

FOR LEASE

956 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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956 W HYDE PARK BOULEVARD

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ELEVATED-LA.COM

310.633.3577

COMPASS COMMERCIAL

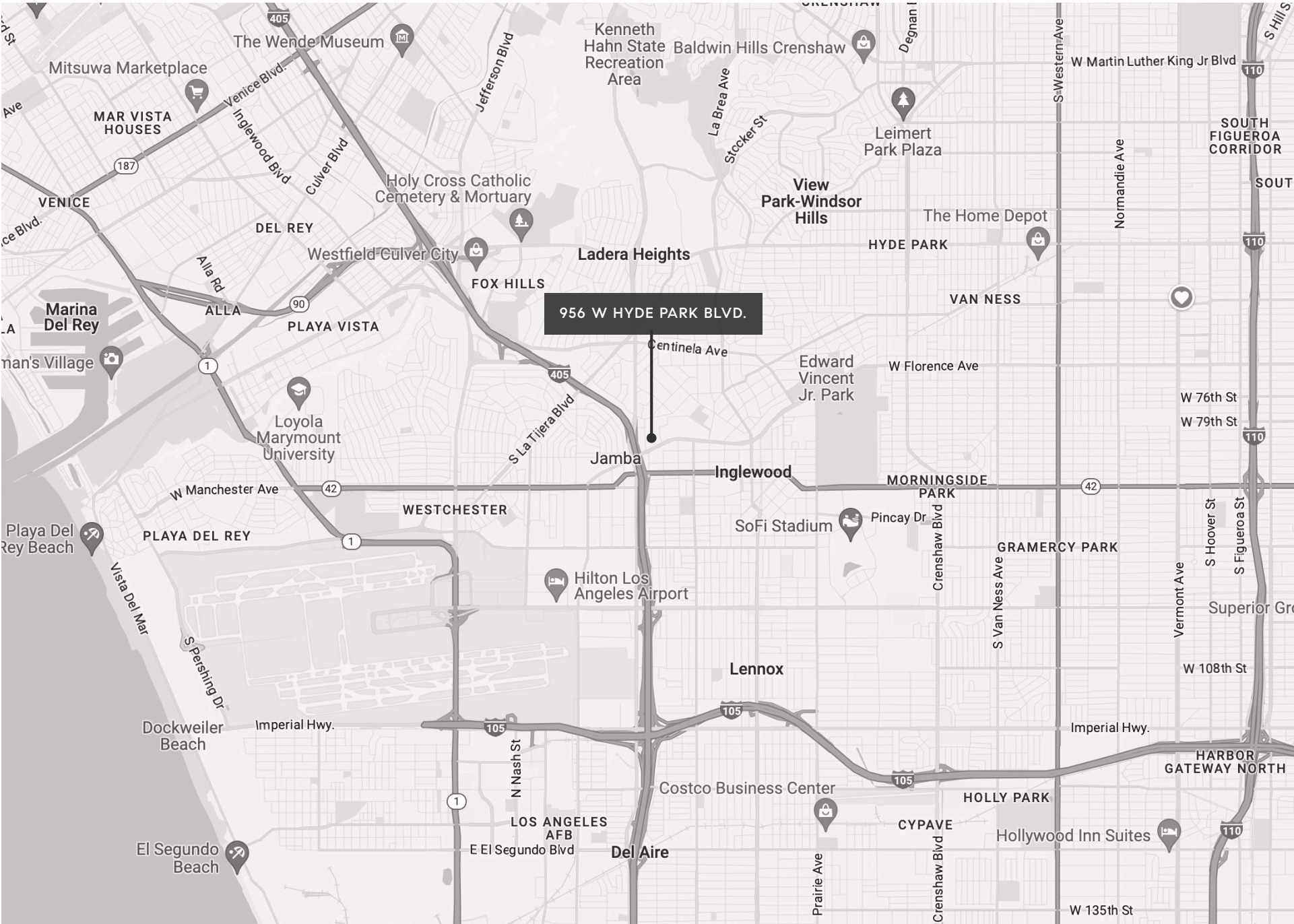
ELEVATED LA



