

Creative Space®

Westlake Square Building

2500 W 7th St
Westlake-MacArthur Park

For Lease



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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.

Available Spaces

Retail C	GF Retail	RSF ±749
Retail D	GF Retail	RSF ±973
Retail F	GF Retail	RSF ±505
Retail G	GF Retail / Café	RSF ±2,924
Retail H	GF Restaurant	RSF ±1,731
Office B	2nd Floor Office	RSF ±2,066
Office C	2nd Floor Office	RSF ±1,691
Office D	2nd Floor Office	RSF ±1,691

Terms: 3-10 Years
Occupancy: Available Now
Offices B, C, & D are combinable up to 5,445 SF

Building Features

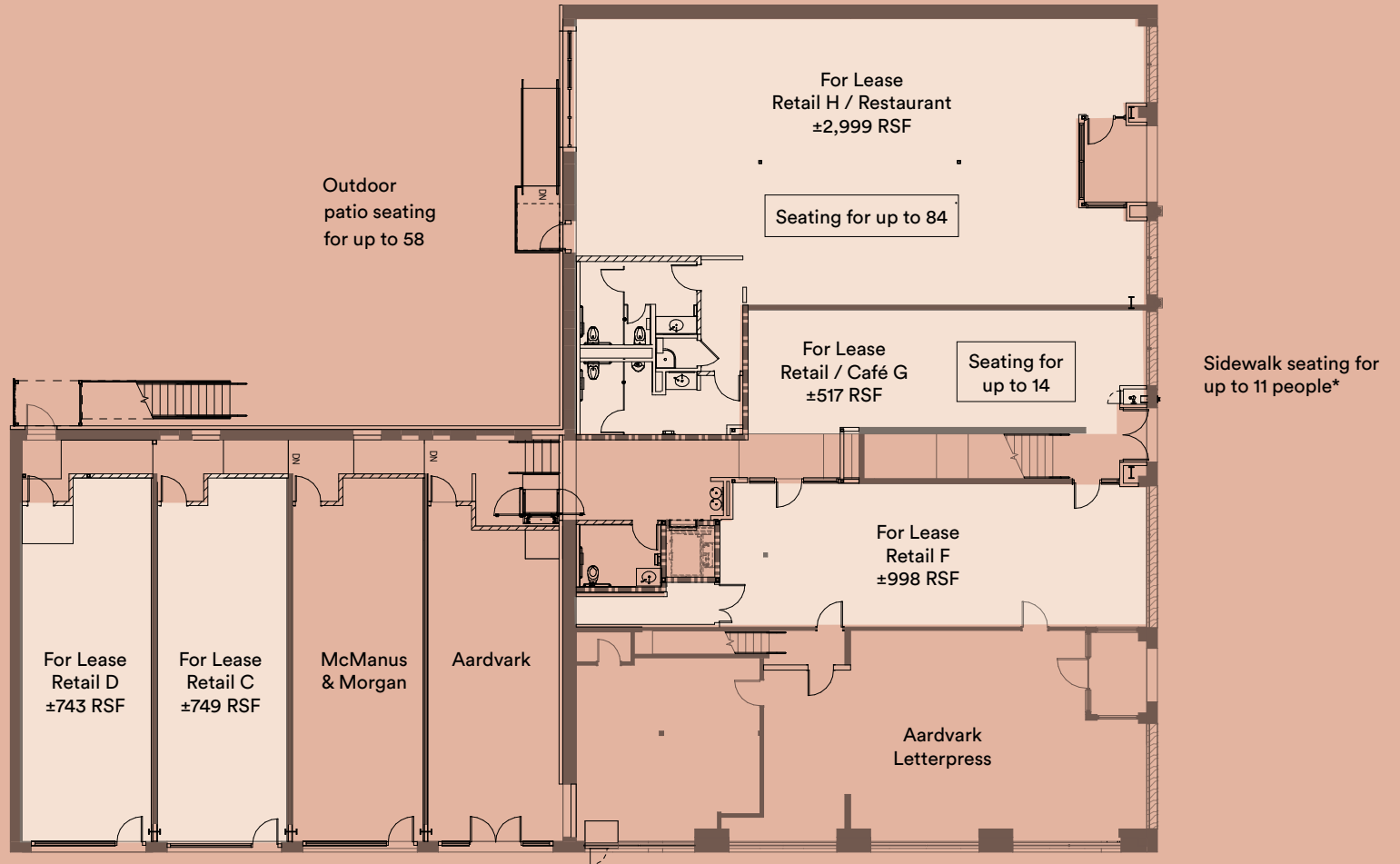
- The Building has been completely renovated while maintaining its historic character and detailing.
- Restored architectural features include the Churrigueresque detailing found on windows and the main entrance way.
- Centrally located within one of LA's most diverse neighborhoods.
- The Westlake / MacArthur Park Station (Red & Purple lines) is only a 5 minute walk.
- Covid Update: From separate HVACs and operable windows to limited touch points en route to suites, 2500 W 7th St is innately prepared to work in the Covid era.

