

7 NORTH
4 FIGUEROA
6 STREET
2 LOS ANGELES

Office Space | FOR LEASE



7 NORTH
4 FIGUEROA
6 STREET
2 LOS ANGELES

Office Space | FOR LEASE

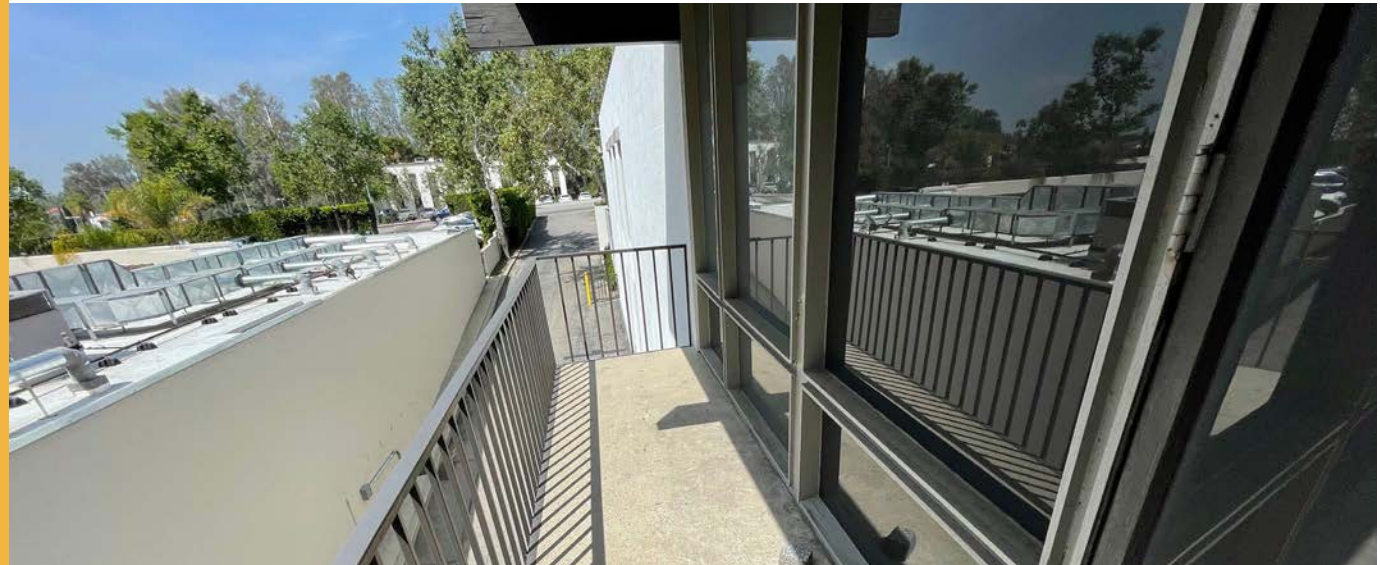
AVAILABLE SPACES

Rental Rate	\$2.85/SF/FSG/Month
Suite 203	±1,370 SF (divisible)



PROPERTY HIGHLIGHTS

- ▶ Architecturally significant 2-story beautifully maintained mid-century modern office building
- ▶ Highly efficient suites with creative finishes in a serene environment
- ▶ Centrally located just off the 134 freeway, close to Downtown LA, Eagle Rock, Pasadena, and Glendale