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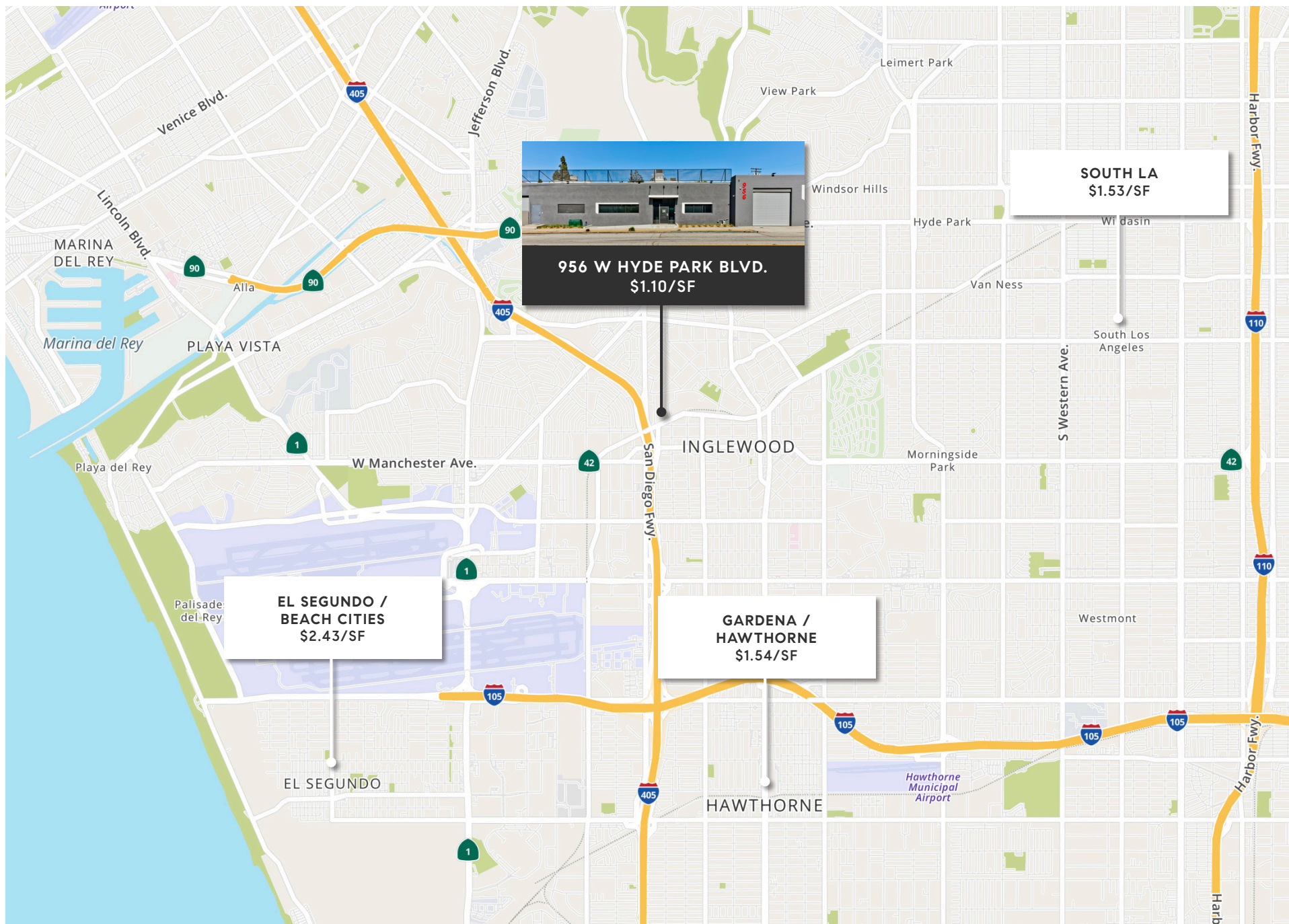




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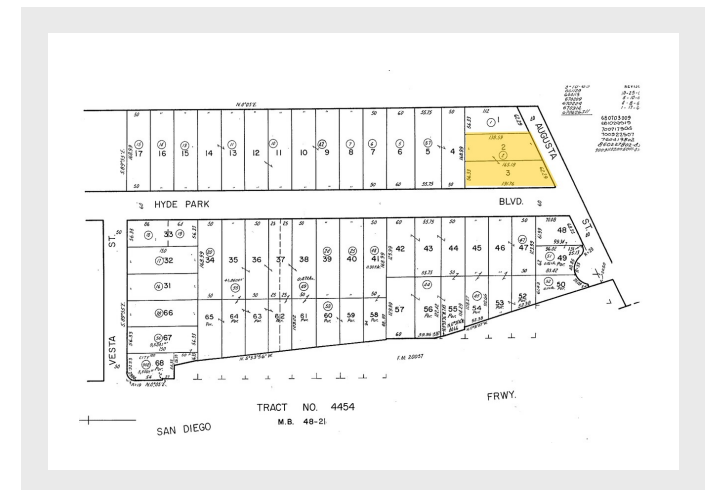
### AT A GLANCE

Price	<b>1.44 PSF</b>
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	<b>.25 PSF</b>

