



# 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

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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

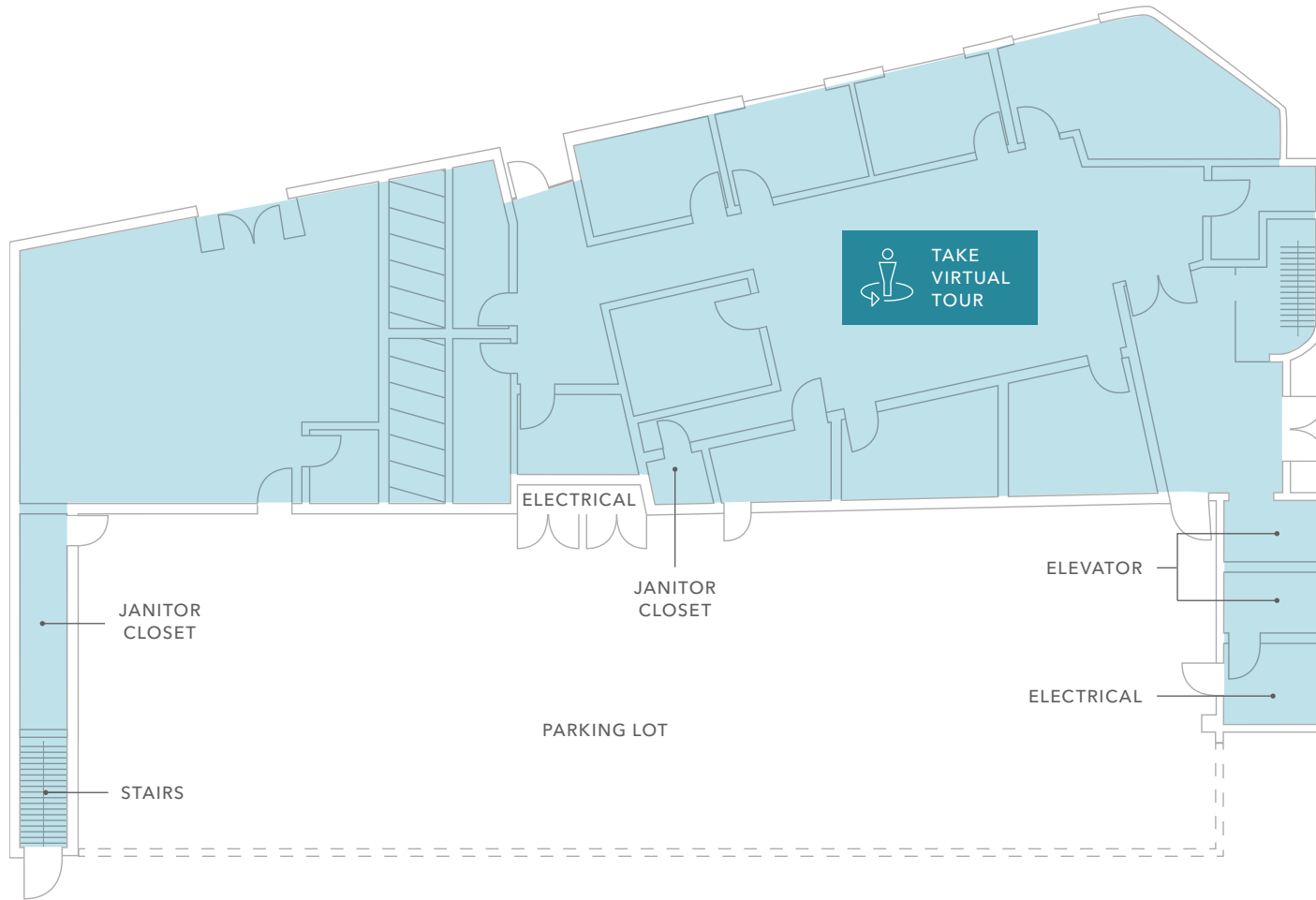
**\$2.00 NNN**

LEASE RATE  
(SF/MO)





