



Bear Professional Building

171 N La Brea Ave, Inglewood, CA 90301

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GREEN WORLD REALTY

LOS ANGELES



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Bear Professional Building

\$36.00 /SF/YR

** Prime Office Space for Lease at 171 N La Brea –
Inglewood **

- *3,538 sq ft, second floor office space
- *Zoning allows for different usages, including medical
- *Great synergy opportunity with the ground floor tenant, Stay Ready Fitness
- *Built to suit available for the right tenant.

- Fully renovated
- Private Bathrooms on floor
- Plenty of natural light
- Heart of Inglewood, surrounded by retail, restaurants and more



Rental Rate:	\$36.00 /SF/YR
Min. Divisible:	200 SF
Property Type:	Office
Building Class:	C
Rentable Building Area:	8,558 SF
Year Built:	1960
Walk Score ®:	95 (Walker's Paradise)
Transit Score ®:	55 (Good Transit)
Rental Rate Mo:	\$3.00 /SF/MO

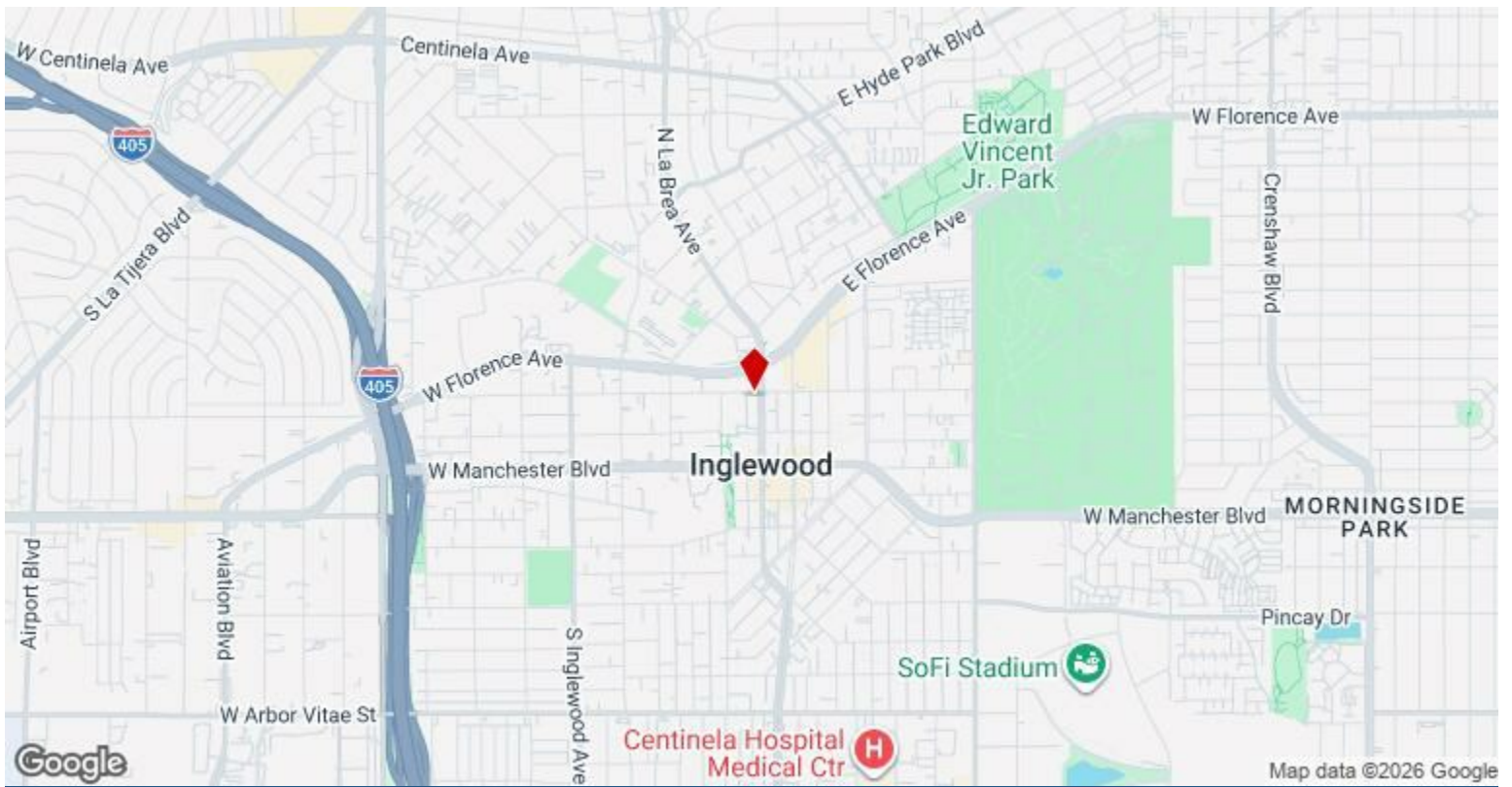
2nd Floor

Space Available	200 - 3,538 SF
Rental Rate	\$36.00 /SF/YR
Date Available	April 01, 2026
Service Type	Modified Gross
Space Type	New
Space Use	Office
Lease Term	Negotiable