CONTACT
FOR MORE
INFORMATION

JOHN BERGER
626.240.2779
jberger@lee-associates.com
License ID 01799514

ELLIOTT GALLAHAN
626.240.2785
egallahan@lee-associates.com
License ID 02038135

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
PASADENA

7 NORTH
4 FIGUEROA
6 STREET
2 LOS ANGELES

Office Space | FOR LEASE

PROPERTY INFORMATION

±15,114 SF

BUILDING SIZE

1966

YEAR BUILT



CONTACT
FOR MORE
INFORMATION

JOHN BERGER

626.240.2779

jberger@lee-associates.com

License ID 01799514

ELLIOTT GALLAHAN

626.240.2785

egallahan@lee-associates.com

License ID 02038135

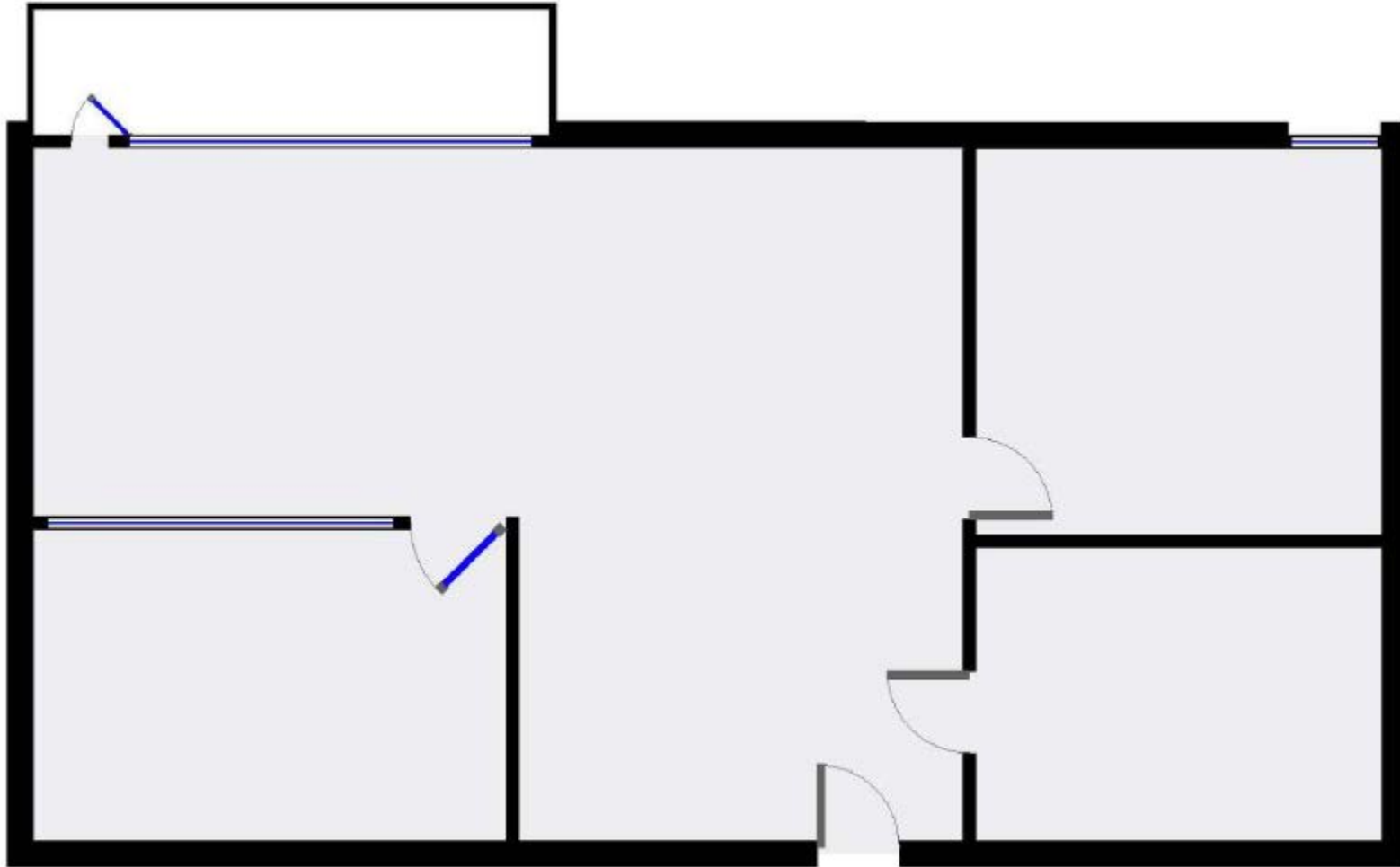
 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
PASADENA

