

FOR LEASE

955 W HYDE PARK BLVD.
INGLEWOOD, CA



COMPASS
COMMERCIAL

INDUSTRIAL

BUILDING SIZE 18,131 SF

LOT SIZE 18,730 SF

2 Grade Level Loading Doors

OFFERING MEMORANDUM

SUBLEASE THROUGH FEBRUARY 2027
LONGER TERM POSSIBLE

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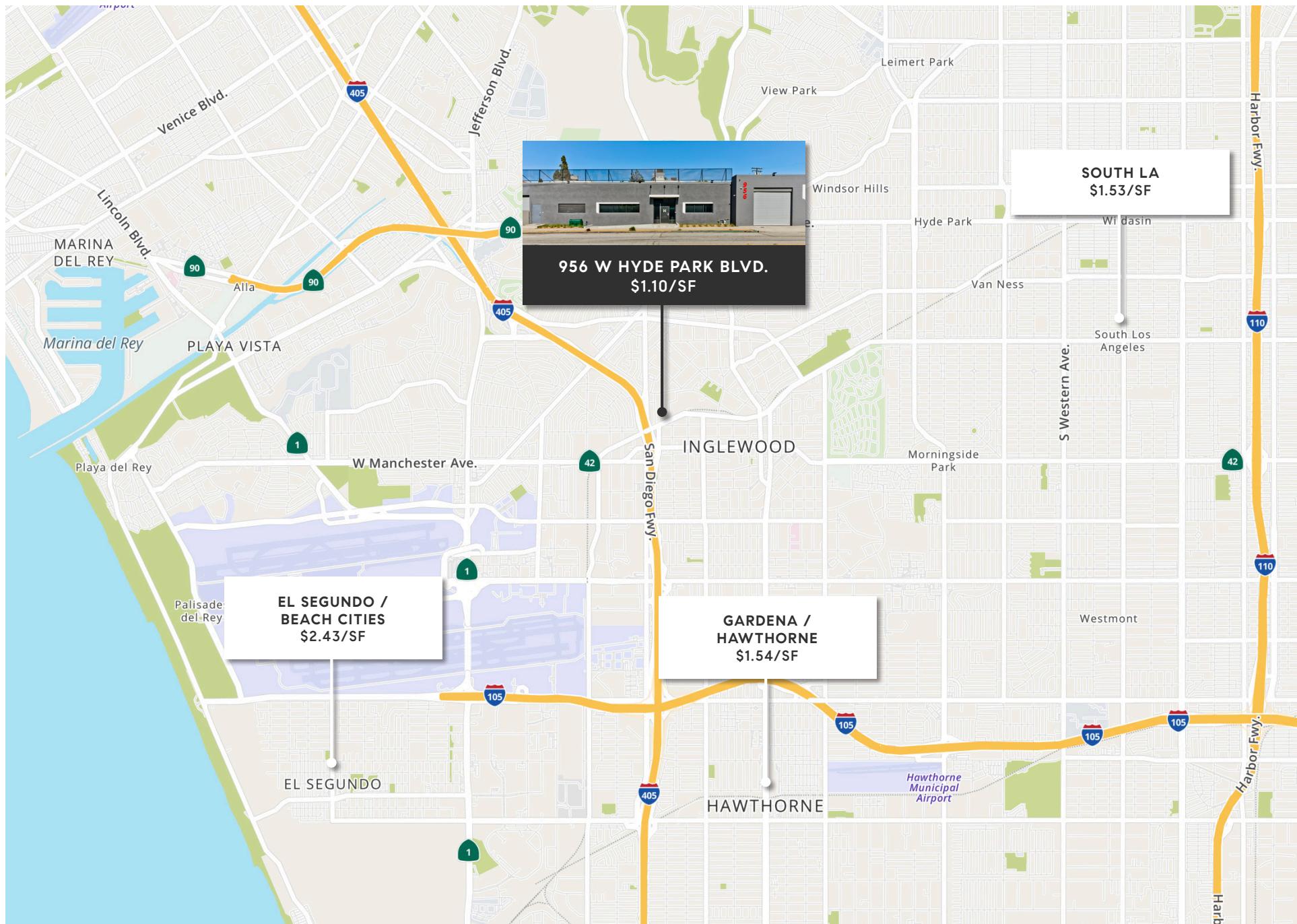
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ELEVATED-LA.COM

