



7003 N FIGUEROA ST

Move-In Ready Office Building for Lease in Highland Park/Eagle Rock Corridor

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KIDDER.COM

7003 N FIGUEROA ST

ANNAN WAY

7003 N
FIGUEROA ST

FIGUEROA ST

PRIME LOCATION IN NORTHEAST LA

*Exceptional visibility, accessibility, and positioning
along a key thoroughfare in Northeast Los Angeles.*

Availabilities

7003 N FIGUEROA ST - 11,088 SF BUILDING

TYPE	Office
AVAILABLE	11,088 SF
AVAILABILITY	Immediately - Currently Vacant
LEASE RATE	\$2.00 NNN (SF/Month)

20

GATED PARKING
SPACES

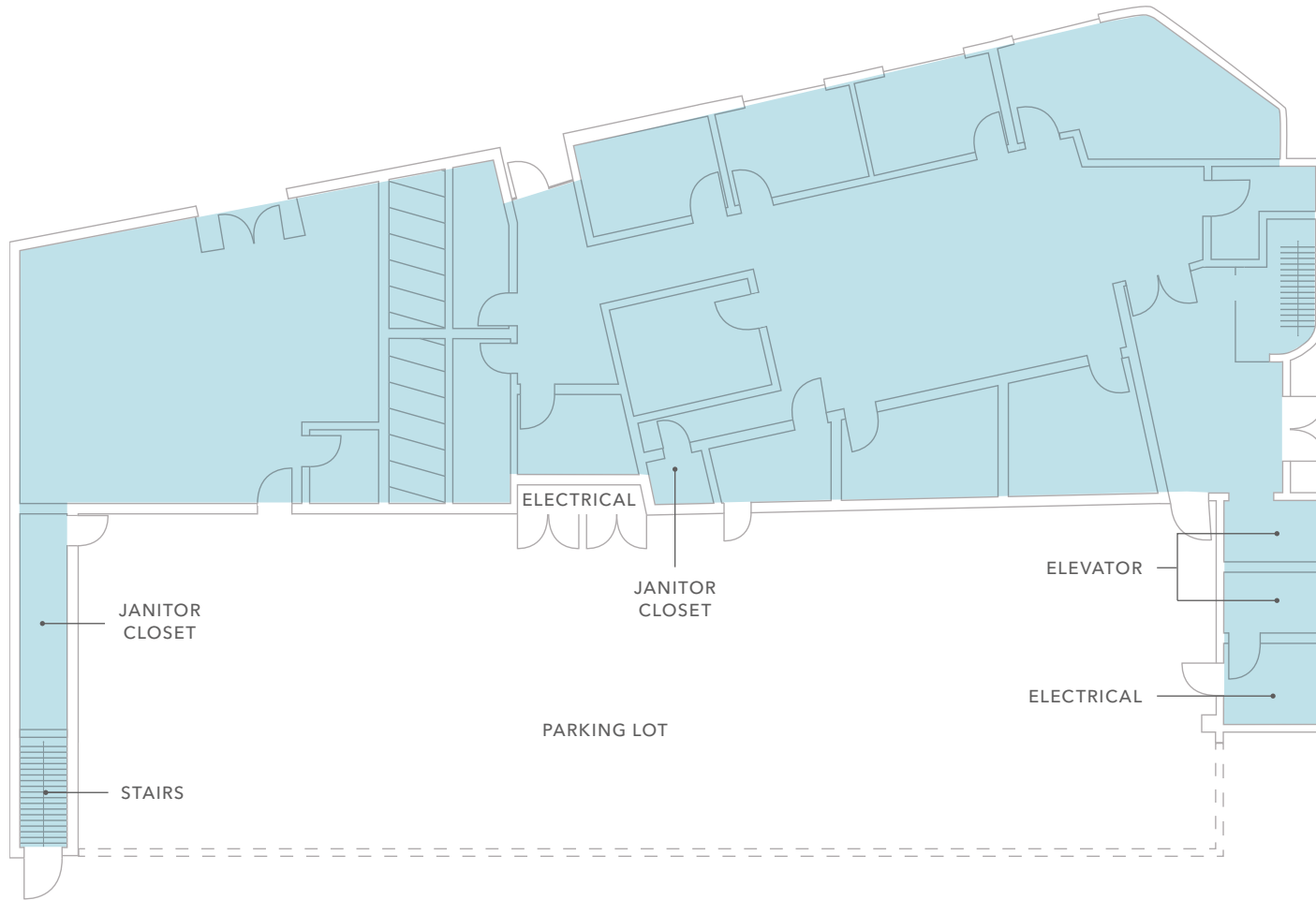
\$2.00 NNN

LEASE RATE
(SF/MO)





FIRST FLOOR PLAN



Not drawn to scale

AVAILABLE FOR LEASE

11,088 SF

AVAILABLE

\$2.00 NNN

LEASE RATE (SF/MO)

