

Hawthorne, CA

2602-2610
IMPERIAL HIGHWAY

Commercial Office Space Available for Lease



AVAILABLE 461 SF ❖ 610 SF ❖ 574 SF

Will Hayworth ❖ Real Estate & Mortgage Broker

310-678-4808 ❖ CA DRE 01401340



PROPERTY SUMMARY

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LEASE RATE ▪ \$36.00/SF/YR

SPACES AVAILABLE ▪ 2nd Floor 610 SF
▪ 2nd Floor 777 SF
▪ 2nd Floor 574 SF

LEASE TYPE ▪ Modified Gross

PROPERTY TYPE ▪ Office

YEAR BUILT ▪ 1958

PARKING RATIO ▪ 2.22/1,000 SF



74

WALK SCORE



59

TRANSIT SCORE



51

BIKE SCORE



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IMPERIAL HIGHWAY

RETAIL LEASE OFFERING

Imperial Hwy, conveniently located in the vibrant city of Hawthorne, California. This property presents a unique combination of accessibility, visibility, and functionality, ideal for businesses looking to establish or expand their presence in the Los Angeles area.

- **Prime Location:** Situated along Imperial Highway, this property benefits from high traffic visibility and easy access to major thoroughfares, making it an ideal location for attracting clients and customers. The surrounding area boasts a mix of retail, dining, and residential neighborhoods, enhancing foot traffic and business opportunities.

- **Versatile Office Space:** There are currently two units available for lease, providing flexibility for various business types, from startups to established enterprises. Each unit is designed to accommodate a range of office layouts and configurations, allowing tenants to customize the space to suit their operational needs.

- **Spacious Layout:** The available units offer ample square footage at a competitive rate of \$3.00 per square foot, providing an affordable solution for businesses seeking quality office space in a desirable location. The open design allows for efficient use of space, making it conducive for collaborative work environments or private office setups.

- **Modern Amenities:** Tenants will enjoy access to modern amenities, including high-speed internet connectivity, ample parking space for both employees and clients, and well-maintained facilities. The property is designed to foster a productive work atmosphere while ensuring comfort and convenience.

- **Nearby Amenities:** The location is surrounded by a variety of amenities, including restaurants, cafes, and shopping centers, providing employees with numerous options for dining and leisure activities during breaks. Additionally, public transportation options are readily accessible, enhancing connectivity for both staff and clients.

- **Zoning and Usage:** The property is zoned for commercial use, making it suitable for a wide range of business activities, including professional offices, coworking spaces, and service-oriented businesses. This flexibility allows for creative business concepts to thrive in a supportive environment.

Why Choose 2602-2610 Imperial Hwy?

Leasing office space at 2602-2610 Imperial Hwy means positioning your business in a thriving community, equipped with the resources and amenities necessary for success. With competitive lease rates and flexible space options, this property represents an excellent opportunity for businesses looking to make their mark in Hawthorne.

Don't miss out on this chance to elevate your business

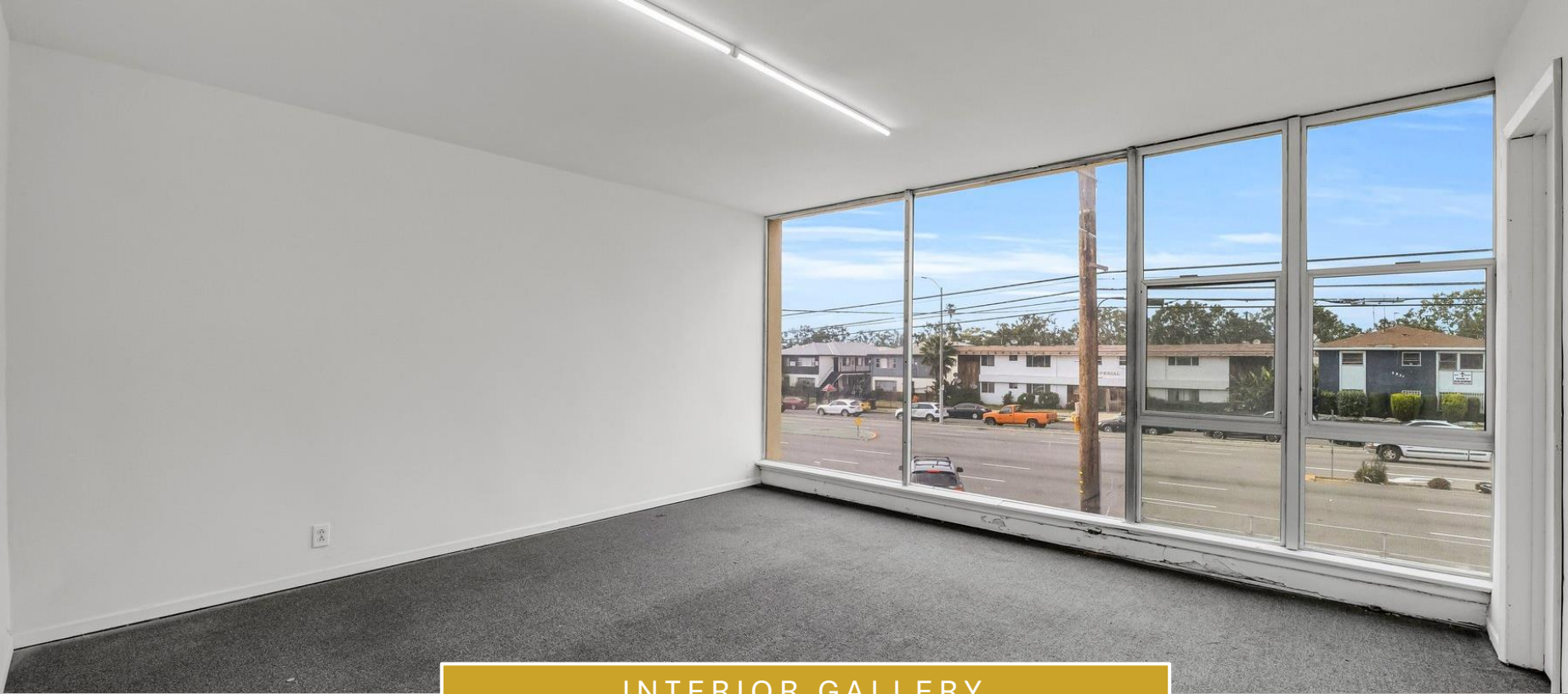
2602-2610

IMPERIAL HIGHWAY



INTERIOR GALLERY





INTERIOR GALLERY



VICINITY MAP



2602-2610 Imperial Hwy | Lease Offering



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