

2500 W 7TH ST
WESTLAKE / MACARTHUR PARK

Office / ±1,731 to 5,445 RSF
Retail / ±500 to 1,097 RSF
Restaurant / 3,138 RSF

FOR LEASE



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HERE IS WHAT'S AVAILABLE FOR LEASE

SPACE	TYPE	RSF	RATE/SF/NNN/MO
Retail C	GF Retail	±729	Negotiable
Retail D	GF Retail	±723	Negotiable
Retail F	GF Retail	±1,097	Negotiable
Retail G	GF Retail / Café	±834	Negotiable
Retail H	GF Restaurant	±3,138	Negotiable
Office B	2nd Floor Office	±1,731	Negotiable
Office C	2nd Floor Office	±2,066	Negotiable
Office D	2nd Floor Office	±1,648	Negotiable

Offices B, C & D are combinable up to ±5,445 SF

OCCUPANCY	TERM
Available Q1 2020	±3 to 10 Years

OTHER DETAILS

- + Commune-designed details throughout
- + Custom wood windows and doors
- + Polished concrete and wood flooring throughout
- + Fully approved Type-47 CUB with seating for 167 including an exclusive outdoor patio
- + 9- to 15-foot ceiling heights
- + On-street parking and at surrounding public lots

2500 W 7TH ST



Completed in 1924 in the Spanish Colonial Revival style by architect Everett H. Merrill, 2500 W 7th St is one of Macarthur Park's most architecturally stunning buildings. A recently completed restoration and building modernization underscores the building's historic character.

Anchor tenants at 2500 W 7th St include Macarthur Park mainstays **Aardvark Letterpress**—celebrating their 50th anniversary in 2020; and paper supply shop **McManus & Morgan** (established 1923).

Joining Aardvark and McManus & Morgan is leading LA-based architecture and design group **Commune Design**.

FEATURES OF 2500 W 7TH INCLUDE

- + The building has been completely renovated while maintaining its historic character and detailing.
- + Restored architectural features include the Churrigueresque detailing around the windows and main entrance way.
- + Centrally located within one of LA's most diverse neighborhoods.
- + The Westlake / Macarthur Park Station (Red and Purple Lines) is only a 5 minute walk.

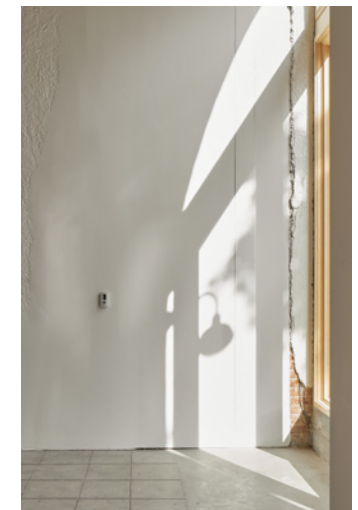
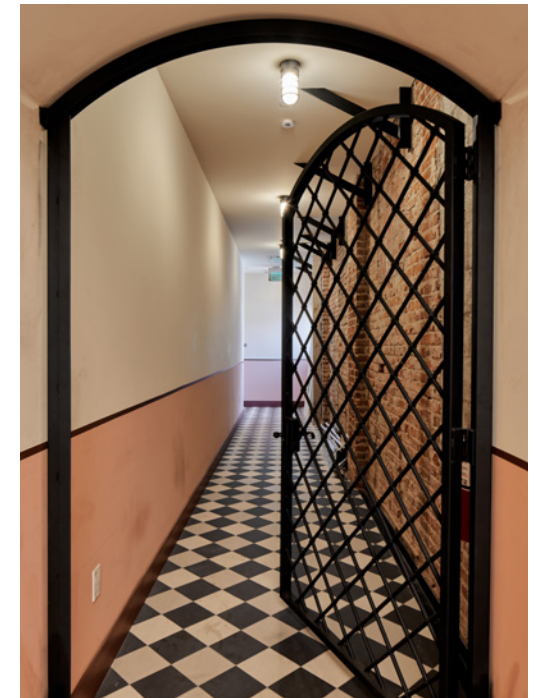
EXTERIOR HIGHLIGHTS

