

WARE MALCOMB

ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

FOR IMMEDIATE RELEASE

CONTACT:

Maria Rodgers, Public Relations Manager, 949.660.9128, mroddgers@waremalcomb.com

Maureen Bissonnette, Associate Principal, Marketing, 949.660.9128, mbissonnette@waremalcomb.com

WARE MALCOMB ANNOUNCES COMPLETION OF SWIFT REAL ESTATE PARTNERS' ASSET, FLYTE IN EL SEGUNDO

LOS ANGELES (February 04, 2021) – Ware Malcomb, an award-winning international design firm, today announced construction is complete on Swift Real Estate Partners' asset "Flyte" in El Segundo. Flyte is located at 2200 E. Imperial Highway in El Segundo, Calif. Swift partnered with Ware Malcomb to execute their vision of an indoor/outdoor collaborative work environment for Flyte's tenants. Ware Malcomb provided architecture, interior design and branding services for the office campus.

Swift Real Estate Partners purchased Flyte, a three-building, creative office campus located adjacent to Los Angeles International Airport in May of 2018. The asset's renovation included repositioning the campus by modernizing the interior and exterior of the two office buildings, and creating a highly amenitized outdoor space. The 581,344 square foot transformation offers two tenant-occupied office towers and a newly constructed plaza with modern common areas nestled in between. Ware Malcomb's design team sourced materials that added texture and interior dimension. Upgraded finishes included metal, stone and wood which were elevated with unique lighting fixtures and a neutral color palette. The buildings feature upgraded lobbies, elevators, restrooms and common space foyers, state-of-the-art event spaces available to both tenants and the community, collaborative indoor-outdoor workspaces throughout with Wi-Fi access and food kiosks.

A dramatic metal archway at the courtyard entrance gives tenants and visitors ample space for meeting, lounging and eating. The open courtyard is equipped with an outdoor cafe, various interactive meeting and lounge areas, an amphitheater, large fire tables, and integrated conference spaces with a unique standalone conference room building.

The branding team worked closely with Swift's construction and property teams to plan, design and coordinate the implementation of exterior site signage to support the repositioning and rebranding of the campus to Flyte. The exterior signage is integrated into the site and complements the architecture while providing campus identification and wayfinding.

"This renovation transformed the existing buildings into a modern, tech forward campus with state-of-the-art amenities," said Sergio Valentini, Director, Architecture of Ware Malcomb's Los Angeles office. "Tenants and visitors can enjoy the dynamic indoor-outdoor environment with flexible workspace options. This creative design truly responds to the way companies and employees are working today."

The General Contractor for the project was [Millie and Severson](#).

Website: www.flyte-elsegundo.com

Instagram: @flyteelsegundo

About Swift Real Estate Partners

Founded in 2010, Swift Real Estate Partners is headquartered in San Francisco, and has regional offices in Orange County, Portland, the San Francisco East Bay and the Silicon Valley. Swift is a vertically-integrated real estate investment firm which seeks to generate superior risk-adjusted returns for its partners. Swift acquires and repositions office and industrial assets in select West Coast markets, identifying unique opportunities and executing well-defined business plans while providing real-time,

WARE MALCOMB

ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

day-to-day oversight for each investment. Since inception, Swift has owned and operated real estate valued in excess of \$3 billion across more than 10 million square feet. Swift is currently investing on behalf of its third institutional investment vehicle. Swift's professionals bring experience encompassing all aspects of real estate investment and management, including acquisition, financing, leasing, disposition, construction management, property management and marketing services.

For more about Swift Real Estate Partners contact castles@swifttrp.com.

About Ware Malcomb (waremalcomb.com)

Established in 1972, Ware Malcomb is a contemporary and expanding full service design firm providing professional architecture, planning, interior design, civil engineering, branding and building measurement services to corporate, commercial/residential developer and public/institutional clients throughout the world. With office locations throughout the United States, Canada and Mexico, the firm specializes in the design of commercial office, corporate, industrial, science & technology, healthcare, retail, auto, public/institutional facilities and renovation projects. Ware Malcomb is recognized as an Inc. 5000 fastest-growing private company and a Hot Firm by Zweig Group. The firm is also ranked among the top 15 architecture/engineering firms in Engineering News-Record's Top 500 Design Firms and the top 25 interior design firms in Interior Design magazine's Top 100 Giants. For more information, visit <http://www.waremalcomb.com/news> and view Ware Malcomb's [Brand Video](https://www.youtube.com/waremalcomb) at [youtube.com/waremalcomb](https://www.youtube.com/waremalcomb).

#

Ware Malcomb Los Angeles

915 Wilshire Blvd. Suite 2150

Los Angeles, CA 90017

310.903.4000