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4520

# 4520 W IMPERIAL HWY, HAWTHORNE

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EXCLUSIVELY LISTED BY



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**FOR LEASE** 

RENTABLE SF: 4,300 RSF

GROSS RATE: \$10,320/mo. (\$2.40 PSF)



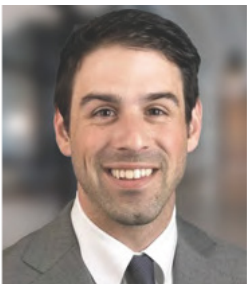




PROPERTY ADDRESS	4520 W Imperial Hwy, Hawthorne, CA 90250
APN	4044-099-035/036
BUILDING SQUARE FEET	7,080 SF
LOT SIZE	24,927 SF
PARKING:	TBD
YEAR BUILT	1974, Renovated 2011
ZONING	Regional Commercial- Hawthorne <a href="https://ecode360.com/42648145">https://ecode360.com/42648145</a>



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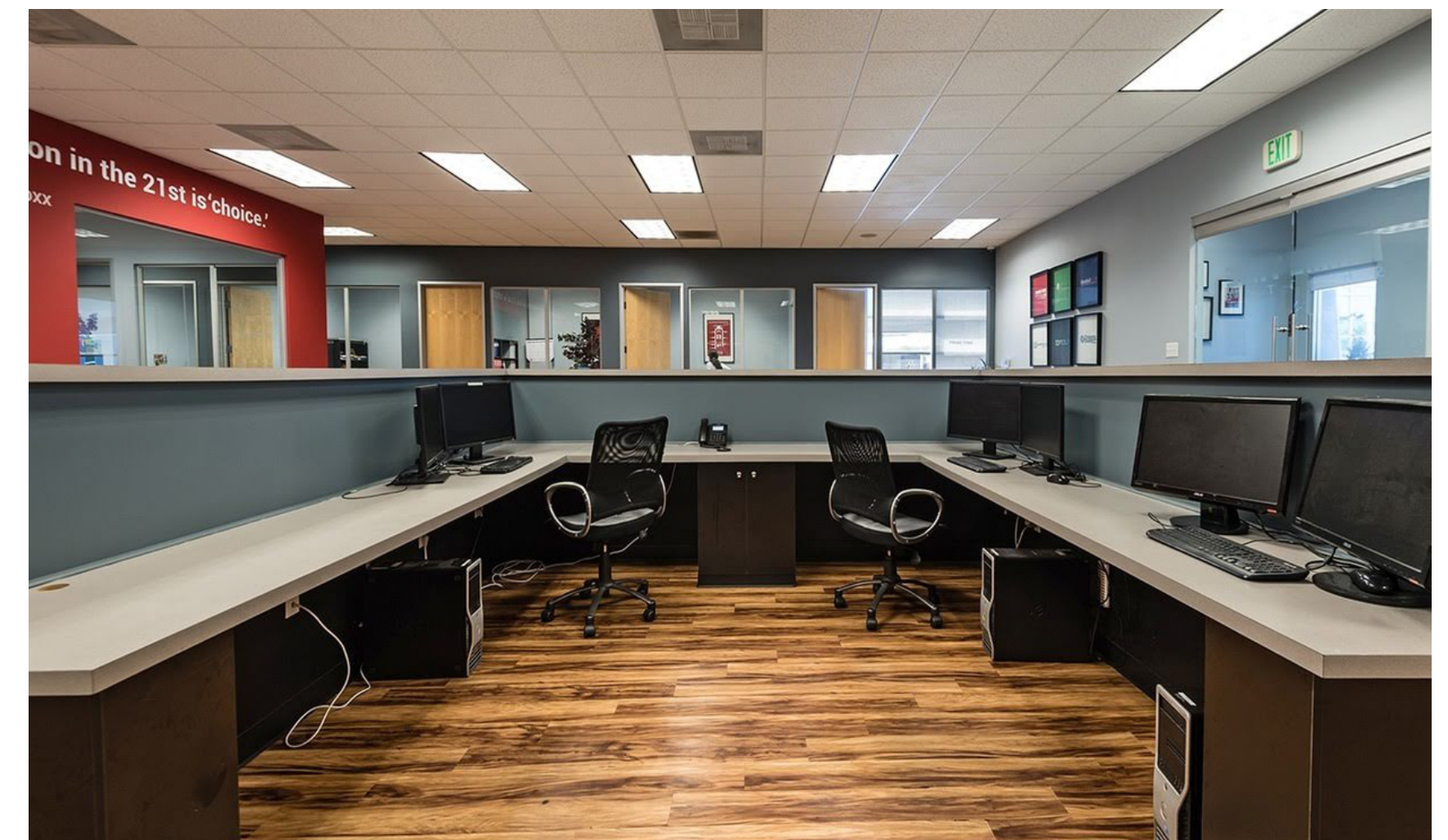
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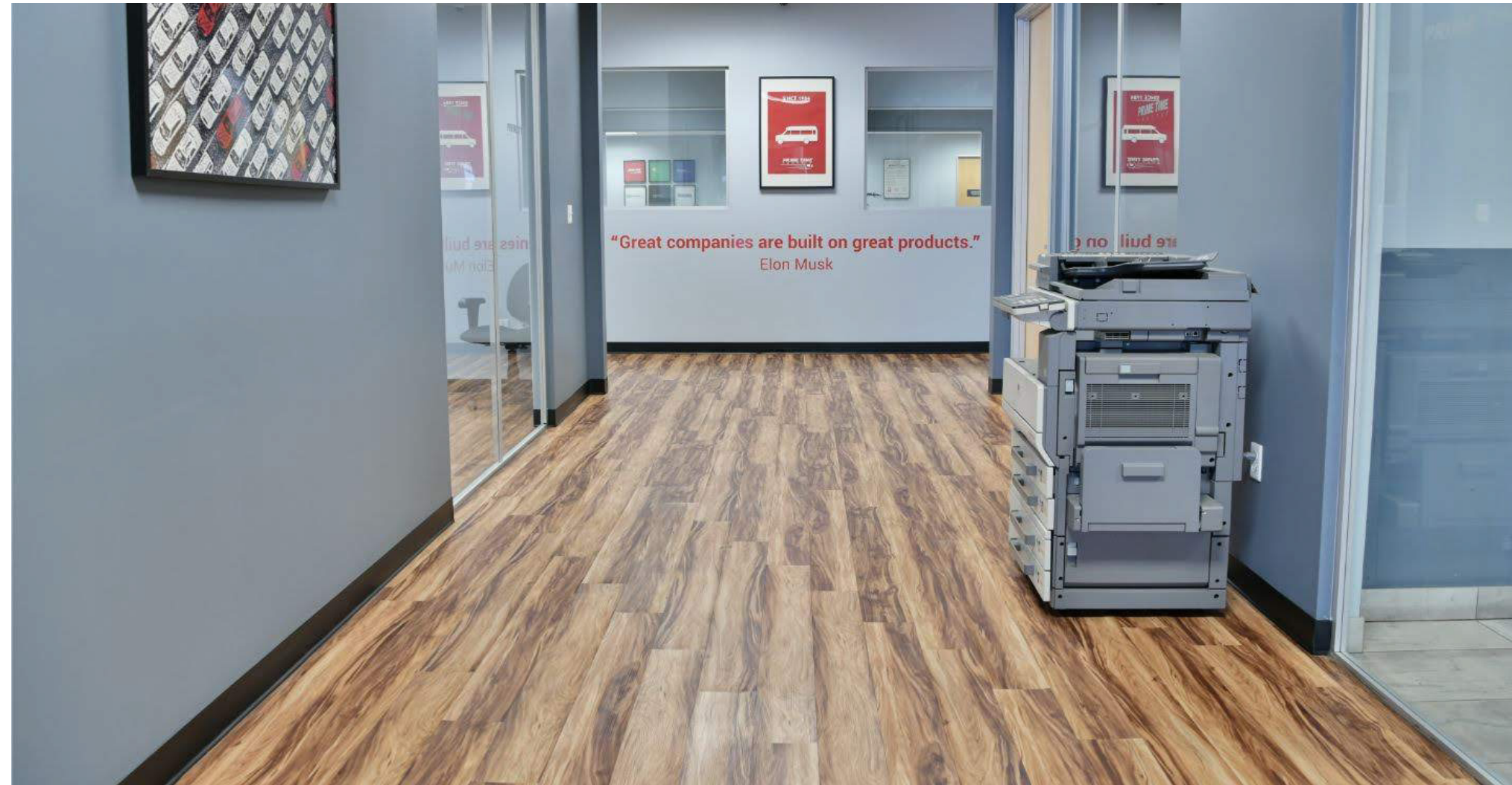


