

FOR LEASE

APPROX. 7,456 SF FLEX SPACE

333 Centinela Avenue, Inglewood, CA 90302



LANCELOT
Commercial Industrial Brokerage



Space Available : +/-7,456 SF
Rental Rate : +/-1.75 SF/Yr + NNN
Parking : +/-37-Car Parking in Gated Lot

PROPERTY HIGHLIGHTS

- Freestanding Building With Broad Frontage and High Street Visibility on Busy Centinela Avenue
- Interior Remodel (For Census Bureau) Completed in 2020
- Ample Workspace to Accommodate 20 – 40 Staff
- Gated Rear Parking Lot With +/-37 Spaces (Some Covered)

LANCE LEVIN, PRESIDENT

Lance@LancelotCommercial.com
DRE#01128388
Off: 310.839.3333 ext 220
Fax: 310.839.3382



**Square Footage Approximate –
Tenant to Independently Verify*



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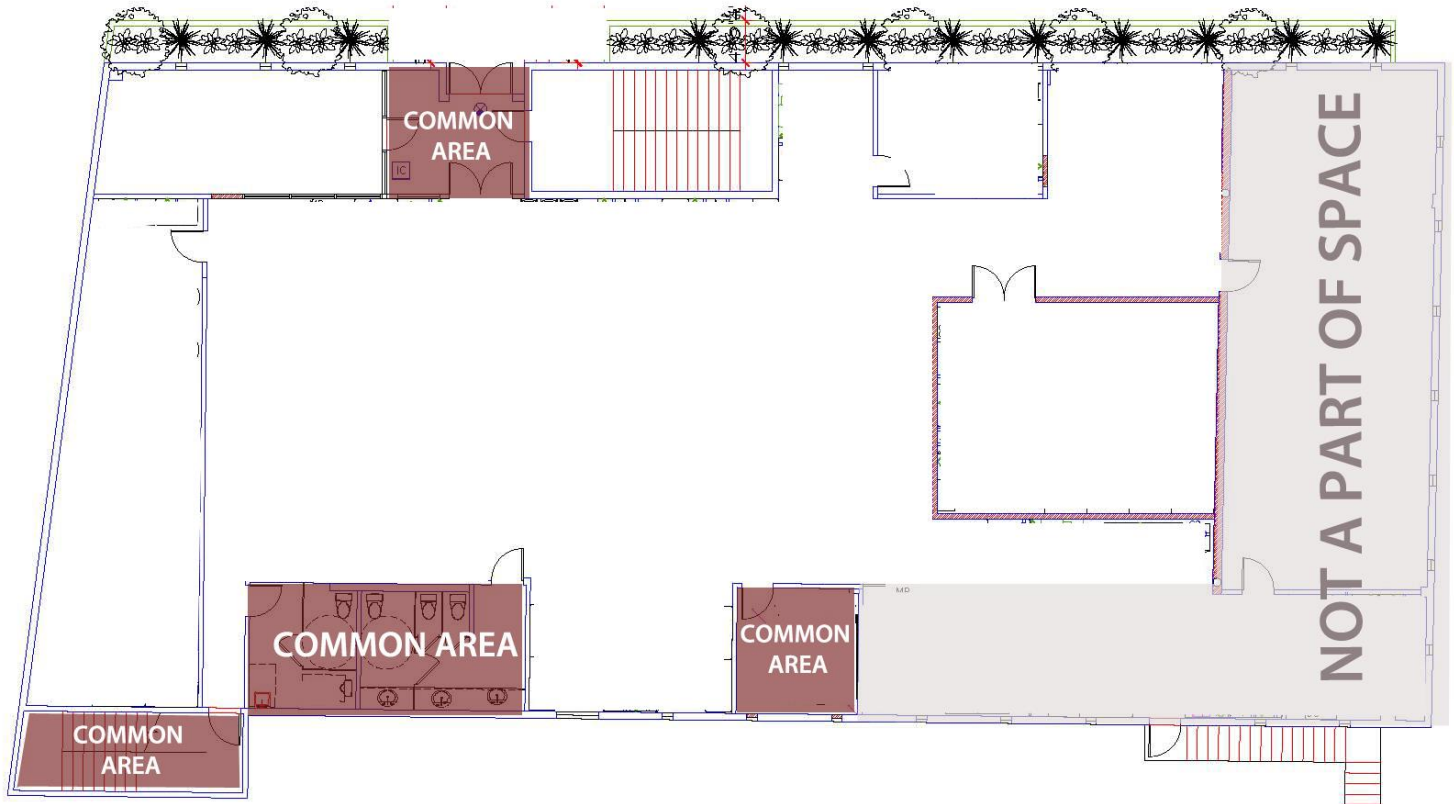
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INTERIOR REMODELED (COMPLETED IN 2020)