### PROPERTY OVERVIEW

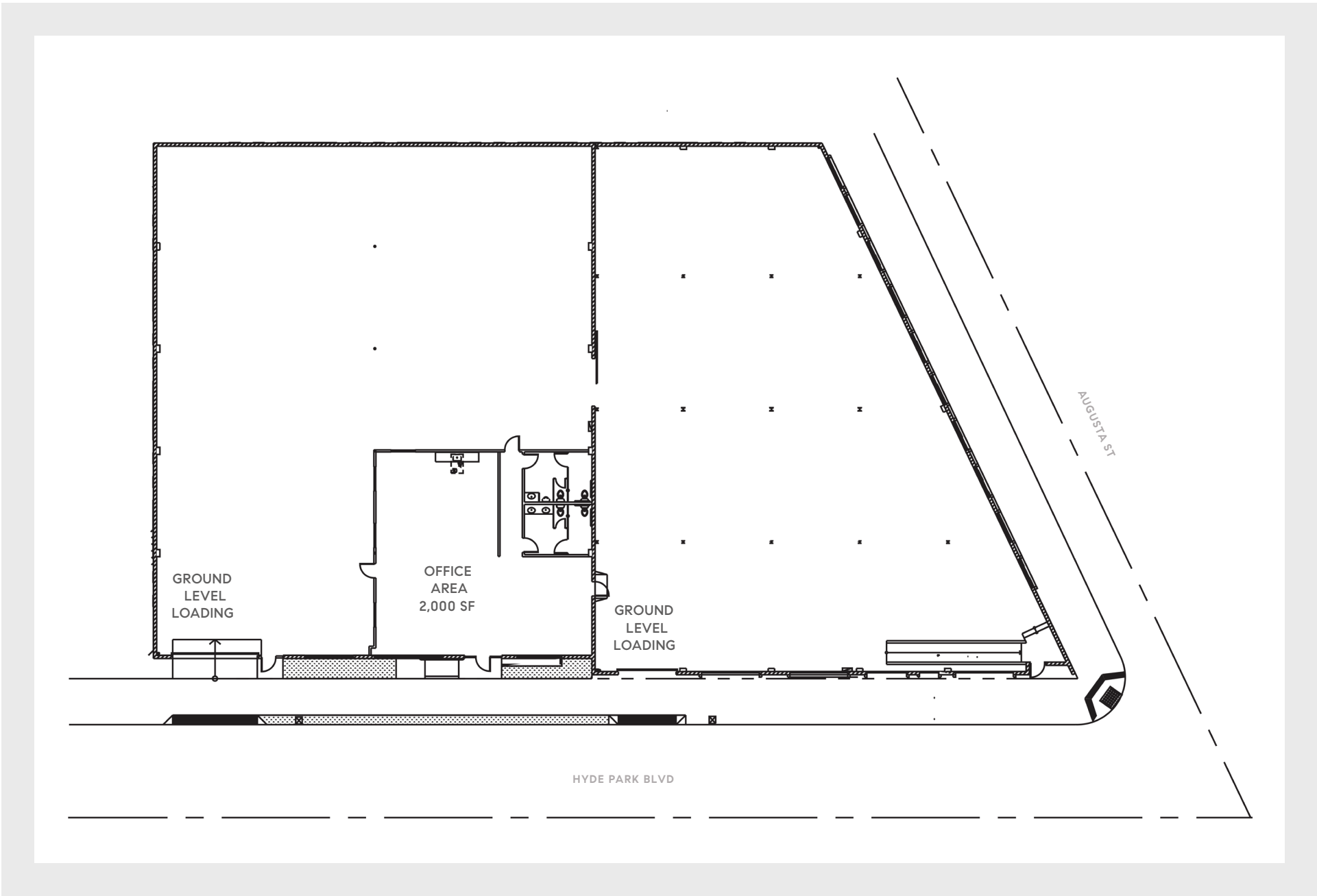
- Brand new open office layout
- LED lights throughtout
- 2 grade level loading doors
- Ideal office/warehouse location in desirable Inglewood
- 2,000 square feet of office space
- Close access to new metro stop at the Westchester station
- Centrally located next to LAX / SoFi Stadium
- Proximity to 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





FLOOR PLAN





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**TIM BYRNE**  
EVP | REGIONAL DIRECTOR

**e:** [tim.byrne@compass.com](mailto:tim.byrne@compass.com)

**p:** 310.801.3442

**CalBRE:** 01186465



**MAGGIE KENNEDY**  
PARTNER

**e:** [maggie.kennedy@compass.com](mailto:maggie.kennedy@compass.com)

**p:** 310.663.3577

**DRE:** 01924841

## 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

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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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