310.633.3577

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ELEVATED LA



AT A GLANCE

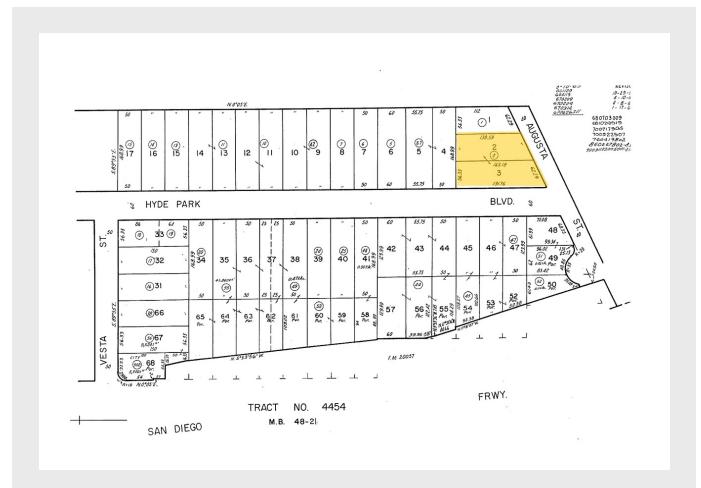
Price	1.44 PSF
Building SF	18,131 SF
Office SF	2,000 SF
Grade Level Loading Doors	2
Clear Height	13'
Term	2-5 Years
Space Use	Industrial
Condition	Full Build-Out
Year Built / Renovated	1949 / 2021
Construction	Masonry
APN	4018-002-002
Zoning	INM1
NNN	.25 PSF

PROPERTY OVERVIEW

Brand new open office layout

- LED lights throughout
- 2 grade level loading doors
- Ideal office/warehouse location in desirable Inglewood
- 2,000 square feet of office space
- Close access to new metro stop at the Westchester station
- Centrally located next to LAX / SoFi Stadium
- Proximity to Westside for high-end storage uses
- Fully refurbished 2 years ago. new offices/ restrooms/HVAC
- Very Walkable - Walk Score® 84
- Immediate access to 405 freeway

