

# Industrial Space **SUBLEASE**

**900 W. Hyde Park Boulevard  
Inglewood, CA 90302**



**RUDY QUINTANAR**  
310.395.2663 X128  
[RUDY@PARCOMMERCIAL.COM](mailto:RUDY@PARCOMMERCIAL.COM)  
LIC# 00912513

**JEFF JAROW**  
310.395.2663 X105  
[JEFF@PARCOMMERCIAL.COM](mailto:JEFF@PARCOMMERCIAL.COM)  
LIC# 00870996

## Property Characteristics

**PREMISES:** Approximately 5,616 square feet

**RATE:** \$1.60 per square foot per month, Modified Gross  
(Net utilities and janitorial)

**PARKING:** 6 spaces on-site, possibly more with tandem parking

**LEASE TERM:** Through 12/1/2027



- **Free Standing Building w/ Clear Span Warehouse**
- **Break Room with Coffee Bar**
- **One +/- 10' x 10' Ground Level Loading Door**
- **12' Clear Height with Foil Insulated Ceiling**
- **3-Phase Power (600 amps 240v 3-Phase) – Verify**
- **M1 Zoning**
- **Adjacent to 405 Freeway**
- **Near New LAX Metro Rail**
- **Proximity to LAX, SoFi Stadium & West LA**