- Open Floor Plan
- Standard "Office Space" Layout
- Ample Space for 20-40 Staff
- Reception Area
- 4 Private Offices
- 20 Workstations
- 2 Conference Rooms
- Private Restrooms, 2 Handicap Accessible
- 8' Finished Ceilings
- Drop Ceilings
- Abundant Natural Light
- Hardwood Floors
- Central Heating
- Secure Storage



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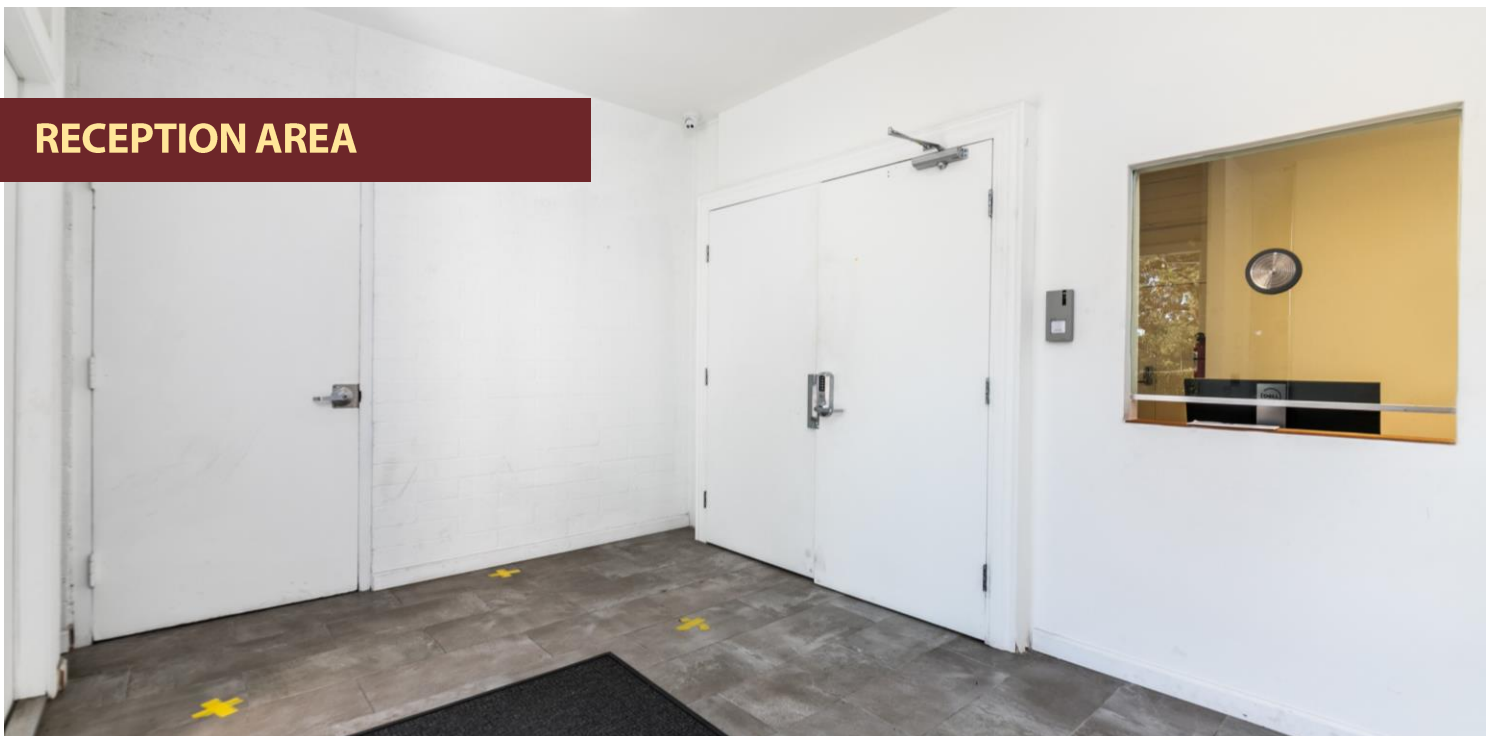


