CVS Pharmacy	The Coffee Bean	
Helen Cycles	The Rice Teriyaki Sushi Roll	
GNC	Union Pizza Company	
Planet Beauty	WoodRanch	
	Yogurtland	

Restaurants	Services
Jamba Juice	European Wax Center
Lido Di Manhattan	Floyd's 99 Barbershop
Nothing Bundt Cakes	Massage Envy
Pachanga Mexican Grill	Posh Nails
Subway	The Lash Lounge

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LOCATION MAP



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