



FOR LEASE

322 W COMPTON BLVD

LOS ANGELES, CA 90220

Colliers International is pleased to present 322 W. Compton Blvd, an office property situated within Compton's Civic Center District. The building is immediately adjacent to the city's core municipal and judicial uses, with City Hall, the Superior Courthouse, and the Metro A Line all within walking distance.

Delivered Vacant

Both leases expire by year-end 2026. Property delivered free and clear — no tenant coordination, no lease-up risk. Immediate occupancy for an owner/ user or clean-slate redevelopment

Civic Center Location

Walking distance to Compton City Hall, Superior Courthouse, Metro A Line Station, and USPS. Rare as in positioning the only private office option in the immediate Civic Center core.

Highlights



LEASE RATE

Withheld



RENTABLE BUILDING AREA

±19,506 SF



APN

6160-001-044



LOT SIZE

±33,977 SF (0.78 AC)



ZONING

COCL



STORIES

2

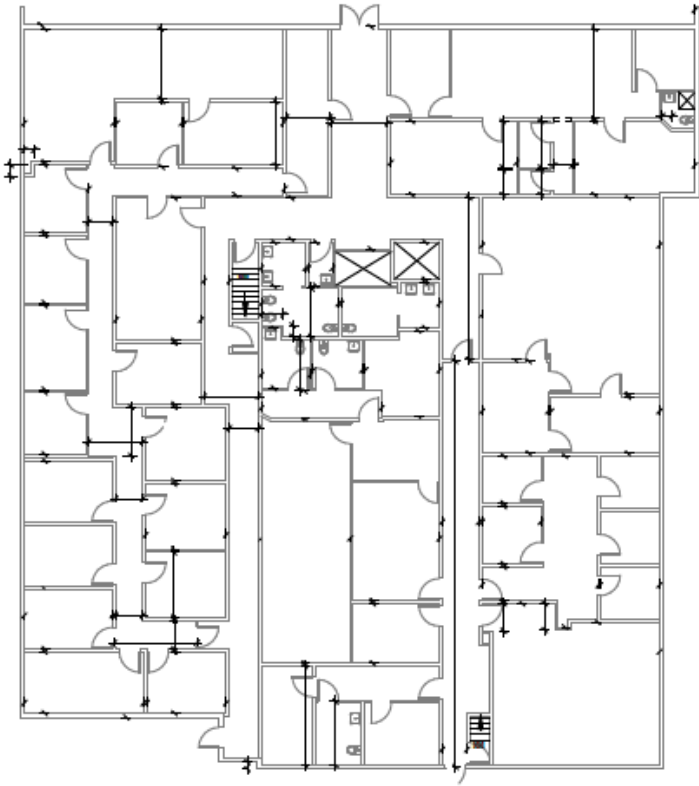


PARKING

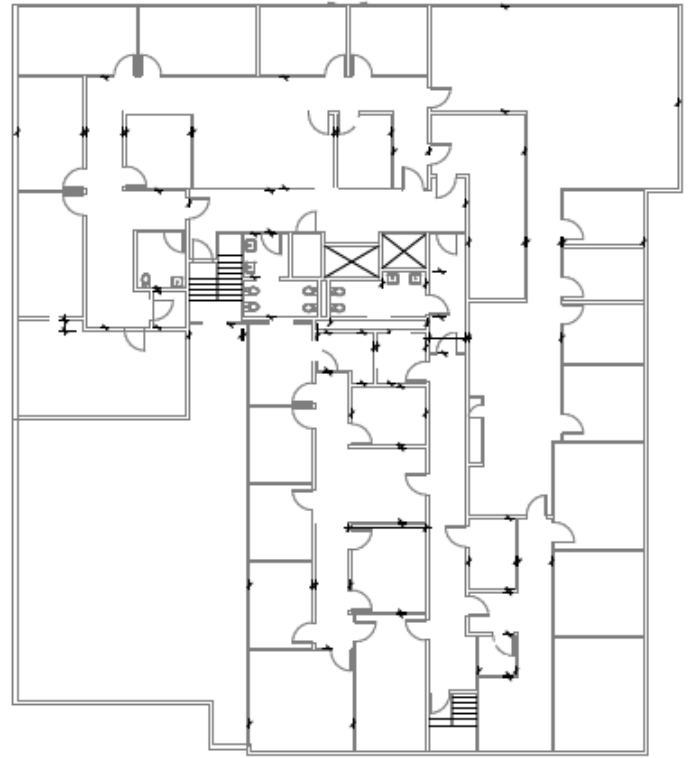
±68 Spaces

Floor Plans

322 W Compton Blvd | Los Angeles, CA 90220



FIRST FLOOR



SECOND FLOOR

FLOOR	GROSS SF	RENTABLE SF	USABLE SF
FIRST	10,253	9,774	8,274
SECOND	8,875	8,365	7,449
TOTAL	19,128	18,139	15,723

Full floors available only

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Use Cases

322 W Compton Blvd | Los Angeles, CA 90220

An unusually flexible site in the Civic Core.

Government & Municipal Agencies

Adjacency to City Hall, LA County agencies, and Superior Courthouse. Institutional demand already embedded in the district.

Non-Profit Organizations

Mission-driven users benefit from Civic Center proximity, parking ratio, and Opportunity Zone tax treatment.

Medical / Dental Office

By-right under NC. Build-to-suit viable on the ±0.78 AC parcel with 68-space parking field.

Professional & Business Services

Only private office option in the immediate Civic Center core — rare positioning for law, finance, and advisory tenants.

Educational Institutions

Workforce training, charter, or satellite campus use supported by NC zoning and walkable transit access.

Community Service Providers

Social services, clinics, and outreach programs benefit from civic adjacency and transit-oriented location.

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