



OFFICES FOR LEASE



Exclusive Listing by
Tolj Commercial Real Estate

8473-8475 South Van Ness Avenue, Inglewood, CA 90305



PROPERTY HIGHLIGHTS

- *Prime Van Ness Location*
- *Tranquil Surroundings*
- *Onsite and Street Parking*
- *Conveniently near 110 & 10 Freeways*
- *Close to Dining & Retail Hotspots*

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LEASE TERMS

Located in the lively Inglewood neighborhood, just south of Los Angeles, this unique single-story medical and office building offers a prime opportunity for businesses. With convenient access to popular dining and retail spots like Wings & Pots, Cobble's Lakes & Kream, Taco Bell, Dollar Tree, and more, it's an ideal spot for companies aiming to thrive in a bustling area. Positioned on a prominent corner of Van Ness Avenue, the building boasts excellent street visibility.

CAM Fee
Approx \$0.21 per
sf per month

Commercial Space	General Offices
Lease Type:	Modified Gross
Rental Rate:	\$2.00 per sf per month
Suite # & Size	Suite 107 Approx. 1,578 SF
Parking:	City Curb Street Parking – Van Ness Ave. & Byrd Ave.
	Back Lot – First Come, First Served
Zoning:	IN-C2-YY

8473 - 8475

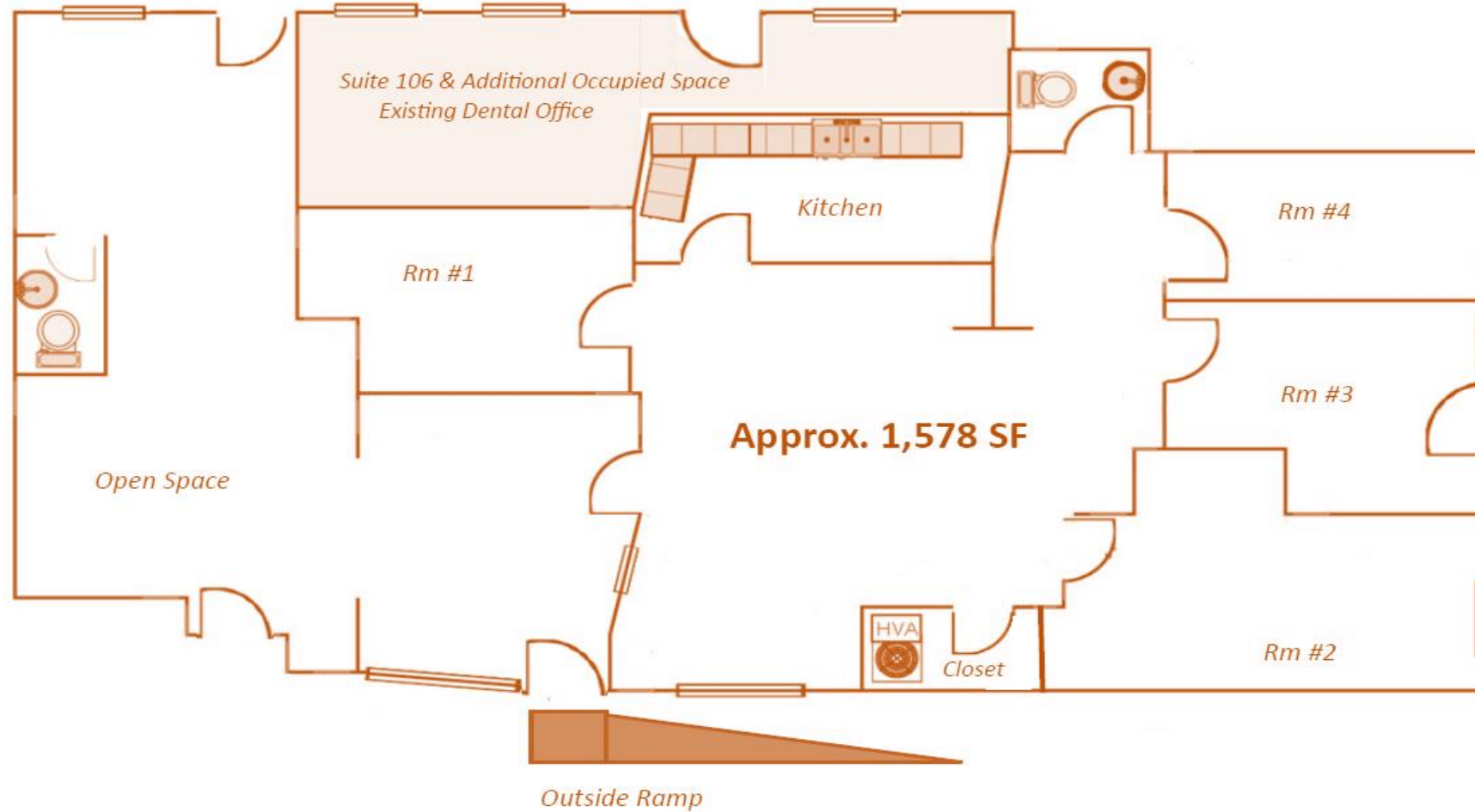
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THINK  BIG

Interior Photos – Suite 107

FLOOR PLAN



Floor plan are drawn with no scale.

