

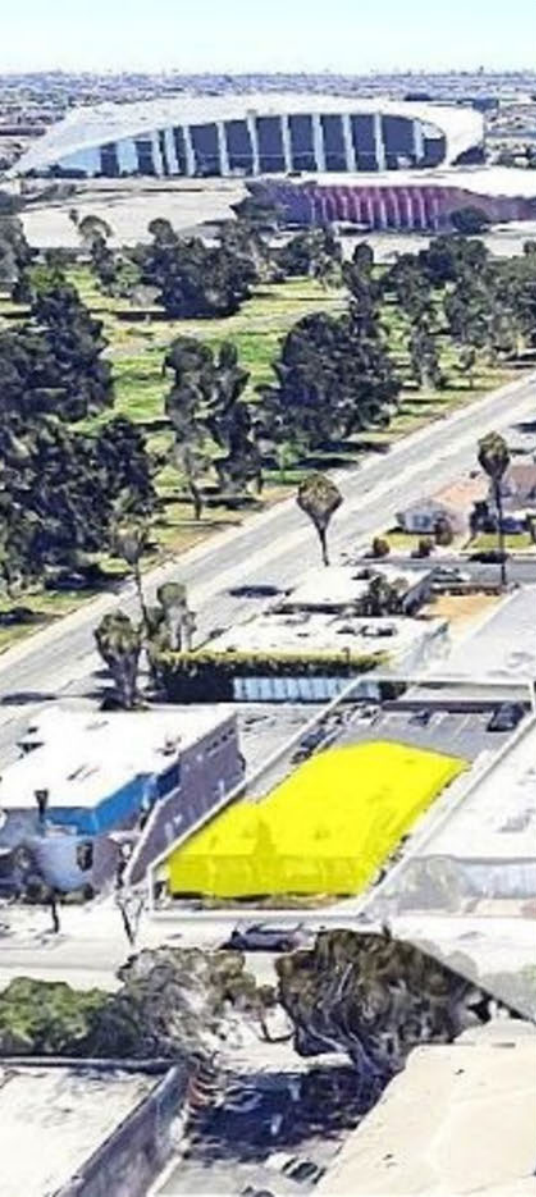
2,240 SF Office/Medical Office For Lease

660 E Regent Street, Inglewood CA 90301



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Broker CalDRE #02031998



Property Information

PREMISES: 2,240 SF with a lot size of 6,747 SF (0.16 Acres)

LEASE RATE: \$2.95/SF, NNN

NNN EXPENSES: Estimated NNN expenses approximately \$0.60/SF/month (subject to annual reconciliation)

OCCUPANCY: The property to be delivered vacant

APN: 4021-001-019

PARKING: 10 Parking Spaces

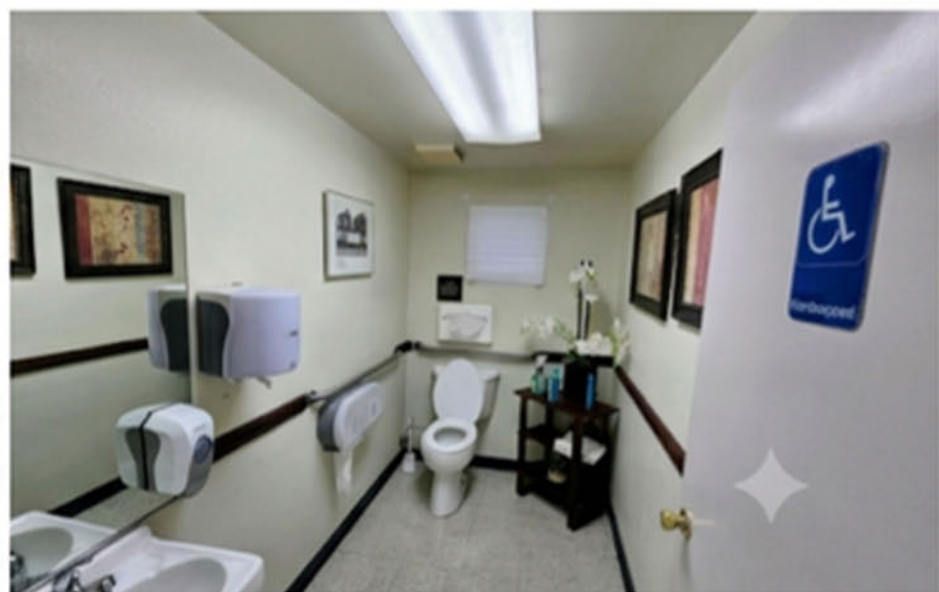
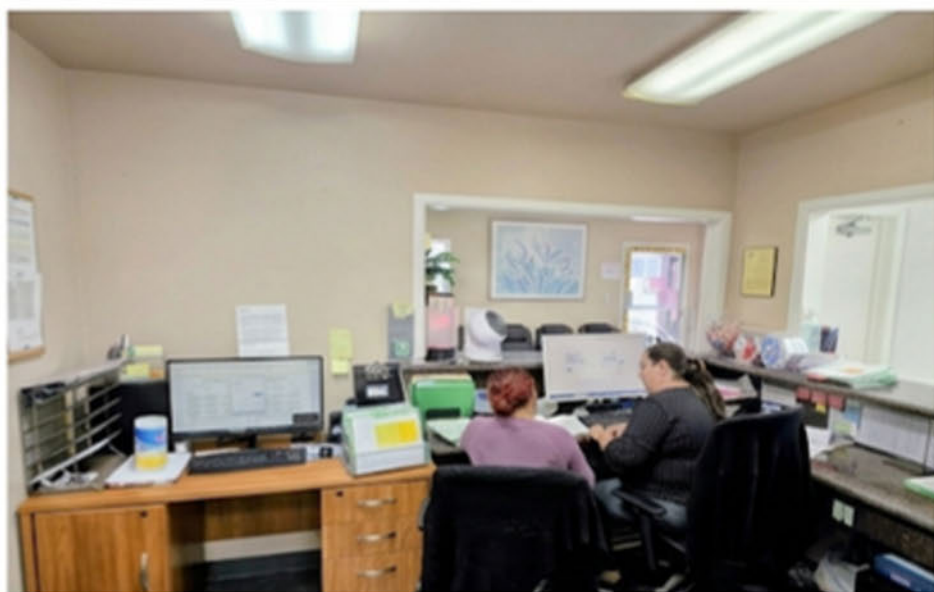
ZONING: INRM