# A INTERIOR PHOTOS

4520 W IMPERIAL HWY, HAWTHORNE, CA 90250









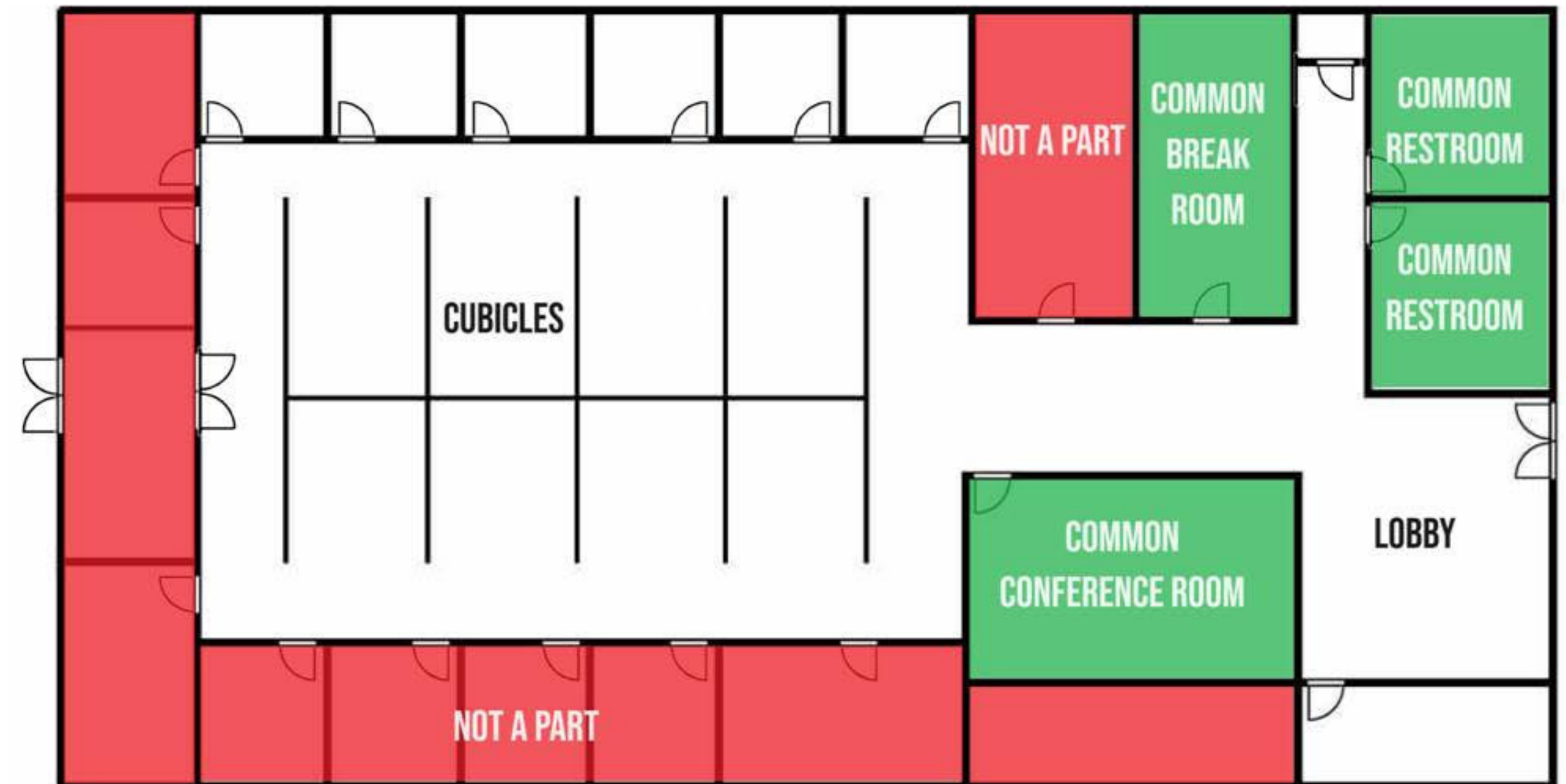
# A PROPERTY OVERVIEW & FLOOR PLAN

4520 W IMPERIAL HWY, HAWTHORNE, CA 90250

The property located at 4520 W Imperial Hwy is a prime, free-standing, single-story building offering a variety of features designed to accommodate both employees and clients comfortably. The facility includes a gated, fenced parking area with automated gates for convenient access, and two driveways for ease of entry. The building features spacious break rooms, private offices, conference rooms, and an expansive lobby/waiting area that serves as a welcoming space for visitors.

Strategically situated near major landmarks, the property is just minutes away from LAX, West LA, the Beach Cities, and the highly sought-after SoFi Stadium and Intuit Dome. The area is also home to prominent tech companies like SpaceX and the Tesla Design Center, offering excellent networking and business opportunities. The building provides quick access to the 405 and 105 freeways, making it an ideal location for employees commuting from various parts of the city. Additionally, the proximity to major entertainment hubs ensures that both employees and clients will find ample leisure options, including the beach cities, dining, and entertainment venues.

The space is shared with another business, but the environment is seamless, with well-divided offices and well-maintained common areas, ensuring a productive and comfortable work atmosphere. Whether you're hosting clients, organizing team meetings, or working independently, the accessibility of the area ensures that everything you need is within reach.







## PROXIMITY TO:

**Intuit Dome:**  
**Distance: 5 miles**  
**Estimated Drive Time: 10-15 minutes**

**SoFi Stadium:**  
**Distance: 5.5 miles**  
**Estimated Drive Time: 10-15 minute**

**Los Angeles International Airport (LAX):**  
**Distance: 4 miles**  
**Estimated Drive Time: 10 minutes**

**SpaceX Headquarters:**  
**Distance: 1 mile**  
**Estimated Drive Time: 5 minutes**

**Randy's Donuts**  
**Distance: 4 miles**  
**Estimated Drive Time: 10 minutes**

**Dulan's Soul Food Kitchen:**  
**Distance: 4 miles**  
**Estimated Drive Time: 10 minutes**





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