

2500 2<sup>ND</sup> FLOOR UNITS B & C  
**W 7<sup>TH</sup> STREET**  
LOS ANGELES • CA 90057



**FOR LEASE**  
**±4,153 RSF 2<sup>ND</sup> FLOOR OFFICE UNITS**



Units B & C at 2500 W 7th Street offers  $\pm 4,153$  RSF of bright, open creative office space on the second floor of one of MacArthur Park's most architecturally distinctive buildings. Recently restored, the space features abundant natural light, expansive open layouts, and a curated tenant mix of innovative creative brands and historic businesses. Ideally located just west of Downtown LA near MacArthur Park and major transit corridors, this is a unique opportunity for creative, design, or professional office users seeking character-rich space in an evolving urban neighborhood.

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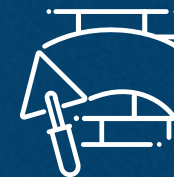
323.702.3850



**MacArthur Park's Most Architecturally  
Stunning Building**



**A Current Tenant Mix of Innovative  
Brands and Historic Landmarks**



**Recently Completed Restoration**



**Located in High-Density Area with  
Diverse Residential & Commercial Mix**

This property is defined by a tenant roster that blends long-standing businesses with innovative creative brands. Together, they bring stability, daily activation, and cultural value — making the building both a secure investment and a vibrant community hub for new tenants.

### **JURASSIC MAGIC COFFEE SHOP**

Home to its third Los Angeles café, Jurassic Magic draws steady foot traffic with a contemporary coffee program and strong community following.



### **AARDVARK LETTERPRESS**

A premier custom printing studio with decades of presence in Los Angeles, Aardvark specializes in invitations, branding, fine art, and business stationery. Their reputation and longevity highlight the building's ability to attract enduring, high-quality tenants.

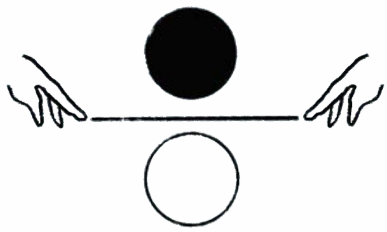
### **MCMANUS & MORGAN**

Serving artists and designers for over a century since 1923, McManus & Morgan, and considered a historic site by the LA Conservancy, provides fine art and specialty papers.



### **COMMUNE**

An award-winning design studio recognized globally for architecture, interiors, branding, and product design, Commune elevates the building's profile while anchoring it in the city's thriving creative community.