2500 W 7TH ST



OFFICE INTERIOR HIGHLIGHTS

2500 W 7TH ST



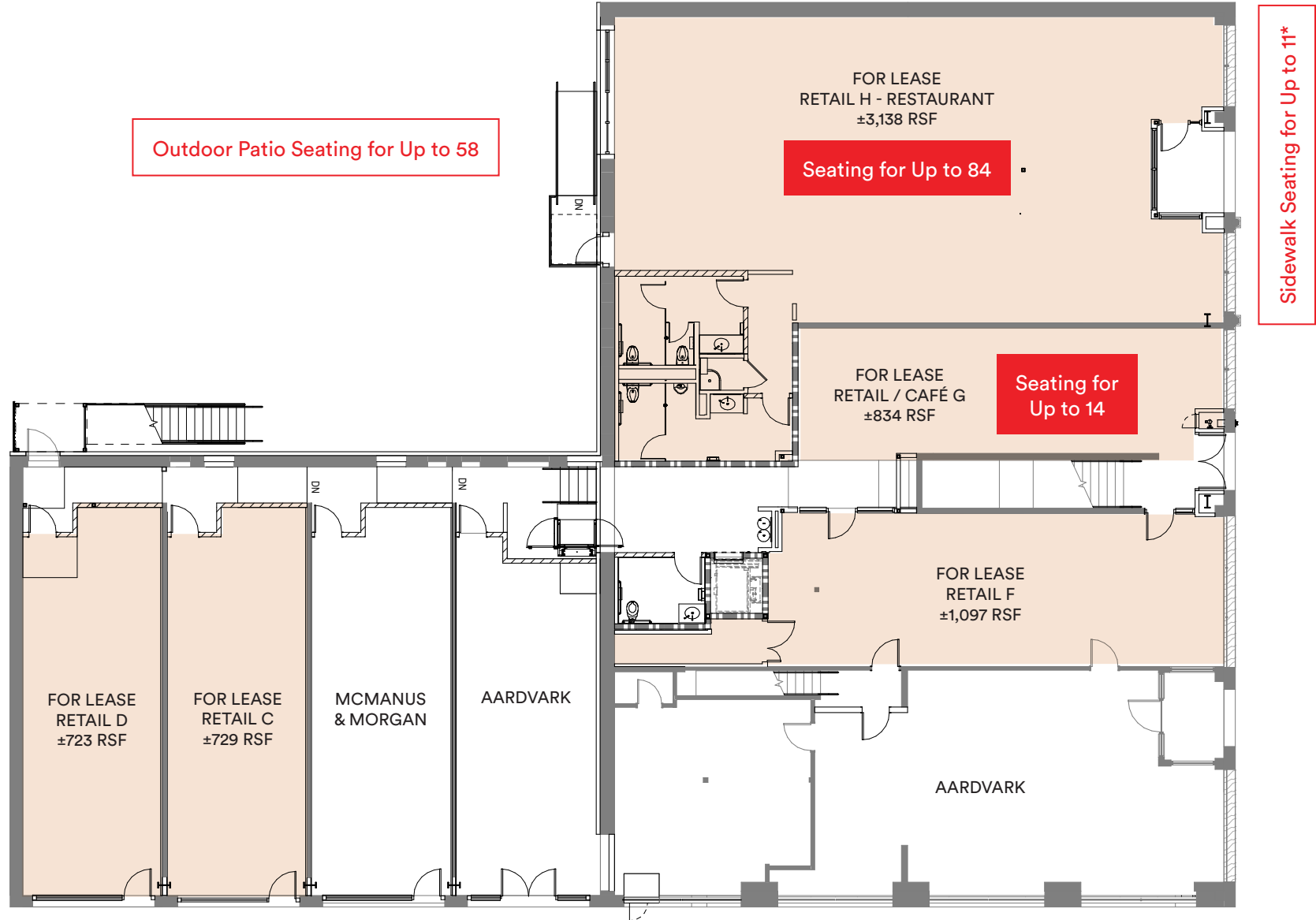
RETAIL INTERIOR HIGHLIGHTS

2500 W 7TH ST



GROUND FLOOR PLAN

2500 W 7TH ST