NOW

AVAILABLE

BUILDING HIGHLIGHTS

Ideal opportunity for user occupancy

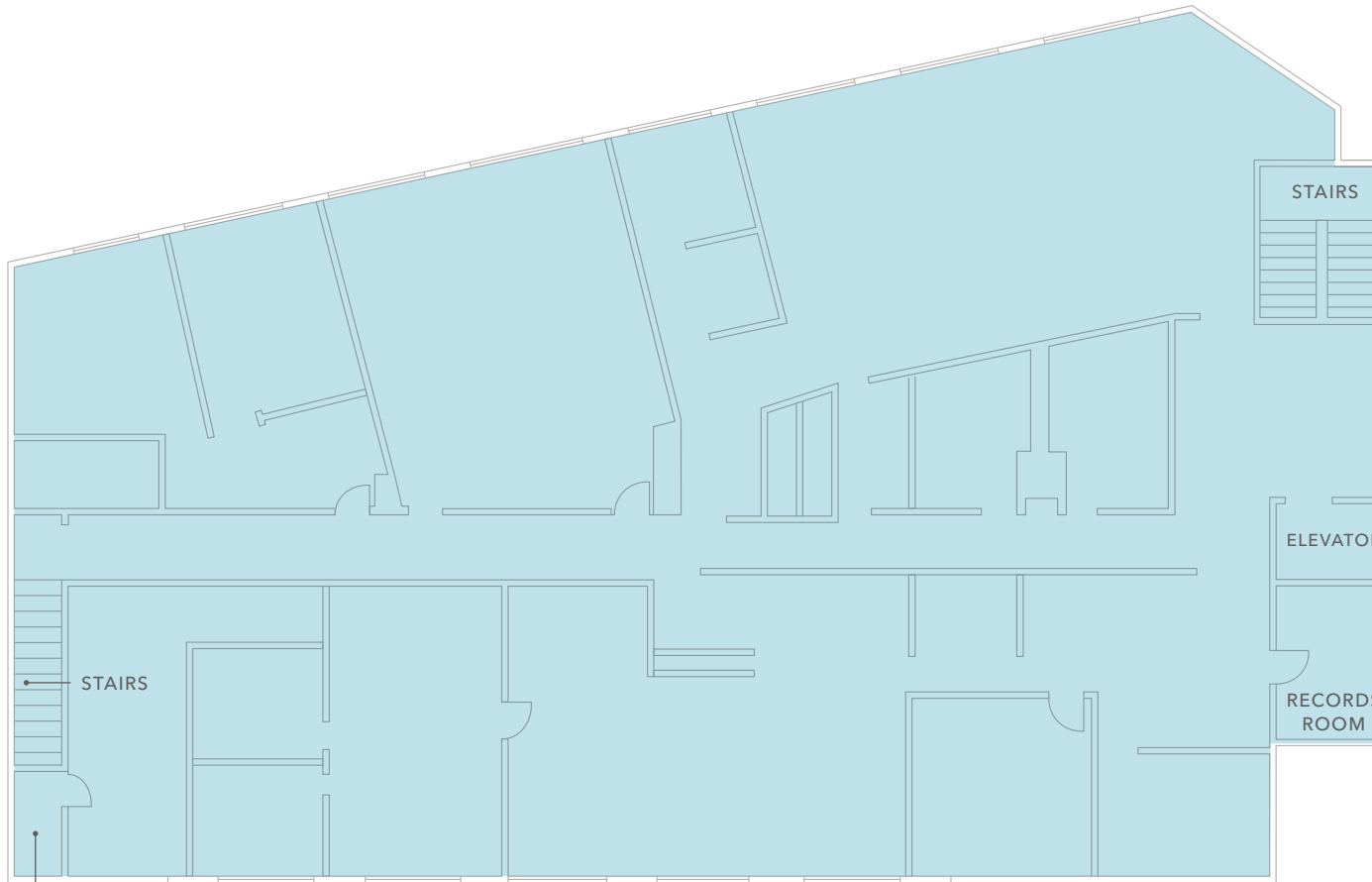
20 gated parking spaces

Abundance of natural light

Elevator



SECOND FLOOR PLAN



ROOF ACCESS
ELECTRICAL

Not drawn to scale

11,088 SF

AVAILABLE

\$2.00 NNN

LEASE RATE (SF/MO)

NOW

AVAILABLE

BUILDING HIGHLIGHTS

Ideal opportunity for user occupancy

20 gated parking spaces

Abundance of natural light

Elevator



PREMIER NORTHEAST LA LOCATION

High-visibility location strategically situated in the Eagle Rock / Highland Park area offering prominent frontage on Figueroa Street.

Ideal corner location

Excellent proximity to Dodgers Stadium, Glendale, Pasadena, and Downtown Los Angeles.