# FIRST FLOOR PLAN



**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

Not drawn to scale



# SECOND FLOOR PLAN



ROOF ACCESS  
ELECTRICAL

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



# 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.

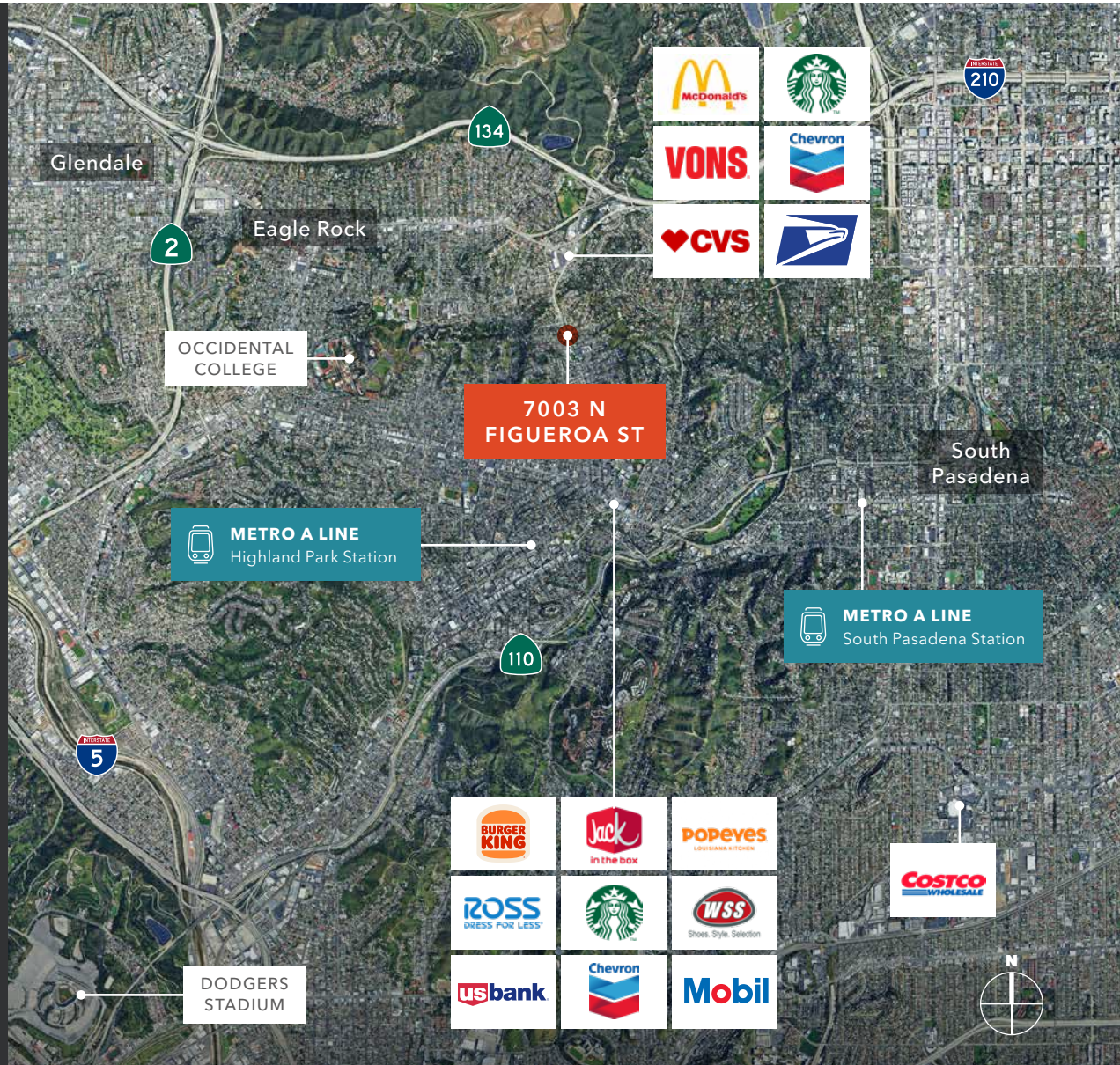
Convenient access to Metro bus routes that provide direct connections to the Highland Park Station.

**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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