APN MAP

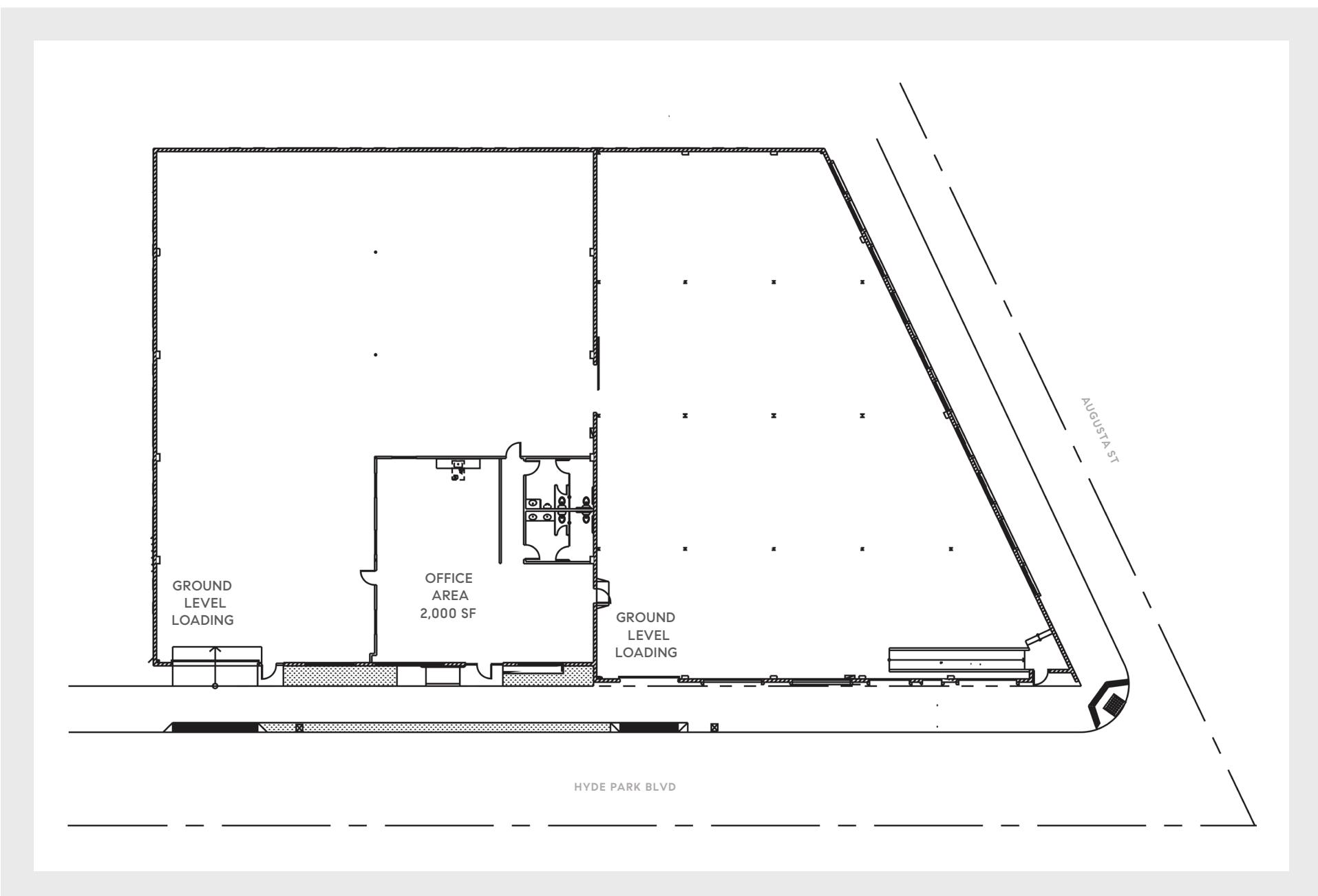


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