USE: Office - Medical / Dental /Legal

FEATURES:

- Air-conditioned
- Freestanding office building with parkings
- Quiet, Residential Neighborhood
- Prime Inglewood - Minutes from SoFi Stadium, The Forum, Hollywood Park Development, and LAX
- Positioned near major transit routes
- Direct Immediate Access to Metro Light Rail & Along Inglewood Transit Connector Project
- ± 0.5 Miles from Downtown Inglewood Metro Station

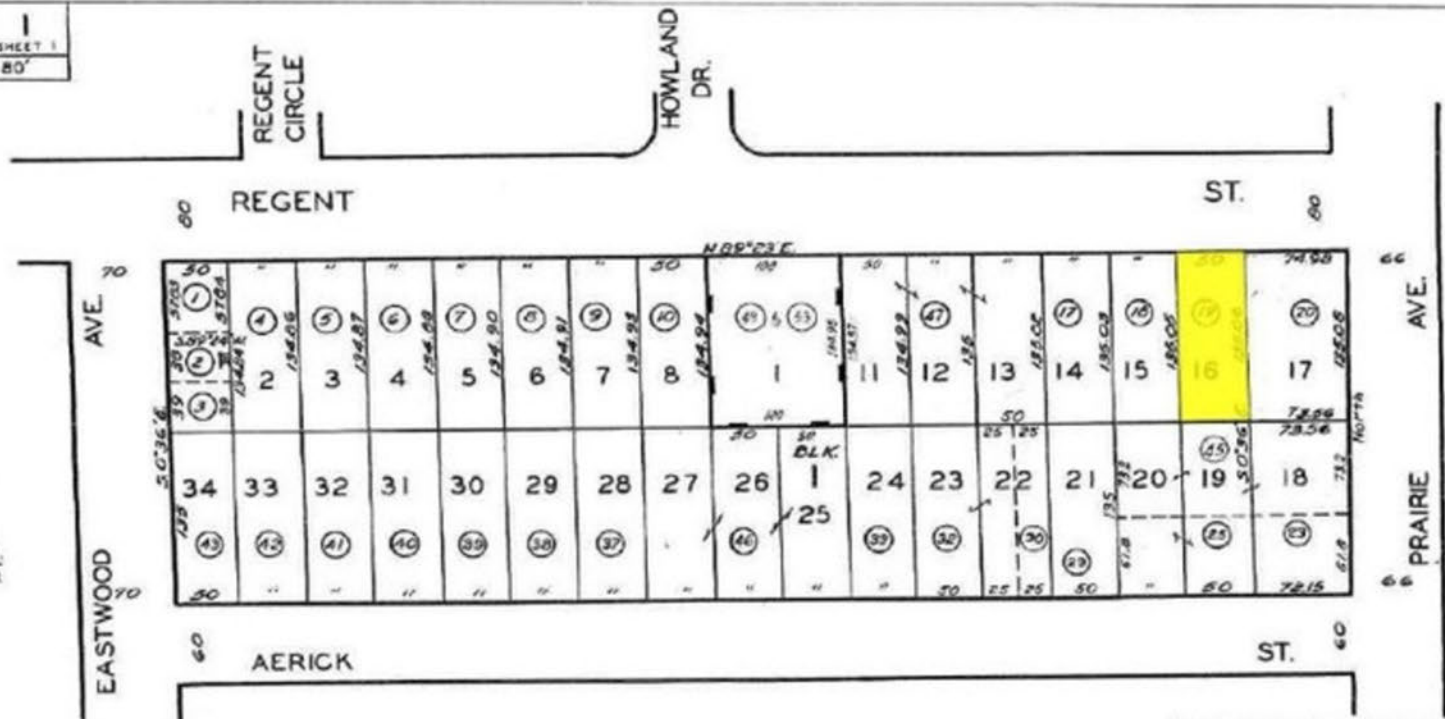




Parcel Map

21 | SHEET 1
1" = 80'

REC'D 1/3
7-20-12
2-3-13
4-18-13
4-8-13
17-31-13
3-20-13
11-20-13
REC'D 1
10/27/13
10/28/13



TRACT NO. 146
M. B. 13-96

The assessment of units in the following Condominium Plan, includes all rights and interests in the common areas as set forth in deeds of record.

Condominium Plan Reference	Common Area	Submission of Airspace
Tract No. 146	146	1
Sheet 1		2

CODE
4569



ENTRANCE PARKING IN REAR

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