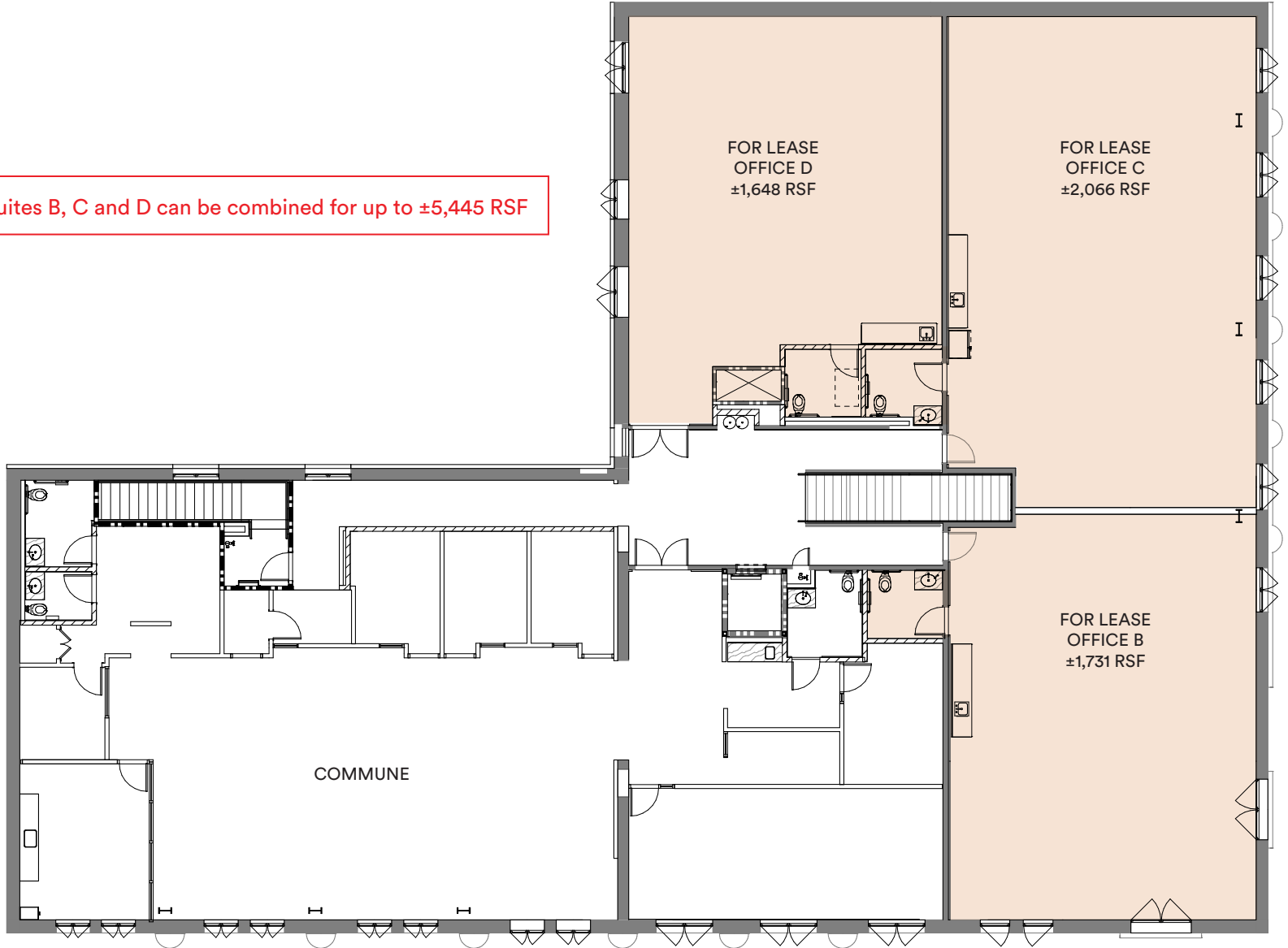


Floorplan and square footages are estimations for informational purposes only.
*Requires revocable permit with the City of LA.