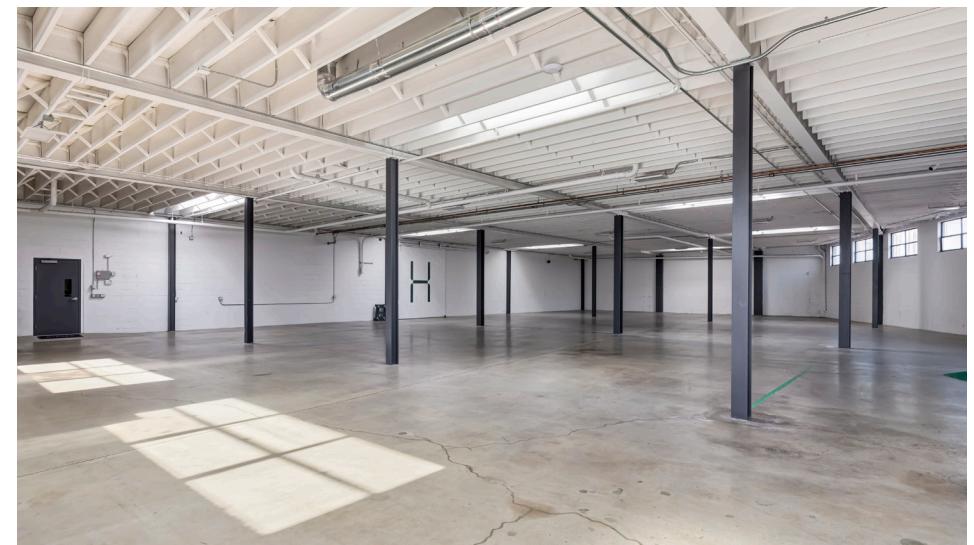
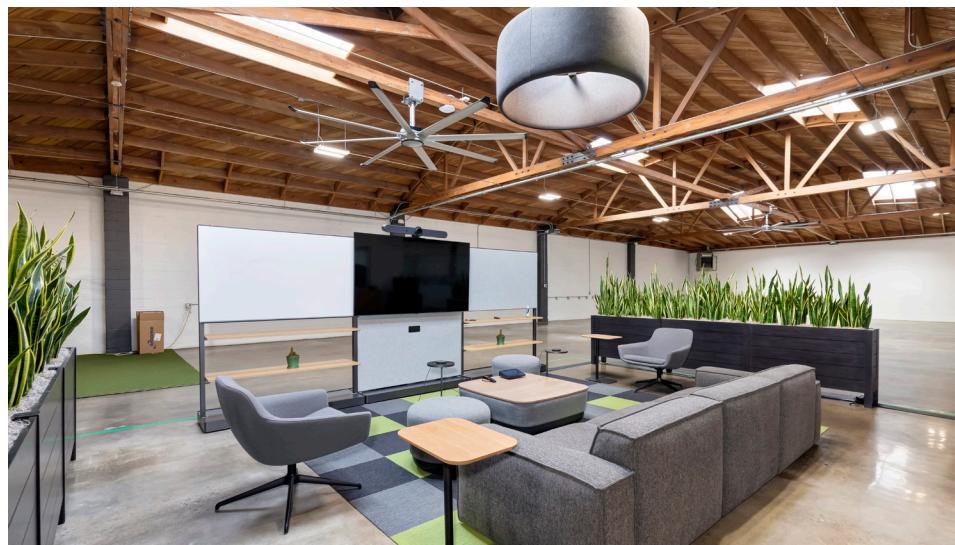
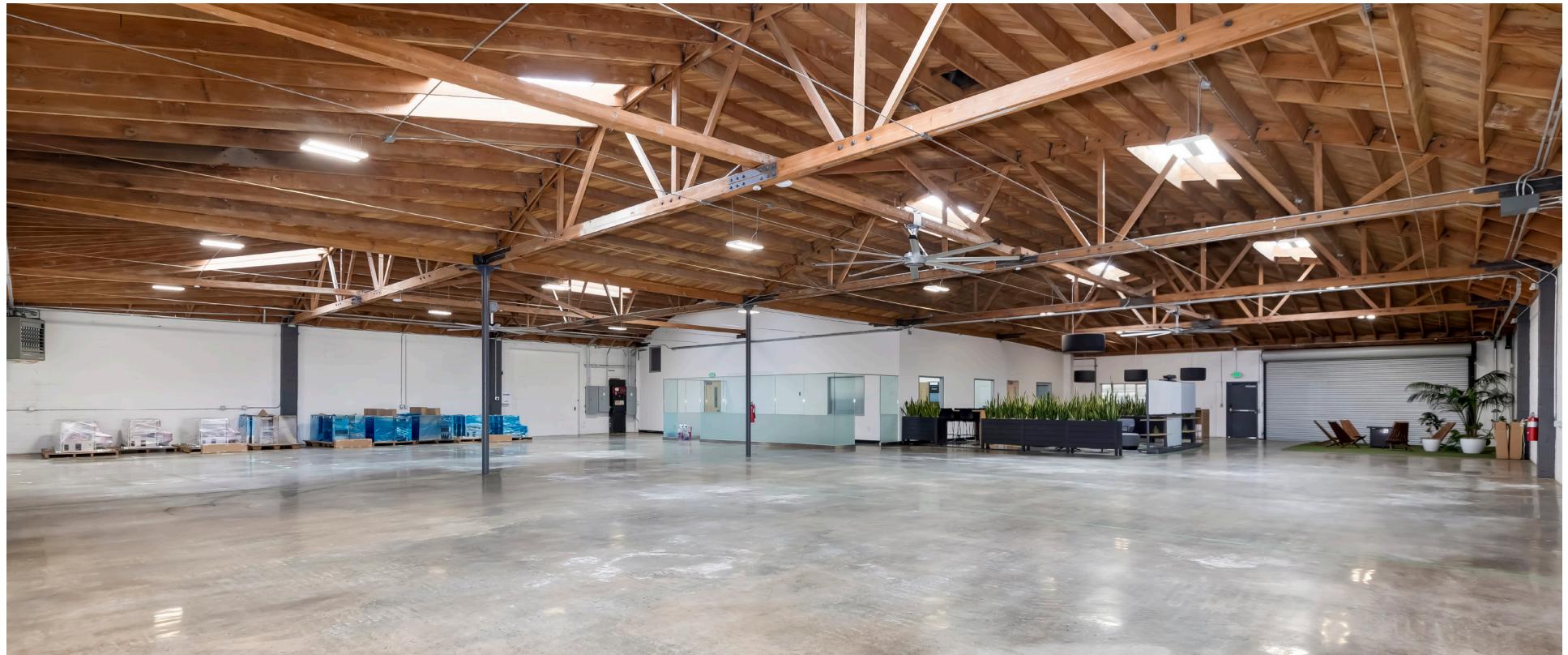
FLOOR PLAN



