

FOR LEASE

664  
E. REGENT ST.

INGLEWOOD • CA • 90301

±1,000 SF OFFICE SPACE  
FOR LEASE - INGLEWOOD

OFFICE PROPERTY LOCATED IN INGLEWOOD



NEW RENTAL RATE!

Exclusively Listed By

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# FOR LEASE

664 E. REGENT STREET • INGLEWOOD, CA 90301

OFFICE BUILDING • EAST REGENT STREET

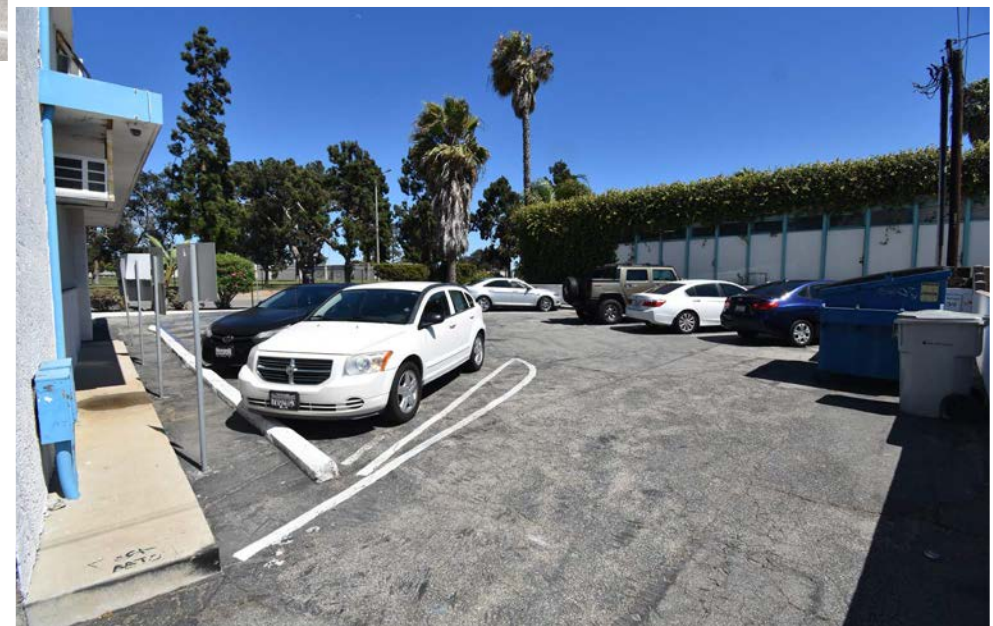
## OFFERING SUMMARY

<b>Total SF Available:</b>	±1,000 SF
<b>Asking Rate:</b>	\$1.80/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>	1/1,000
<b>Zoning:</b>	Medical Enterprise Overlay Zone
<b>APN:</b>	4021-001-020



## PROPERTY HIGHLIGHTS

- The space offers a reception area or open work space, 3 private offices, kitchenette and a private restroom
- Storage room in the basement available to Tenant at no additional cost
- 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
- One reserved parking space



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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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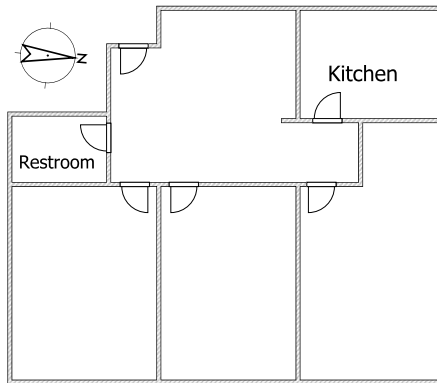
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## AMENITIES MAP



### 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