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

7 NORTH
4 FIGUEROA
6 STREET
2 LOS ANGELES

Office Space | FOR LEASE

Floor Plan | Suite 203



CONTACT
FOR MORE
INFORMATION

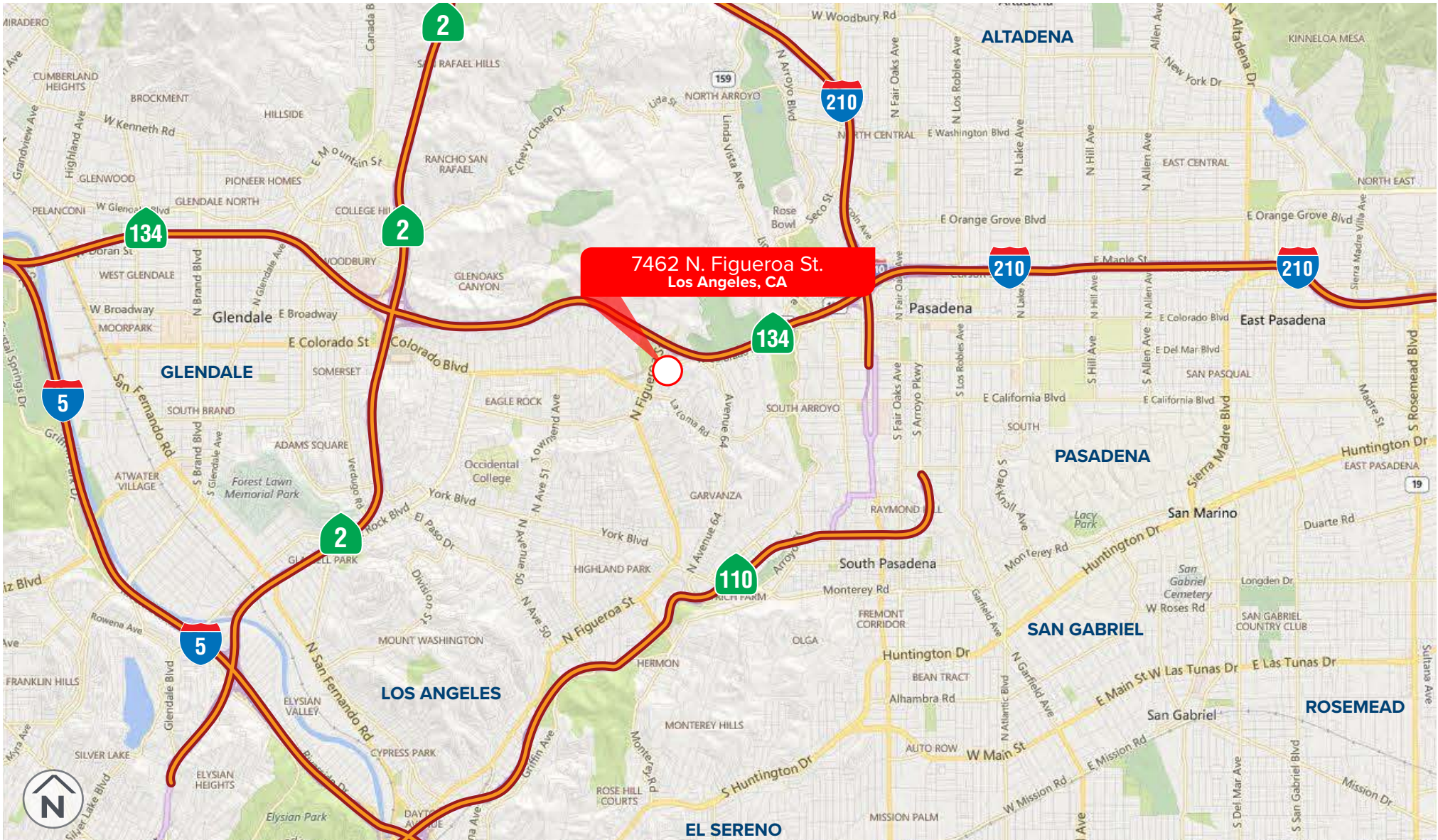
JOHN BERGER
626.240.2779
jberger@lee-associates.com
License ID 01799514