Details

- Commune-designed interior and exterior details in the building.
- Custom wood windows & doors.
- Polished concrete and wood flooring.
- 9-15 foot ceiling heights.
- On-street parking and at surrounding public lots.
- Fully approved Type-47 CUB with seating for 167 including an exclusive outdoor patio.

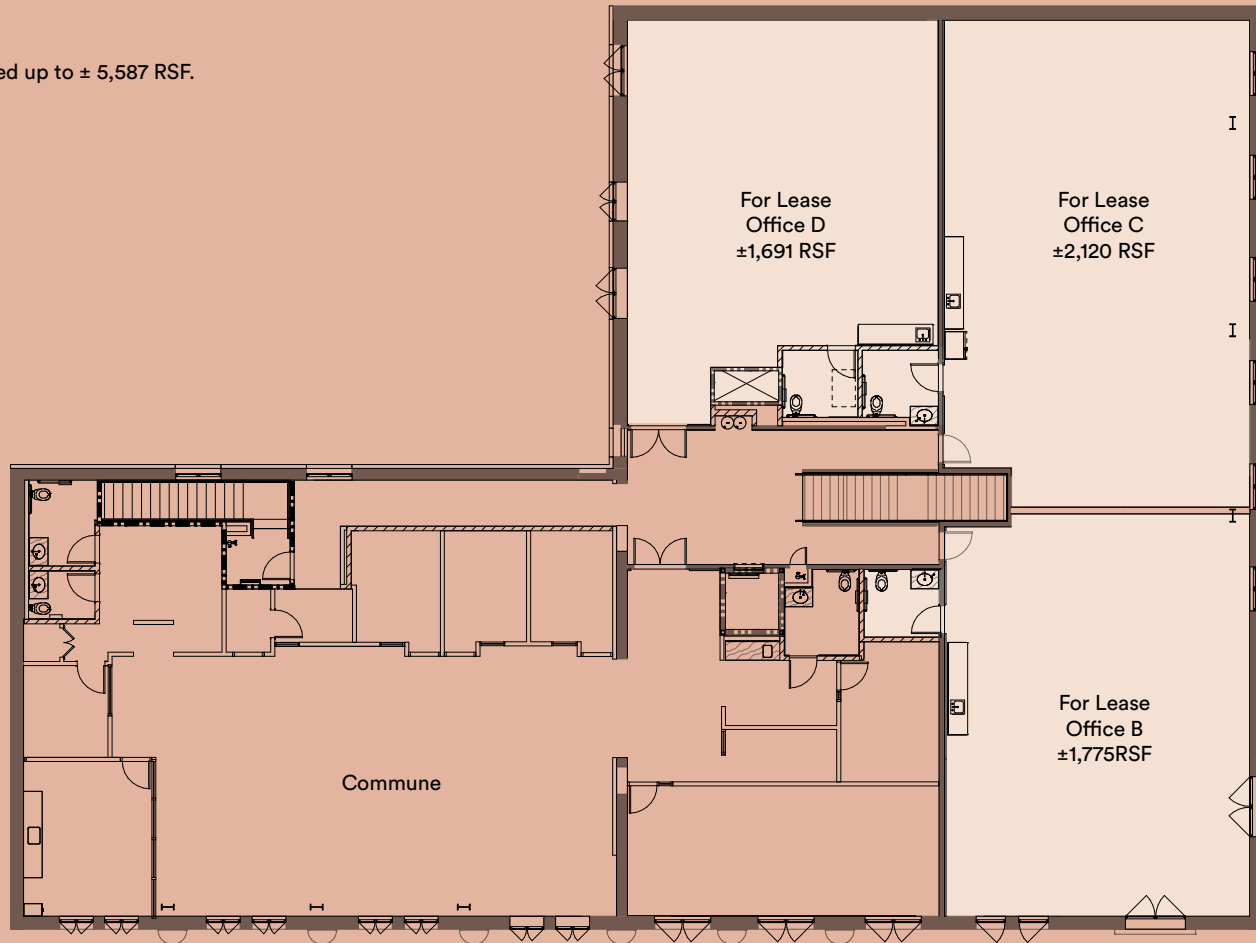
Ground Floor Plan

Each unit has its own HVAC.



2nd Floor Plan

Suites B, C and D can be combined up to $\pm 5,587$ RSF.
Each unit has its own HVAC.



Terms: 3-10 Years
Occupancy: Available Now

Retail C
Ground Floor Retail
± 729 RSF



Terms: 3-10 Years
Occupancy: Available Now

Retail D
Ground Floor Retail
± 723 RSF



Terms: 3-10 Years
Occupancy: Available Now

Retail F
Ground Floor Retail
±973 RSF



Terms: 3-10 Years
Occupancy: Available Now

Retail G
Ground Floor Retail / Café
±505 RSF



Terms: 3-10 Years
Occupancy: Available Now

Retail H
Ground Floor Restaurant
± 2,924 RSF



Terms: 3-10 Years
Occupancy: Available Now
Offices B, C, & D are combinable up to 5,445 SF

Office B
2nd Floor Office
± 1,731 RSF



Terms: 3-10 Years

Occupancy: Available Now

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

Office C
2nd Floor Office
± 2,066 RSF



Terms: 3-10 Years

Occupancy: Available Now

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

Office D
2nd Floor Office
± 1,648 RSF



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.