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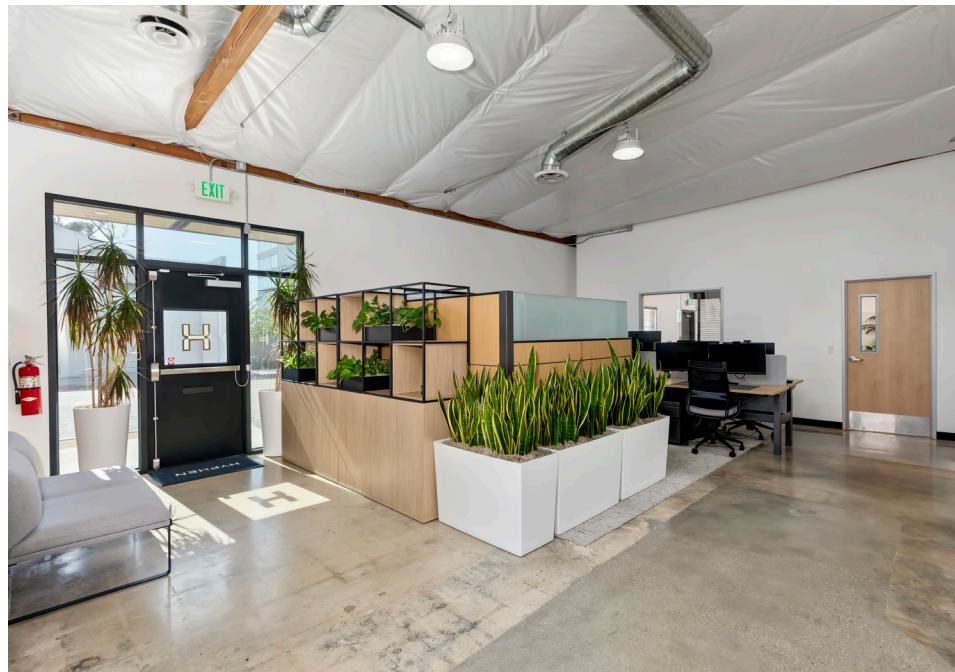
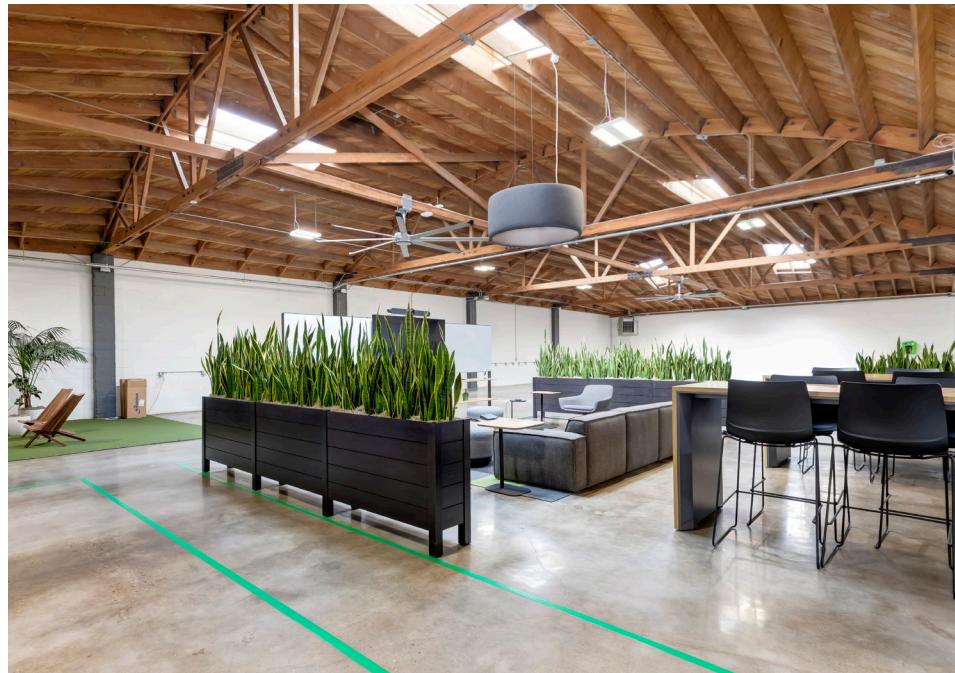
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ABOUT US

ELEVATED LA

At Elevated LA, we offer a unique advantage with our extensive experience and in-depth knowledge of the Los Angeles real estate market. We cater to a diverse portfolio whether you're exploring a first-time condominium purchase, seeking a starter home, considering a second home or vacation property, estate home or looking for investment opportunities, such as investing in retail, multi-family, office space, new development, industrial or mixed use properties, we have you covered. We specialize in identifying strategic improvements and enhancing your property's presentation through expert staging. Simultaneously, we utilize strategic marketing strategies to ensure your property receives the exposure it truly deserves. Trust us to elevate your real estate experience in LA, offering comprehensive support and guidance throughout the process.



DISCLAIMER

The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Compass Commercial from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass Commercial, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property or constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

The Offering Memorandum was prepared by Compass Commercial. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers. In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

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