

FOR LEASE

145  
N. PRAIRIE AVE.

INGLEWOOD • CA • 90301

±1,100 SF OFFICE SPACE  
FOR LEASE - INGLEWOOD

OFFICE PROPERTY LOCATED IN INGLEWOOD



Exclusively Listed By

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# FOR LEASE

145 N. PRAIRIE AVENUE • INGLEWOOD, CA 90301

OFFICE BUILDING • NORTH PRAIRIE AVENUE

## OFFERING SUMMARY

<b>Total SF Available:</b>	±1,100 SF
<b>Asking Rate:</b>	\$2.55/MG/Mo.
<b>Approximate Building Size:</b>	±5,366 SF
<b>Approximate Lot Size:</b>	±10,031 SF
<b>Year Built:</b>	1955
<b>Parking Ratio:</b>	2 reserved spaces
<b>Zoning:</b>	Medical Enterprise Overlay Zone
<b>APN:</b>	4021-001-020



## PROPERTY HIGHLIGHTS

- The space offers two office spaces, an office/conference room and a kitchen area
- Ground floor corner entrance
- Secure, gated entrance on the 2nd floor of the building
- Abundance of street parking
- Signage available with great exposure on Prairie Ave., a main thoroughfare bringing in tens of thousands of football fans and event goers on evenings and weekends
- Two reserved parking spaces



**FOR LEASE**

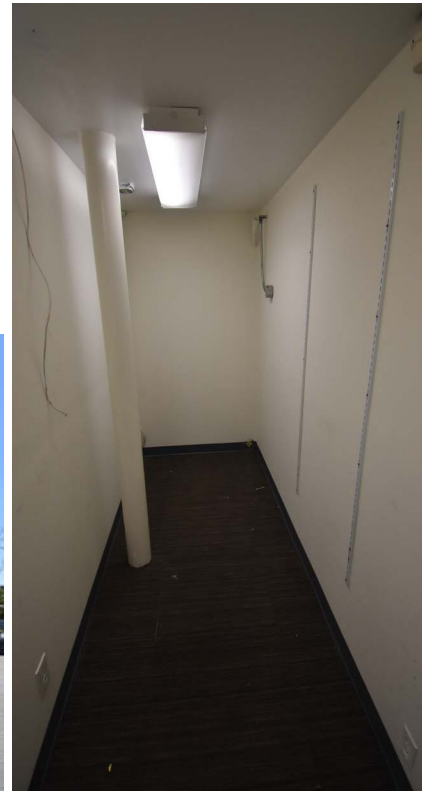
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PHOTOS

### LOCATION HIGHLIGHTS

- Located on a highly visible signalized intersection
- Along a major community thoroughfare
- Less than 1 mile from the Kia Forum and SoFi Stadium
- Easy access to the I-405 Freeway