2ND FLOOR PLAN

2500 W 7TH ST

Suites B, C and D can be combined for up to ±5,445 RSF



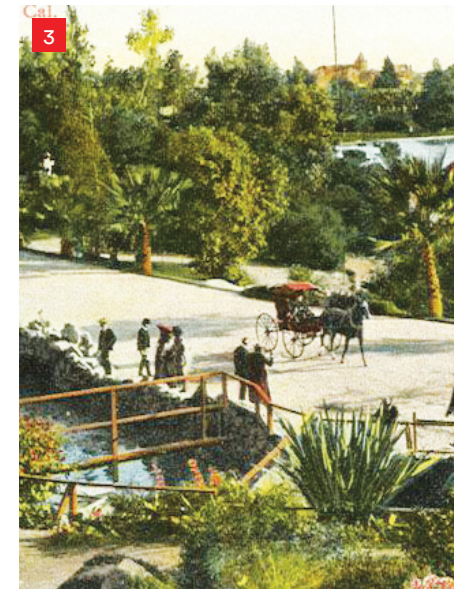
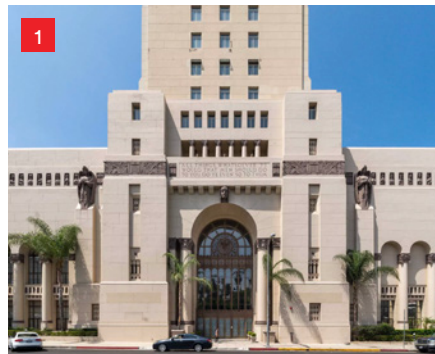
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ABOUT WESTLAKE / MACARTHUR PARK

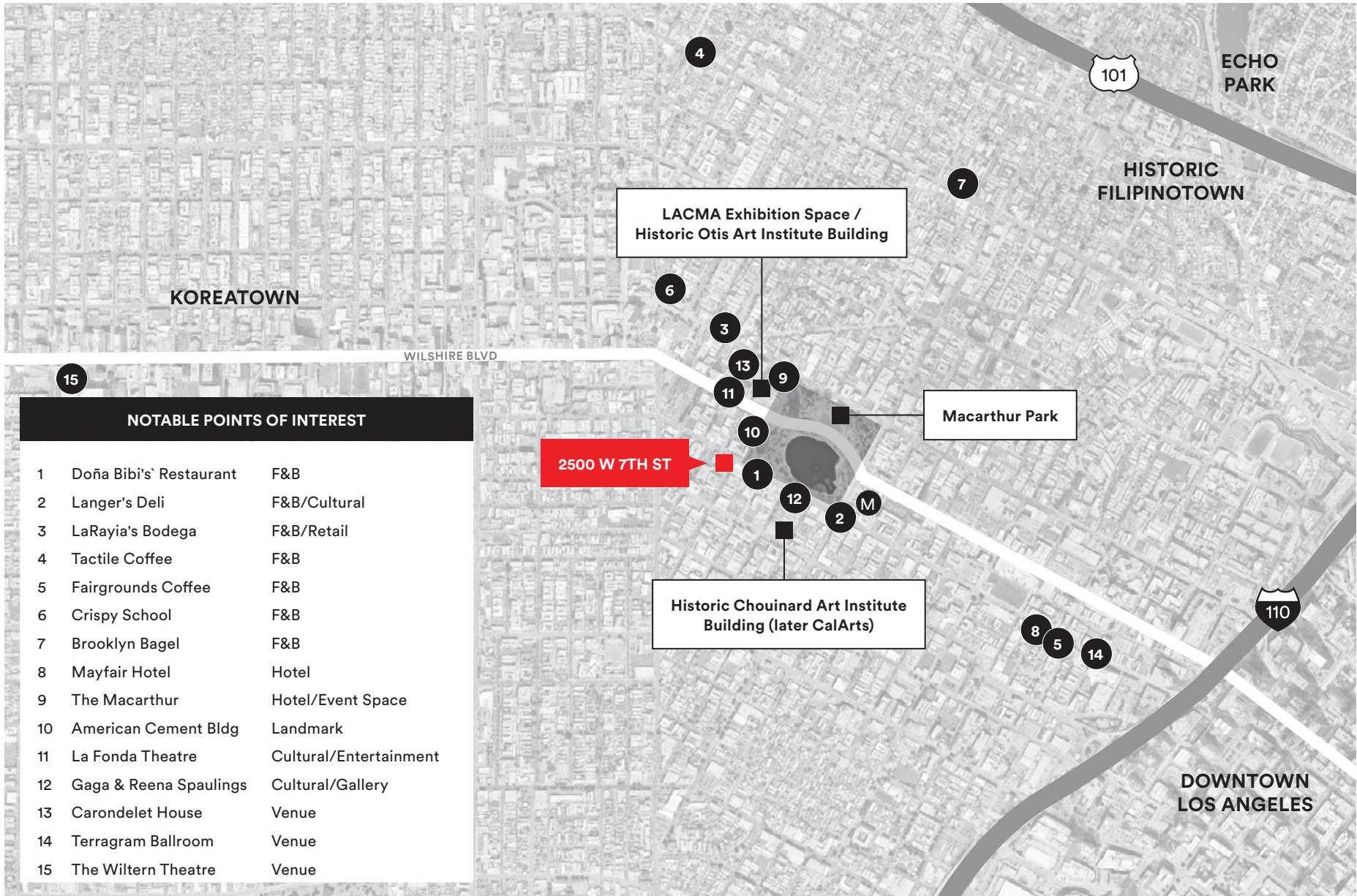
Westlake / Macarthur Park's story goes back to the late 1800s. The neighborhood's park was built around a reservoir that was connected to the LA River. By the 1920s, West 7th St had developed into one of LA's first high-end shopping districts.

