

450 N
MARKET ST

13,500 SQF - PREMIER FLEX SPACE FOR LEASE



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The Property owner ("Owner") expressly reserves the right, at its sole discretion, to reject any or all offers to lease the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.



THE OPPORTUNITY

The original Inglewood Cadillac dealership, built in 1953, has been thoughtfully reimaged by AIA Gold Medal architects Brooks + Scarpa. 450 N Market Street is an impressive stand-alone 13,500 square-foot showcase space, with exposed Douglas fir bow trusses and numerous skylights bathing the column-free space in natural light with collaborative indoor and outdoor spaces. Hidden behind two sets of privacy gates, tenants will find endless functionality for a myriad of uses on a sprawling 26,000-foot campus. With easy access to the 405 and 105 Freeways, this incredible Los Angeles opportunity benefits from convenient road and rail accessibility, located a half-mile from the Downtown Inglewood Station and 15-minutes from West Los Angeles. LAX Airport is a quick 10-minute commute from the property. SoFi Stadium and conveniences of all kinds are just a five-minute drive, providing plenty of entertainment.

Offered at \$2.60 per SQF a month

Modified Gross Lease

Minimum five (5) year lease term

\$400.00 per month CAM

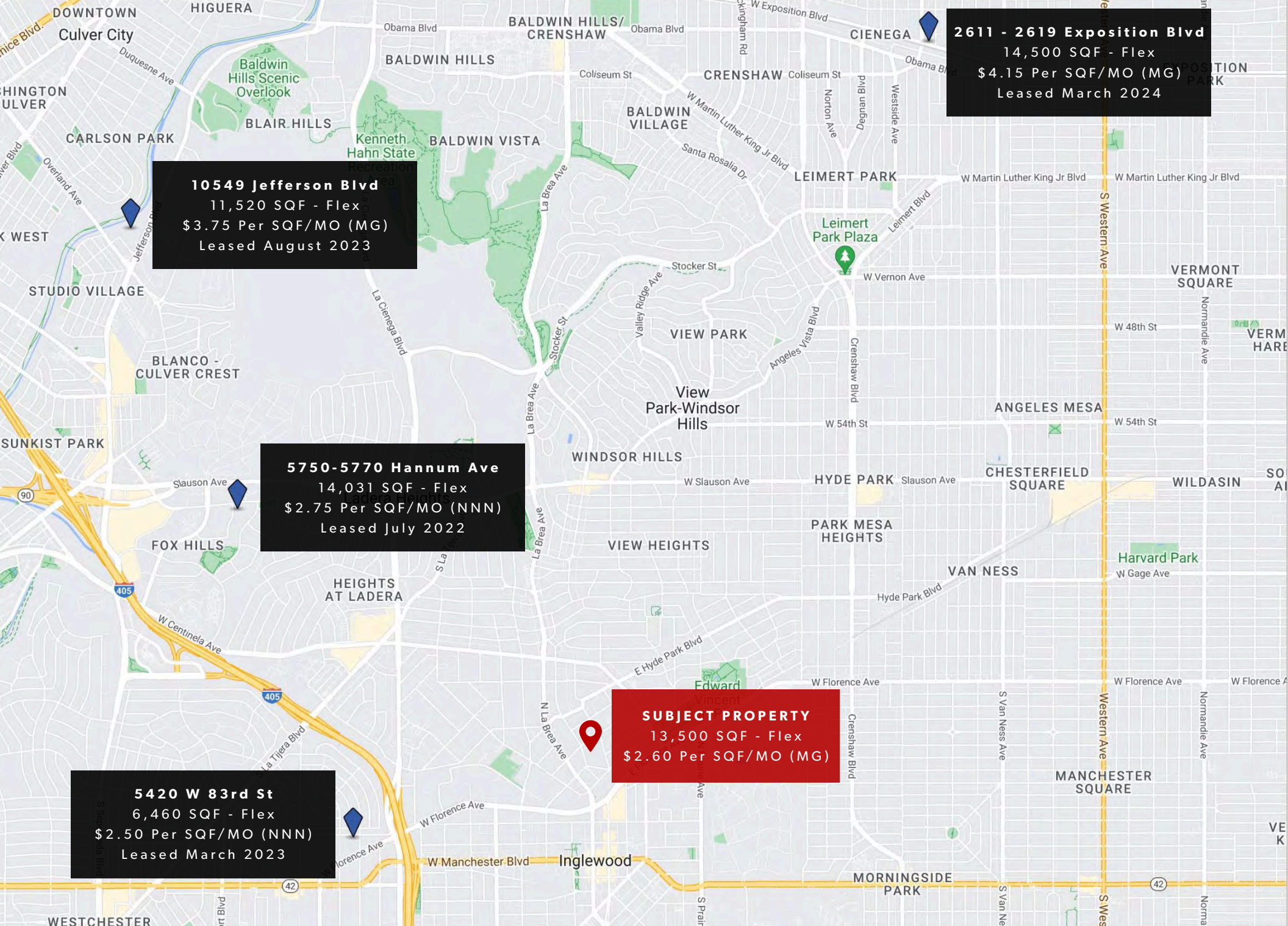




PROPERTY HIGHLIGHTS

- Top-to-Bottom Renovation in 2024
- 26,000 SQF Lot
- 13,500 Gross Rentable SQF
- 22 Foot Ceilings
- 1,200 AMP Power Supply
- Five On-Grade Roll Up Doors
- Concrete Floors Throughout
- New HVAC System
- Numerous Skylights
- Abundant Natural Light
- New Bathrooms
- New Kitchen
- 15 Parking Spaces
- Tree Lined Granite Courtyard
- Double Gated Access







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