Surrounding Neighborhoods

DTLA
1.2 miles / ±4 minute on
Metro Red or Purple Lines

ECHO PARK
2.4 miles / ±10 minute drive

HOLLYWOOD
5 miles / ±8 minute drive
±22 min on Metro Red Line

ATWATER VILLAGE
5.2 mile / ±20 minute drive

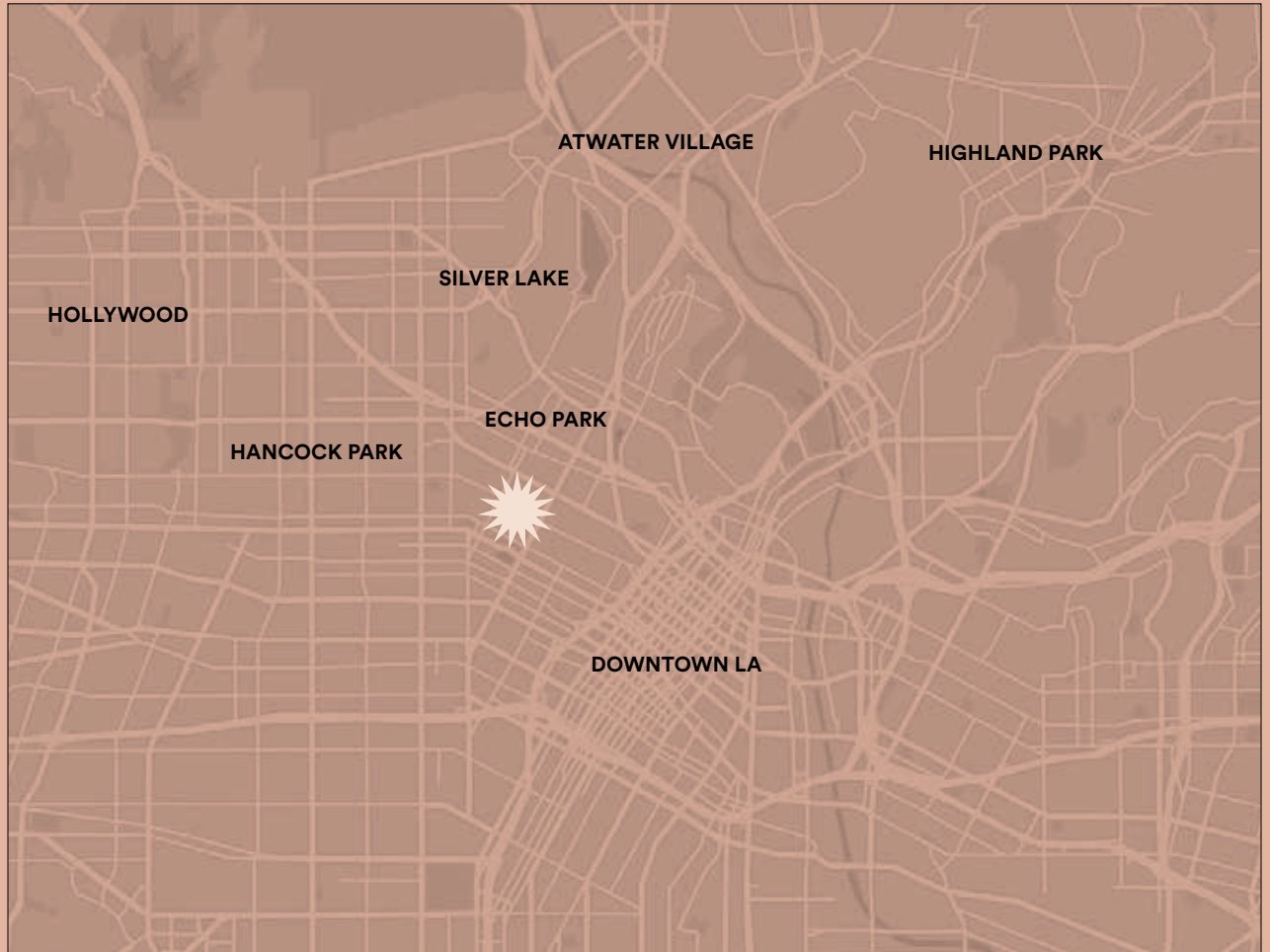
SILVER LAKE
2.5 miles / ±10 minute drive