Today, Macarthur Park's diverse immigrant culture is thriving alongside new development as well as a newfound interest in revitalizing the neighborhood's landmark buildings including the Hayworth Theatre and the Macarthur / Park Plaza.

2500 W 7TH ST



1. The historic Macarthur / Park Plaza Building currently undergoing a major redevelopment.
2. Macarthur Park is the heart of LA's diverse street vendor culture.
3. A historic postcard of the neighborhood's iconic Macarthur Park, formerly known as Westlake Park.
4. A new 25-story mixed-use residential building under construction at 2900 Wilshire Blvd.
5. The Westlake Macarthur Park Metro Station.
6. Producer Jenji Kohan's office at the Hayworth Theatre.
7. Larayia's Bodega on 6th Street, recently featured in the NY Times.



NOTABLE POINTS OF INTEREST		
1	Doña Bibi's Restaurant	F&B
2	Langer's Deli	F&B/Cultural
3	LaRayia's Bodega	F&B/Retail
4	Tactile Coffee	F&B
5	Fairgrounds Coffee	F&B
6	Crispy School	F&B
7	Brooklyn Bagel	F&B
8	Mayfair Hotel	Hotel
9	The Macarthur	Hotel/Event Space
10	American Cement Bldg	Landmark
11	La Fonda Theatre	Cultural/Entertainment
12	Gaga & Reena Spaulings	Cultural/Gallery
13	Carondelet House	Venue
14	Terragram Ballroom	Venue
15	The Wiltern Theatre	Venue

