

# 4532 W IMPERIAL HWY // HAWTHORNE

## AVAILABLE FOR LEASE



### PROPERTY HIGHLIGHTS

- +/- 2,106 SF - Free Standing Building
- Creative Office/Flex Space
- Single Story
- Plenty of Natural Light
- Efficient & Open Office Layout
- Executive Office and Conference Room
- Large Open Bullpen Area
- Two Restrooms - One Shower
- Break Room with Full Kitchenette
- Fenced Parking Area
- Ample Parking 7 Parking Spaces (Tandem)
- Prime Hawthorne Location
- Quick Access to 405/105 Freeways
- Near LAX, West LA, Beach Cities and SoFi Stadium



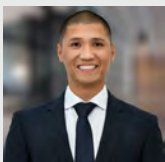
**\$4,738.50/mo.**  
**\$2.25/SF/mo. Gross**



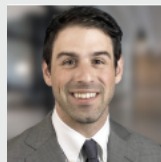
**+/- 7,106 SF**  
**Free Standing Building**



**7 Parking Spaces**  
**Fenced & Gated**



**ALBERT PACLEB**  
DRE # 01882342  
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**JOSHUA SCHWARTZ**  
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**LACOMMERCIAL, INC.**

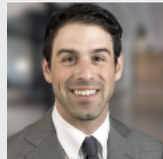
**627 Aviation Way**  
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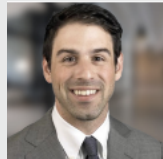
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