HANCOCK PARK
3.5 miles / ±15 minute drive

HIGHLAND PARK
8.2 miles / ±18 minute drive
±35 minutes on Metro with
transfer



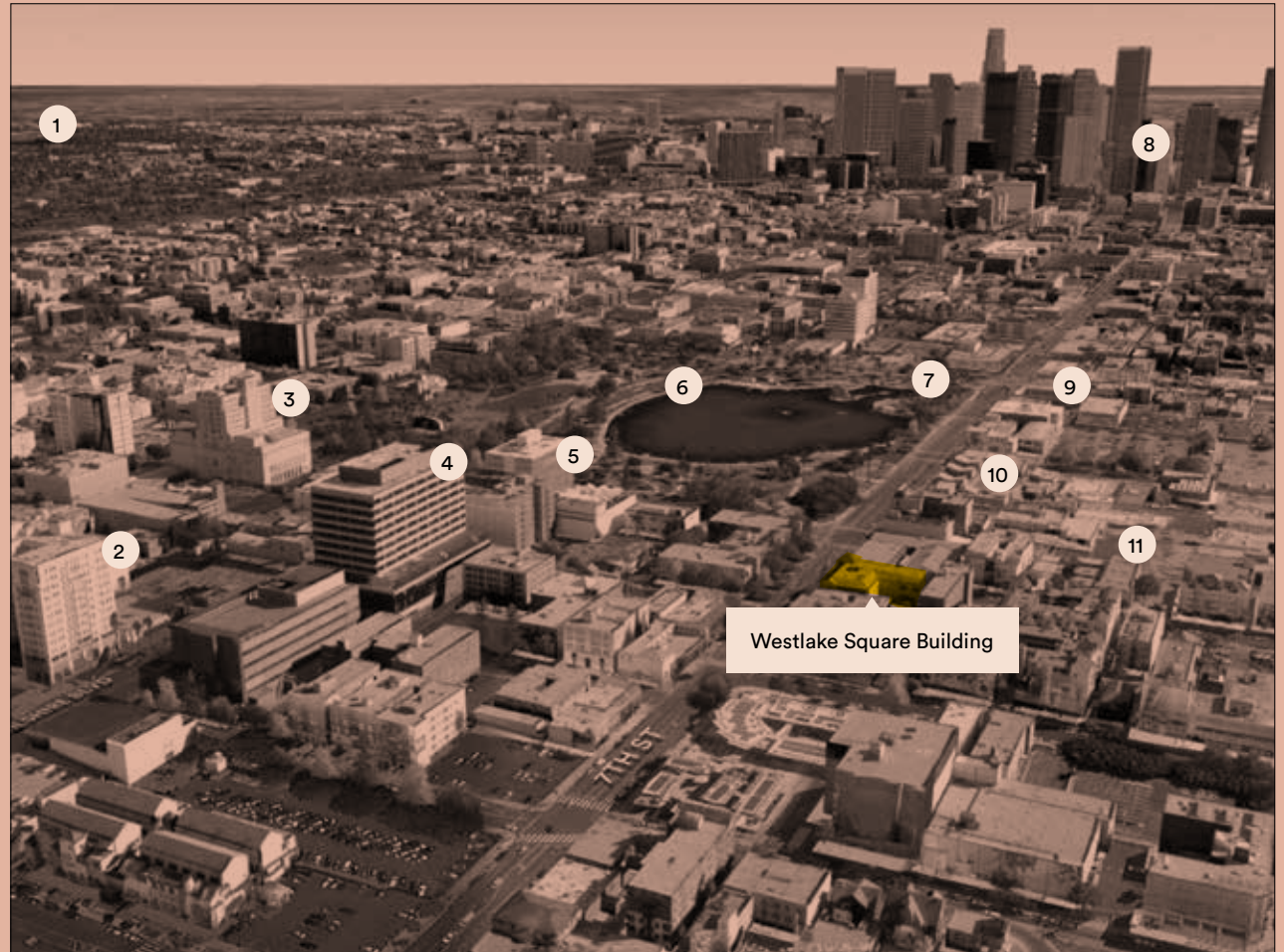
You Are Here



95 Walk Score

Points of Interest

- 1 Dodger Stadium
- 2 Hayworth Theatre
- 3 The MacArthur / Park Plaza
- 4 Historic Otis Art Institute
- 5 Historic American Cement Building
- 6 MacArthur Park
- 7 Metro Station
- 8 Downtown Los Angeles
- 9 Langer's Deli
- 10 Gage & Reena Spauldings
- 11 Historic Chouinard Art Institute



To request more information or to schedule a viewing, please contact us, Thank you.

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