Located in the heart of Inglewood, just behind City Hall, this newly remodeled second-floor office space offers 3,538 square feet of flexible potential. Currently configured with multiple smaller private offices, the landlord is open to delivering a customized build-out for the right tenant, including the opportunity to lease the entire floor to a single user. The space features modern finishes throughout and access to two common bathrooms on the second floor. While there is no on-site parking, there is ample public and street parking available in the immediate surrounding area. The building's first floor will be occupied by Stay Ready Fitness, creating an excellent opportunity for a complementary office, wellness, medical, professional, or service-based business to join the property. Highlights * 3,538 sq ft, second-floor office space* Flexible layout – can be delivered to one single tenant* Landlord willing to build to suit for qualified tenant* Newly remodeled interiors* Two common bathrooms on the floor* Prime location behind Inglewood City Hall* Surrounded by retail, dining, and city amenities* Strong synergy opportunity with Stay Ready Fitness Asking Rent* \$2.75 per sq ft per month, modified gross for a single tenant* \$3.00 per sq ft per month, modified gross if demised into smaller suites This is a rare opportunity to secure a full-floor presence in the center of Inglewood's continued growth and revitalization. Contact me directly to schedule a tour or discuss build-out possibilities.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Stay Ready, Inc	-	



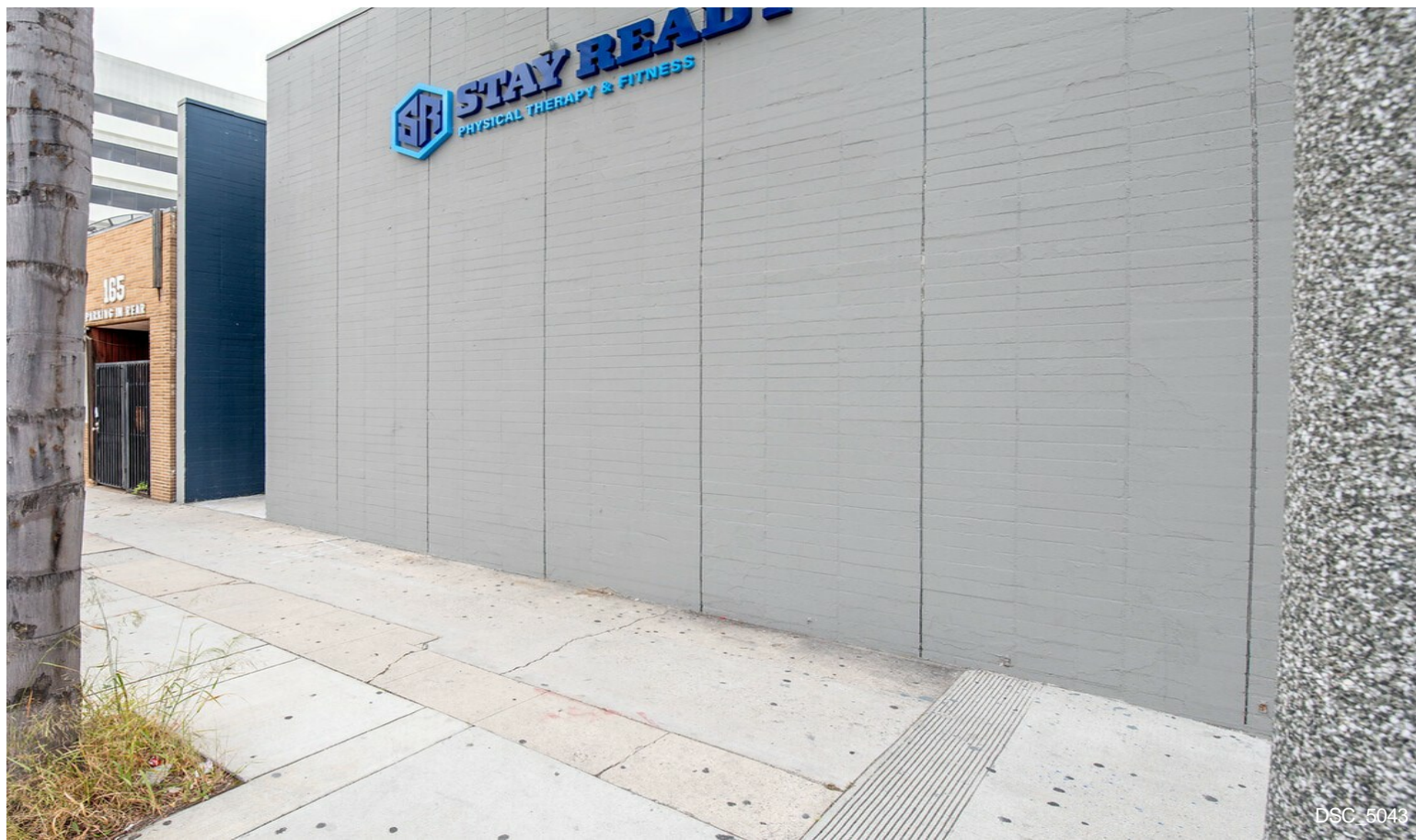
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Property Photos



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