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MAIN ENTRANCE



RECEPTION AREA



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OFFICE "BULLPEN"



CONFERENCE ROOM



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OFFICE "BULLPEN"



RESTROOMS



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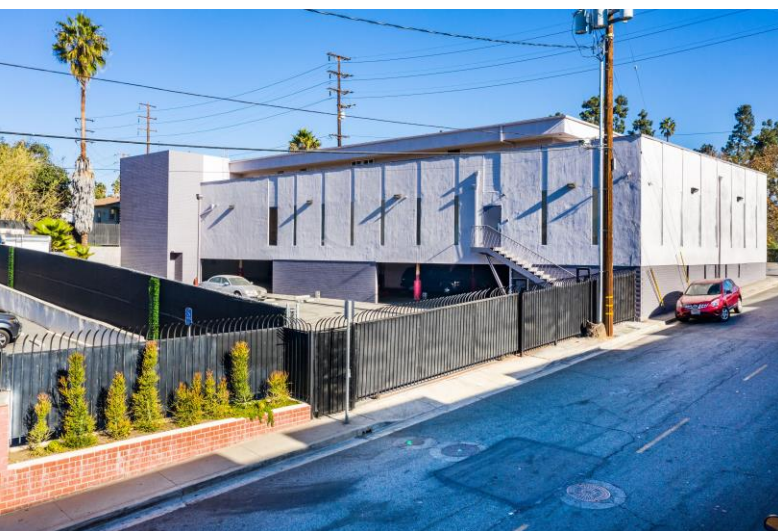
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SECURE REAR PARKING LOT



ONSITE PARKING

- +/-37 Spaces in Rear Parking Lot With Electronically Controlled Gate
- Lot includes Some Cover Spaces in Carport Beneath the Building
- Additional Street Parking on Centinela Avenue



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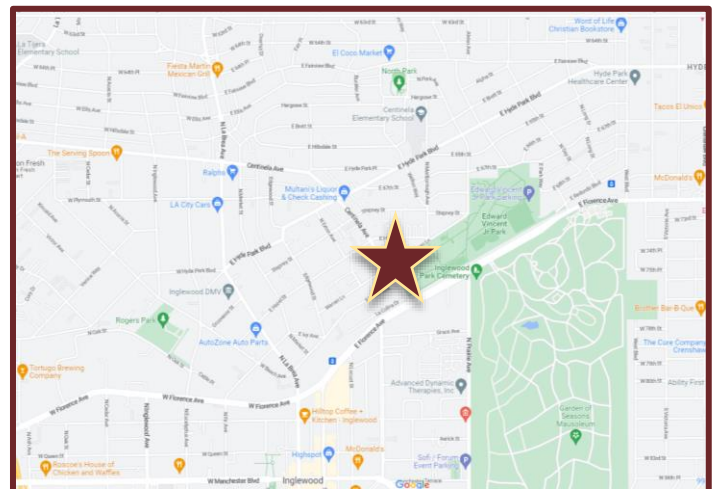


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LOCATION HIGHLIGHTS

- Directly Across From The Massive Edward Vincent Park
- Close to Sofi Stadium + Soon to Open Clippers Basketball Arena
- Walking Distance to Nearby Downtown Inglewood
- 5 Blocks From La Brea Metro Station
- 15 Minutes Drive to LAX, West LA + Culver City



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