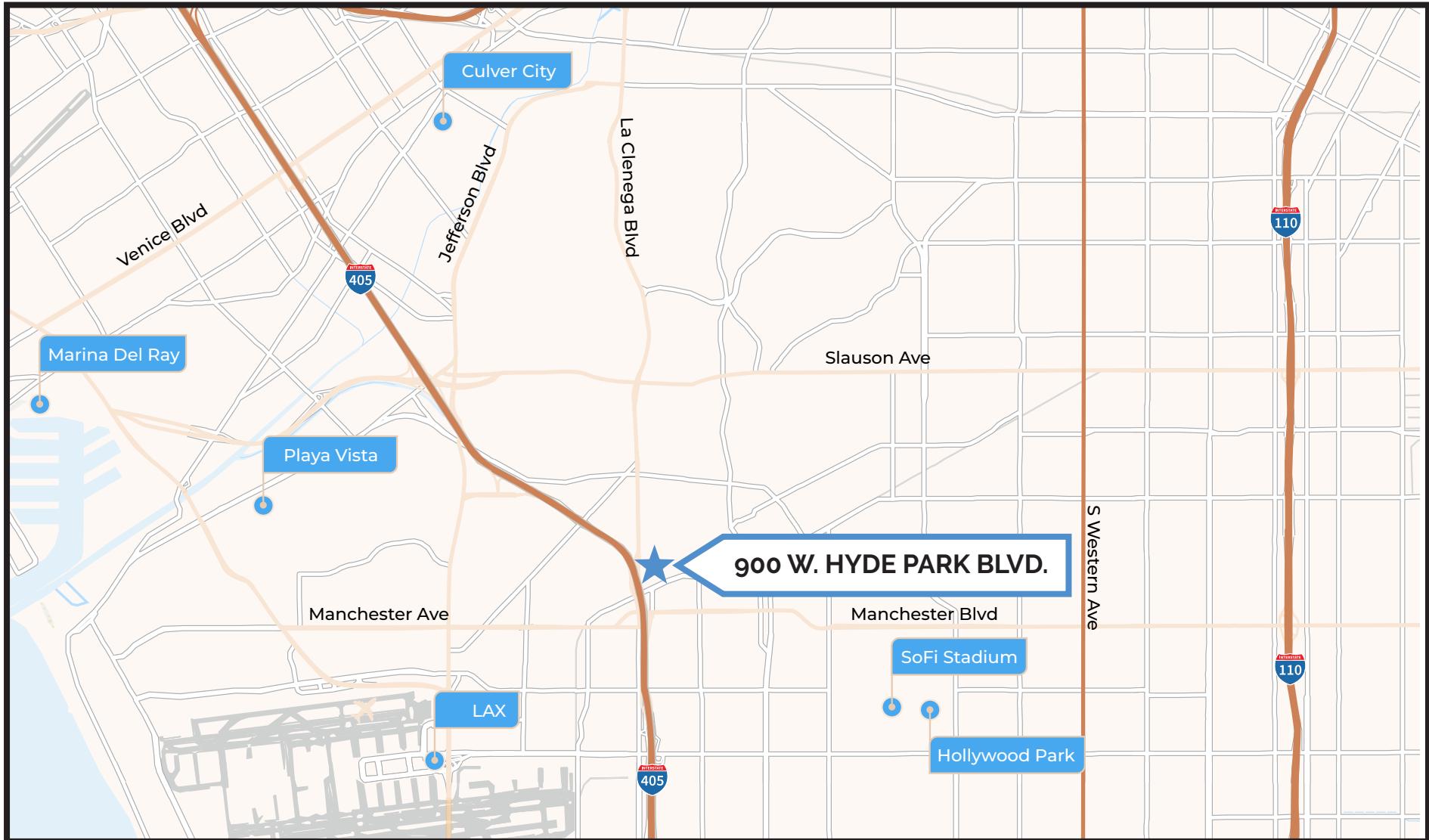


All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

**RUDY QUINTANAR**  
310.395.2663 X128  
RUDY@PARCOMMERCIAL.COM  
LIC# 00912513

**JEFF JAROW**  
310.395.2663 X105  
JEFF@PARCOMMERCIAL.COM  
LIC# 00870996

## Area Map



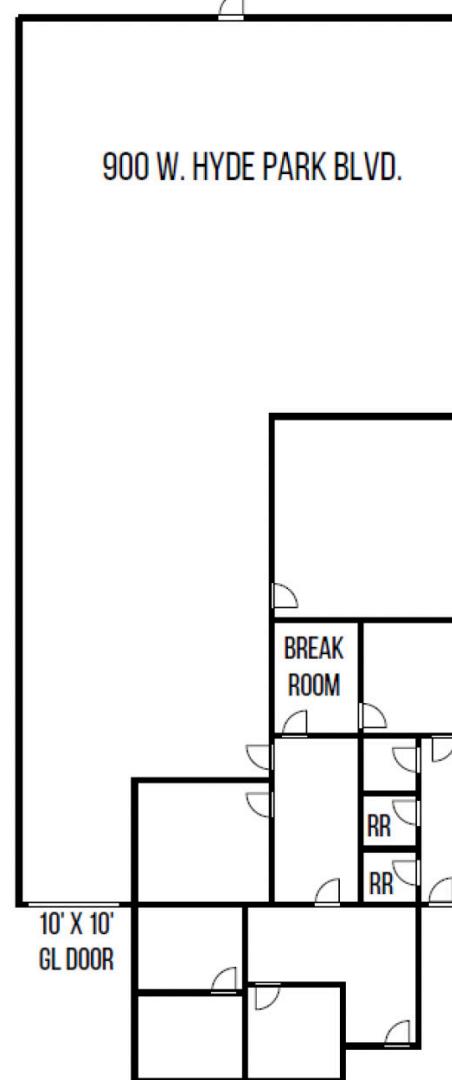
All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