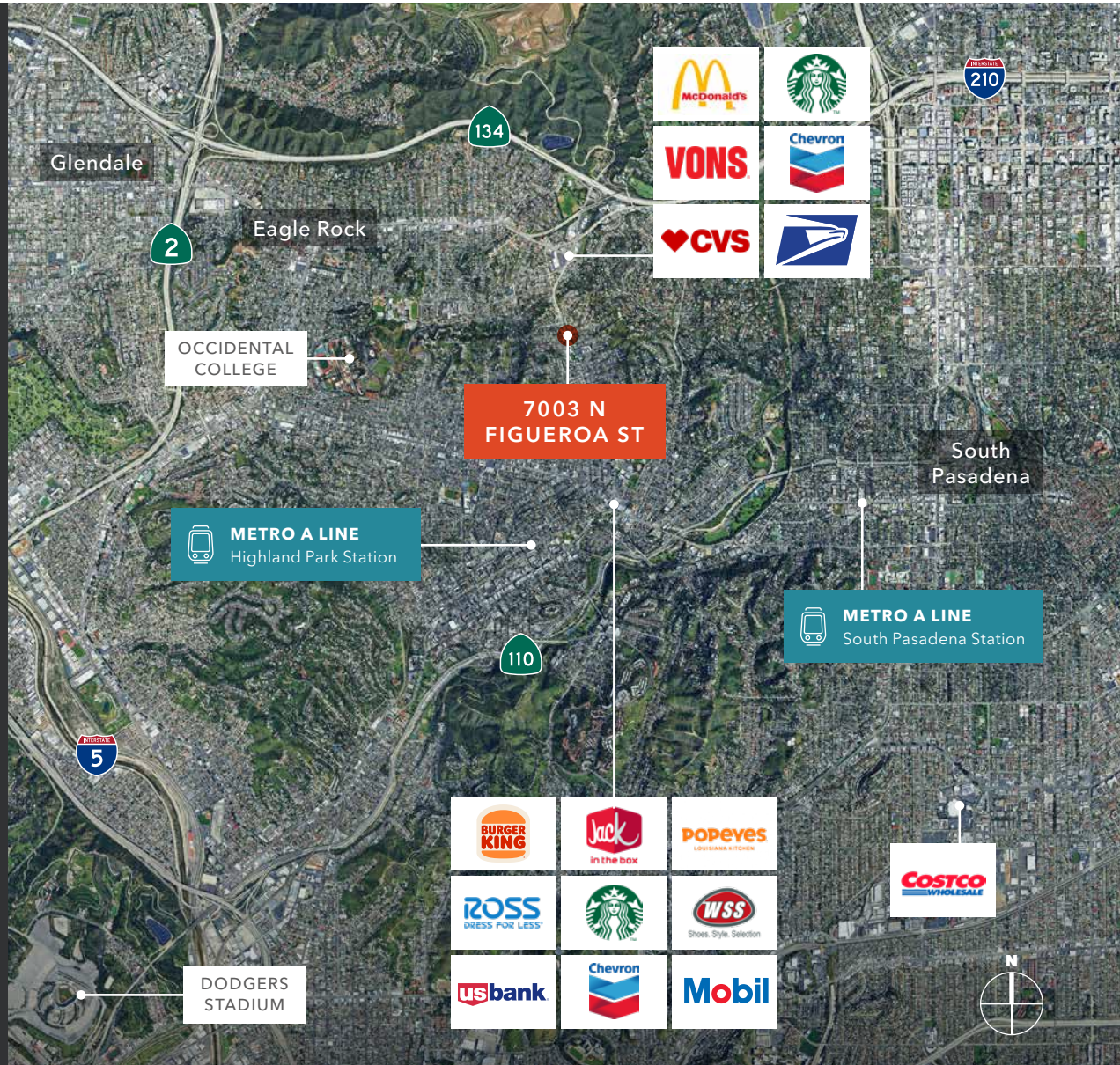
Convenient access to Metro bus routes that provide direct connections to the Highland Park Station.

7 MIN

I-110 FREEWAY

10 MIN

I-5 & SR-2 FREEWAYS



7003 N FIGUEROA ST



NEARBY AMENITIES

ENTERTAINMENT & LIFESTYLE

Access to a concentration of major Los Angeles destinations including Dodger Stadium and the broader Elysian Park recreation network, Griffith Park cultural amenities including the Griffith Observatory and Greek Theatre, Downtown Los Angeles' arts, sports, and entertainment core, Old Pasadena's walkable dining and retail district, and Glendale, a major regional destination for retail and dining.

EDUCATION & COMMUNITY ACCESS

Located in Northeast Los Angeles' Highland Park neighborhood with proximity to local LAUSD schools and Occidental College, and regional access to California State University Los Angeles and other higher education institutions throughout Northeast and East Los Angeles. The area is also served by regional healthcare providers, civic facilities, and community-based organizations supporting a range of public services.



AVAILABLE FOR LEASE

KIDDER MATHEWS



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