AERIAL CONTEXT

2500 W 7TH ST



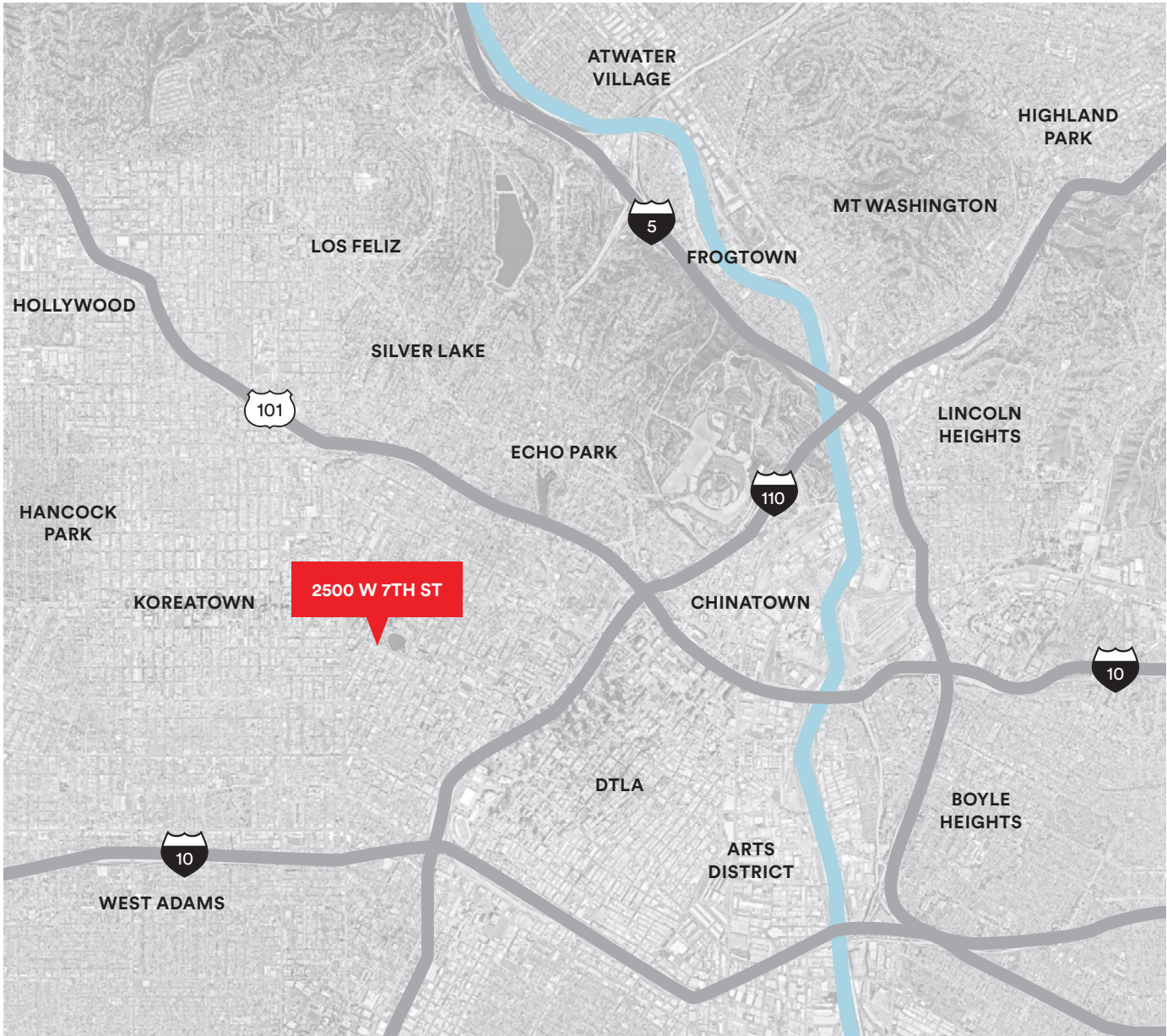
95 WALKER'S PARADISE
WALK SCORE

SURROUNDING NEIGHBORHOODS & ACCESS

2500 W 7TH ST

SELECT COMMUTE DETAILS

- DTLA / 1.2 mi**
±4 min on Metro Red or Purple Lines
- Echo Park / 2.4 mi**
±10 min Drive
- Silver Lake / 2.5 mi**
±10 min Drive
- Hancock Park / 3.5 mi**
±15 mins
- Hollywood / 5 mi**
±18 min Drive
±22 min on Metro Red Line
- Atwater / 5.2 mi**
±20 min Drive
- Highland Park / 8.2 mi**
±18 min Drive
±35 min on Metro with Transfer



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