**RUDY QUINTANAR**  
310.395.2663 X128  
[RUDY@PARCOMMERCIAL.COM](mailto:RUDY@PARCOMMERCIAL.COM)  
LIC# 00912513

**JEFF JAROW**  
310.395.2663 X105  
[JEFF@PARCOMMERCIAL.COM](mailto:JEFF@PARCOMMERCIAL.COM)  
LIC# 00870996

## Floor Plan

900 W. HYDE PARK BOULEVARD, INGLEWOOD, CA 90302



HYDE PARK BLVD



All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

RUDY QUINTANAR  
310.395.2663 X128  
[RUDY@PARCOMMERCIAL.COM](mailto:RUDY@PARCOMMERCIAL.COM)  
LIC# 00912513

JEFF JAROW  
310.395.2663 X105  
[JEFF@PARCOMMERCIAL.COM](mailto:JEFF@PARCOMMERCIAL.COM)  
LIC# 00870996

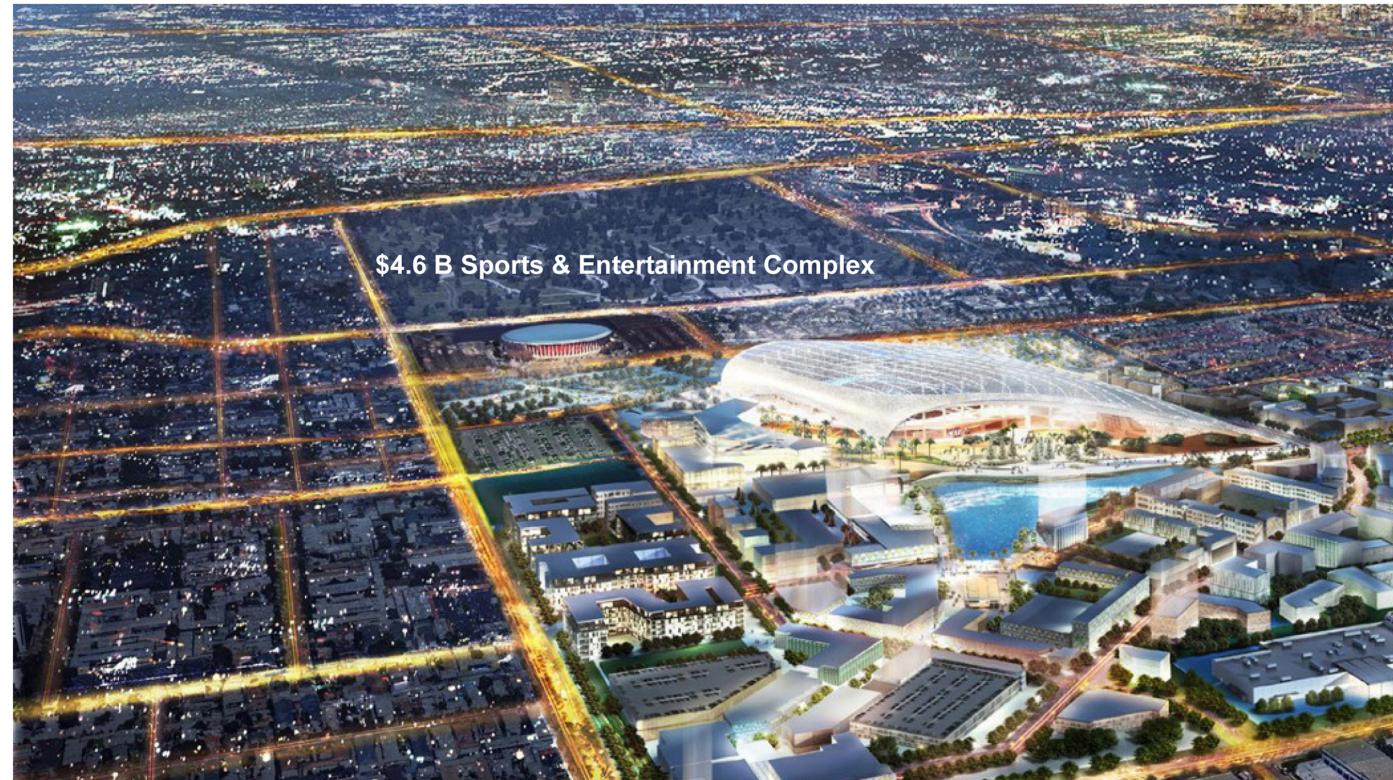
## Area Information

The City of Champions Revitalization Project is a 298-acre, mixed-use real estate development being built on the former site of the Hollywood Racetrack and Casino. This is the largest parcel of undeveloped land in the Greater Los Angeles area.

Anchored by the new sports and entertainment arena, Clippers owner Steve Ballmer is financing the stadium 100% with private money, after recently buying the Los Angeles Clippers for \$2 billion. An 80,000 seat NFL Specification stadium that has a capacity of 100,000, this stadium will be the largest and most expensive arena in the world at 3 million SF and \$2.66 billion. Also, to be added: 780,000 SF of high-end office space, 800,000 SF of retail and dining space, 2,500 residential units, a hotel and a movie theater.

With the expected finishing date in 2024, it has the ability to host Super Bowls, Final Fours, concerts, and potentially the 2024 Summer Olympics, bringing additional revenue into Inglewood and the Greater Los Angeles area.

# The City of Champions Revitalization Project



All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

RUDY QUINTANAR  
310.395.2663 X128  
RUDY@PARCOMMERCIAL.COM  
LIC# 00912513

JEFF JAROW  
310.395.2663 X105  
JEFF@PARCOMMERCIAL.COM  
LIC# 00870996