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AERIAL MAP

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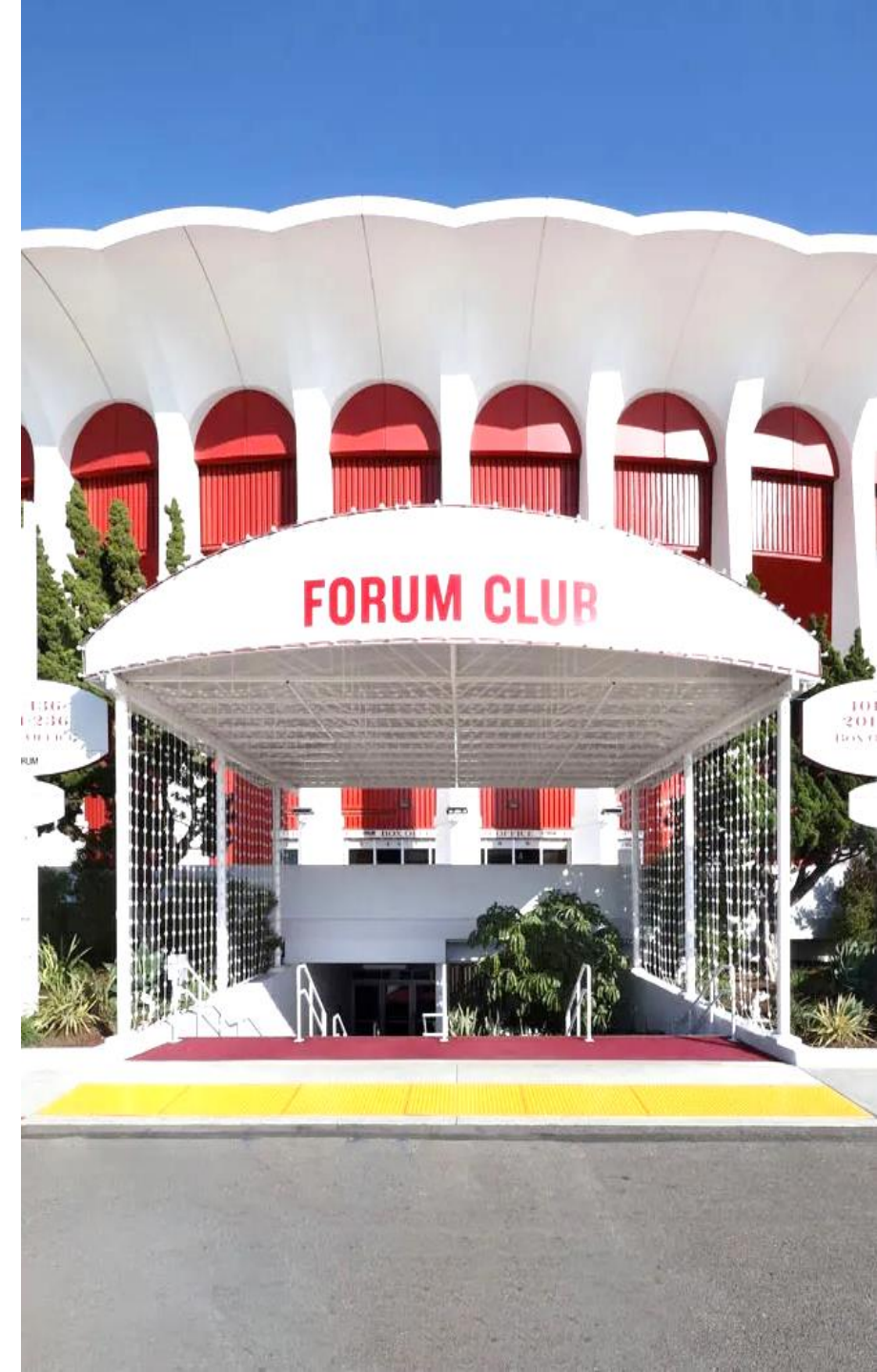
Inglewood is a city located in southwestern Los Angeles County, California, within the Los Angeles metropolitan area. According to the 2020 U.S. Census, it has a population of 107,762 and lies in the South Bay region, close to Los Angeles International Airport.

The city's development began after the Venice–Inglewood railway opened in 1887, and it was officially incorporated on February 14, 1908. Inglewood is known for its strong connection to professional sports, hosting several teams across various venues. The Forum, which opened in 1967, was home to the Los Angeles Lakers (NBA), Los Angeles Kings (NHL), and Los Angeles Sparks (WNBA) until 1999, when the Staples Center became their new venue.

Since 2020, SoFi Stadium has hosted the Los Angeles Rams and Los Angeles Chargers of the NFL, and it will also be the site for the opening and closing ceremonies of the 2028 Summer Olympics. In 2024, the Los Angeles Clippers began playing at the newly opened Intuit Dome.

Adapted from Wikipedia.

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LOCAL AMENITIES

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