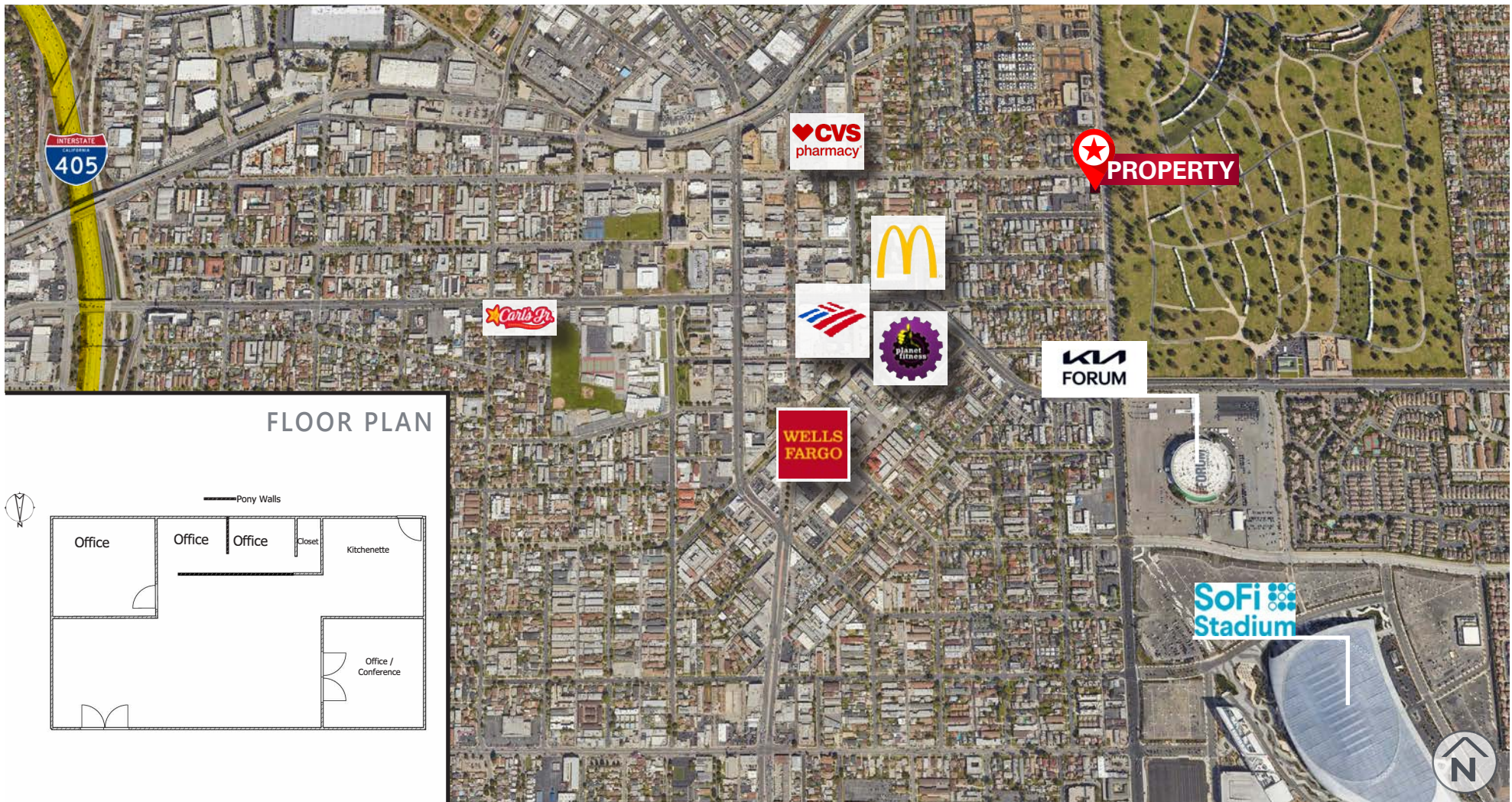


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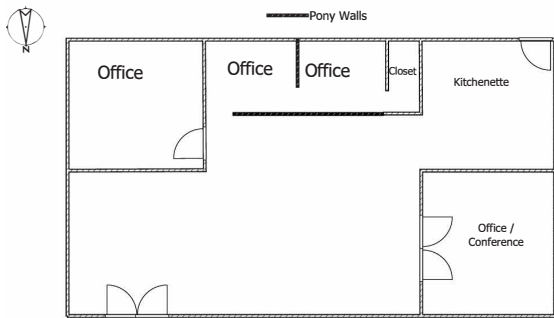
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## AMENITIES MAP



### FLOOR PLAN



### TRAFFIC COUNT

Street	Cross Street	Distance	Count Year	Count
E. Regent St.	Regent Cir W	0.10	2022	4,377
Prairie Ave.	Manchester Ter S	0.16	2022	26,158

### DEMOGRAPHICS

	2022	1-Mile	3-Miles	5-Miles
Population:		33,579	303,586	888,442
Average HH Income:		\$66,434	\$83,128	\$82,103
Households:		12,447	102,208	282,668