ELLIOTT GALLAHAN
626.240.2785
egallahan@lee-associates.com
License ID 02038135

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
PASADENA

7 NORTH
4 FIGUEROA
6 STREET
2 LOS ANGELES

Office Space | FOR LEASE



7462 N. Figueroa St.
Los Angeles, CA

CONTACT
FOR MORE
INFORMATION

JOHN BERGER

626.240.2779

jberger@lee-associates.com

License ID 01799514

ELLIOTT GALLAHAN

626.240.2785

egallahan@lee-associates.com

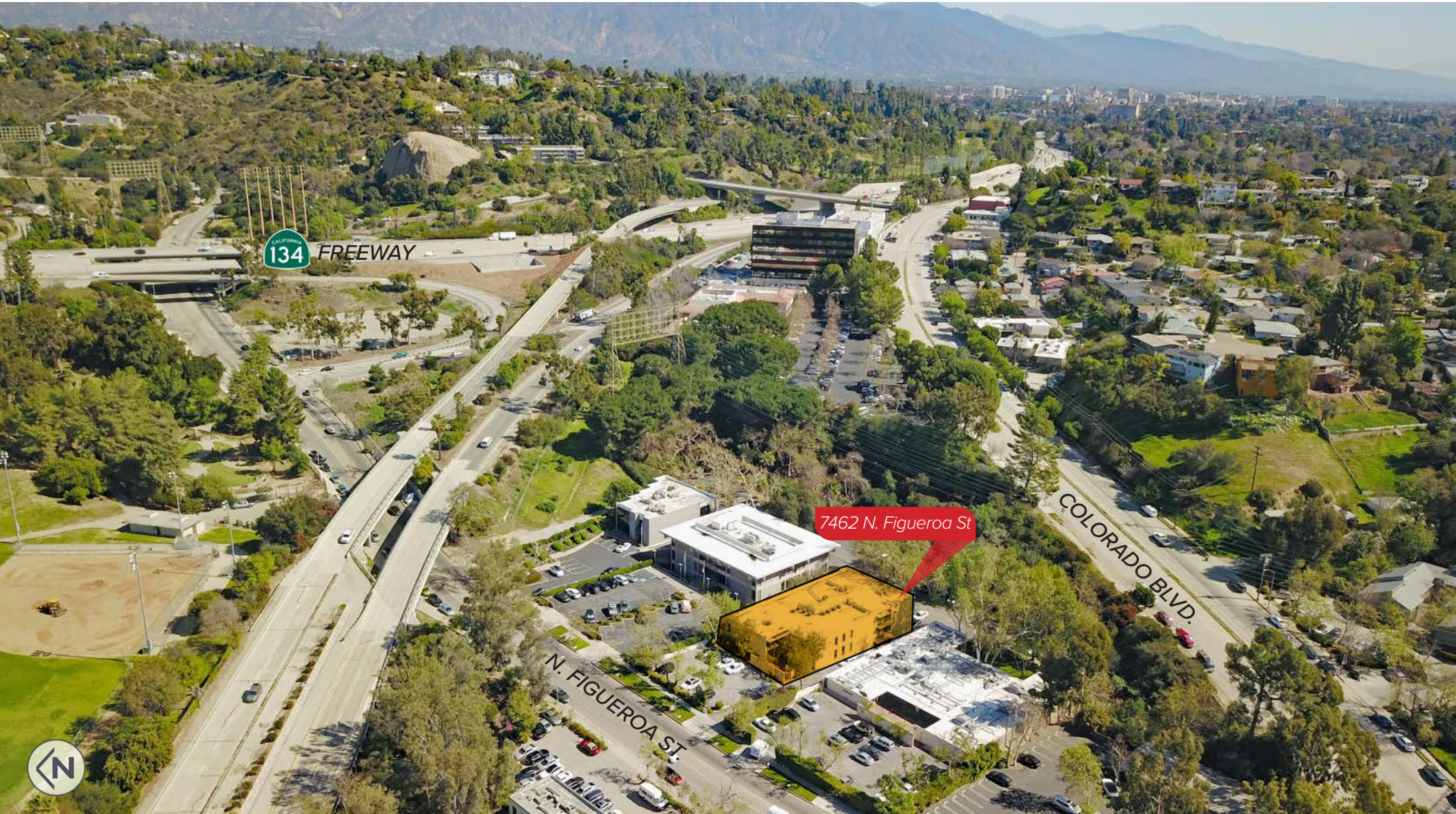
License ID 02038135



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

7 NORTH
4 FIGUEROA
6 STREET
2 LOS ANGELES

Office Space | FOR LEASE



CONTACT
FOR MORE
INFORMATION

JOHN BERGER

626.240.2779

jberger@lee-associates.com

License ID 01799514

ELLIOTT GALLAHAN

626.240.2785

egallahan@lee-associates.com

License ID 02038135

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
PASADENA

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



EXCLUSIVELY PRESENTED BY:

John Berger

President | License ID 01799514

D \\ 626240.2779

E \\ jberger@lee-associates.com

Elliott Gallahan

Associate | License ID 02038135

D \\ 626240.2785

E \\ egallahan@lee-associates.com

LEE & ASSOCIATES® - PASADENA, INC.

1055 E. Colorado Blvd., Suite 330

Pasadena, CA 91106

Corporate ID 02059558

lee-pasadena.com



The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.