# JURASSIC MAGIC COFFEE SHOP



CURRENT TENANT

# FOR LEASE

2<sup>ND</sup> FLOOR CREATIVE OFFICE SPACES

BRIGHT & OPEN LAYOUT

ABUNDANT NATURAL LIGHTING

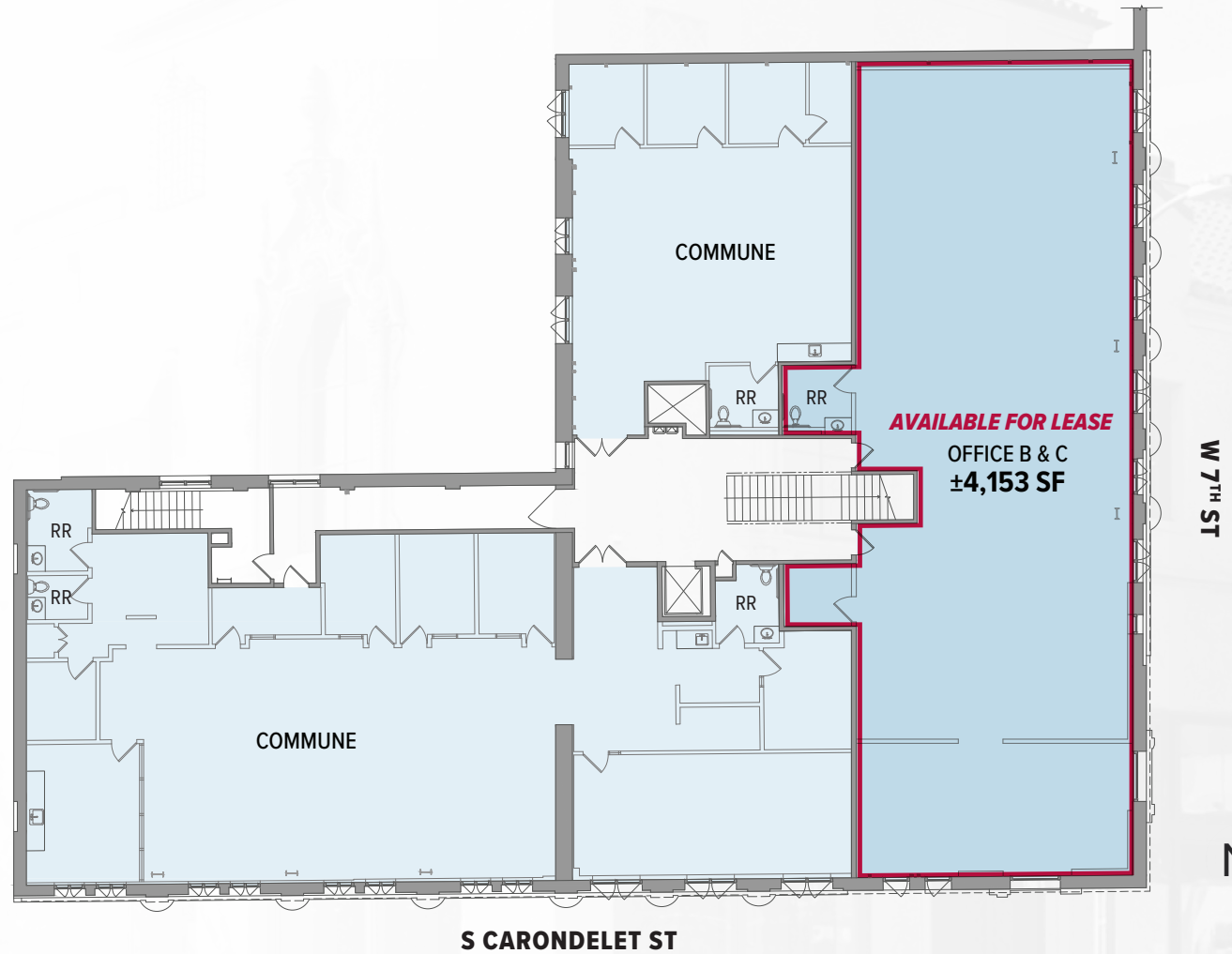
## 2<sup>ND</sup> FLOOR

AVAILABLE UNITS

### OFFICE

FOR LEASE  
UNITS B & C

±4,153 RSF

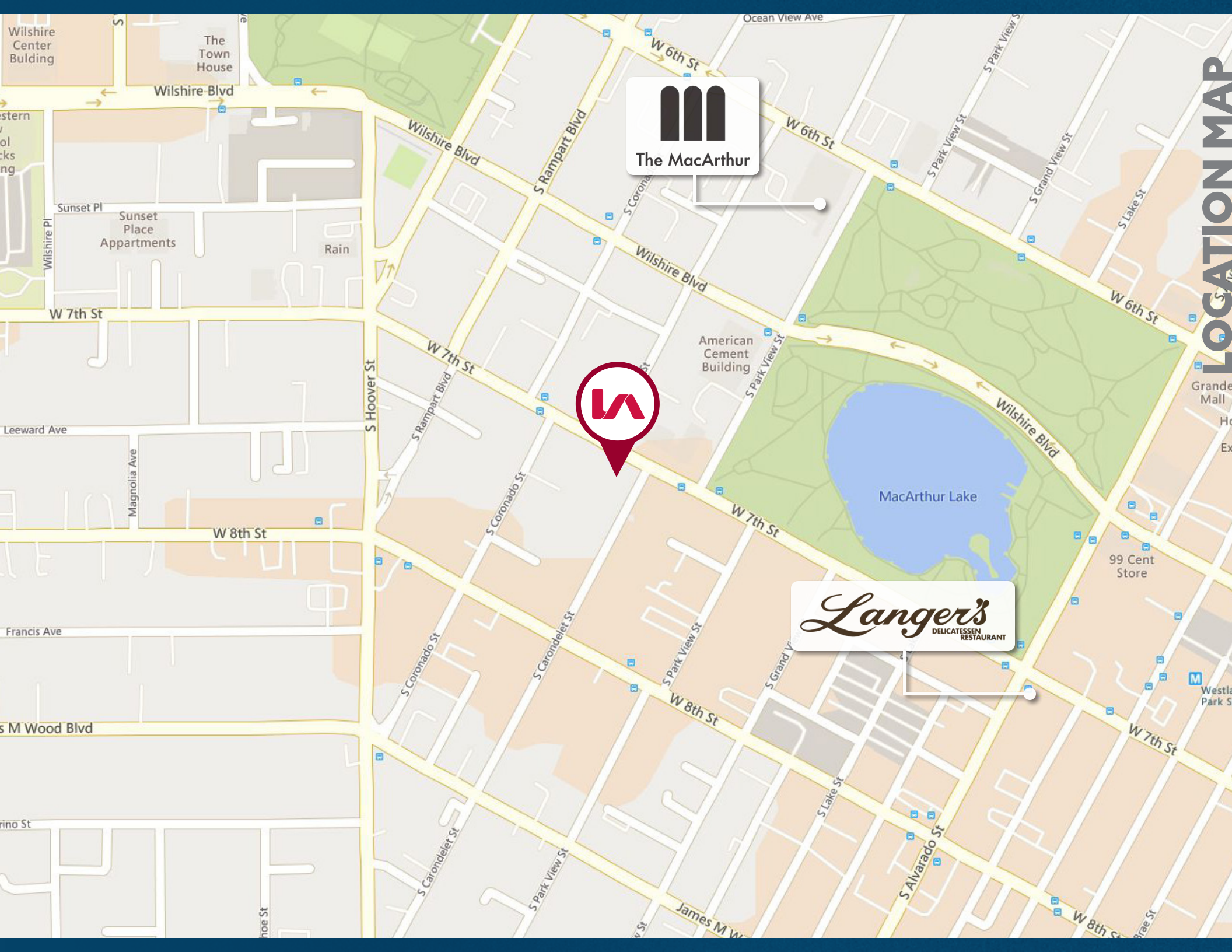


2<sup>ND</sup> FLOOR FLOOR PLAN

**FOR LEASE**



**±4,153 RSF OFFICE UNITS B & C | PHOTOS**

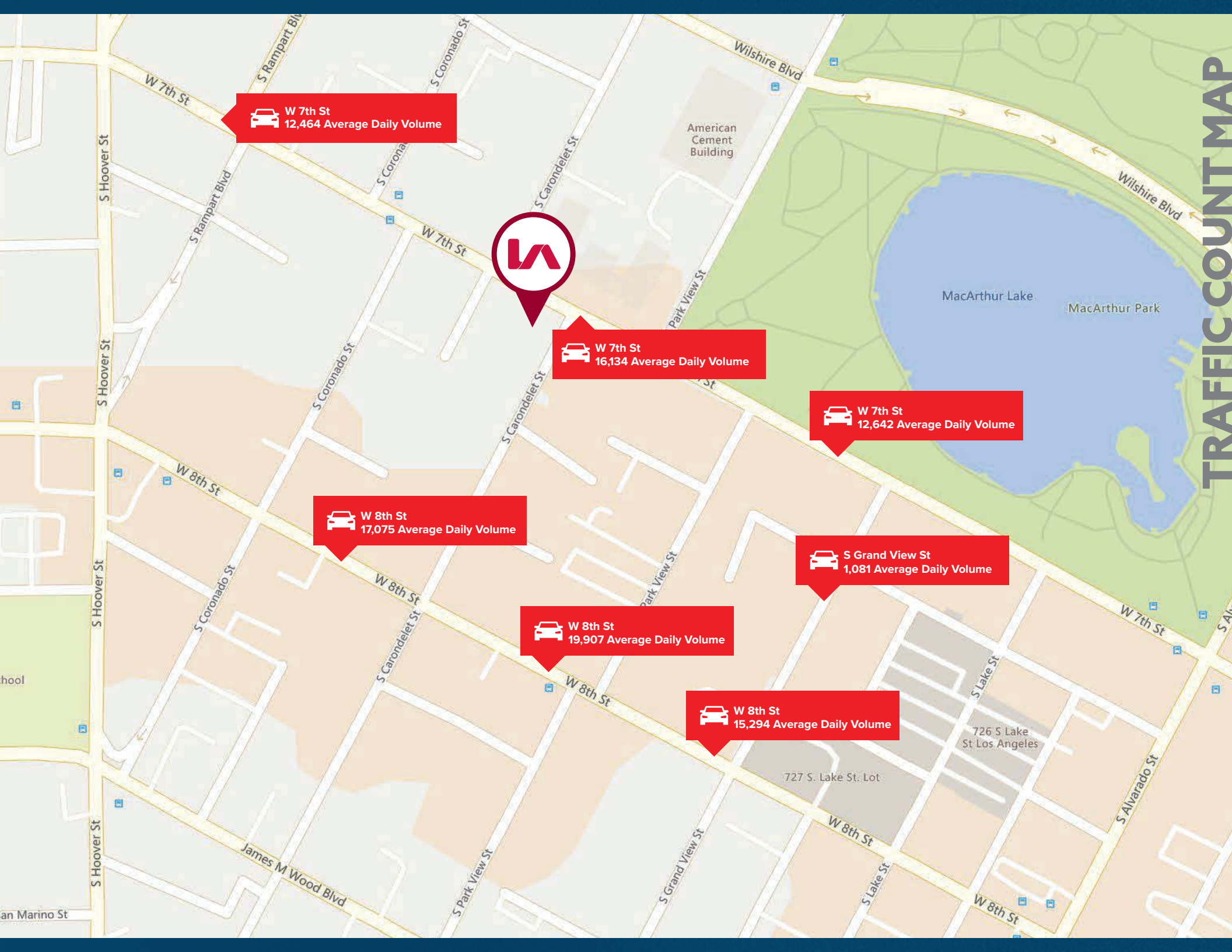


  
The MacArthur



*Langer's*  
DELICATESSEN  
RESTAURANT

LOCATION MAP





Located just west of Downtown Los Angeles, MacArthur Park is undergoing a dynamic transformation, offering an exciting opportunity for office and retail tenants looking to position themselves at the heart of an evolving urban community.

Long known for its historic charm, cultural vibrancy, and proximity to the city center, MacArthur Park is benefiting from renewed investment and revitalization efforts. Major redevelopment projects, infrastructure improvements, and an influx of new businesses are breathing fresh life into the area, drawing interest from creative firms, boutique retailers, service providers, and entrepreneurial ventures alike.

For office tenants, MacArthur Park offers flexible layouts ideal for creative users, professional services, and small businesses seeking cost-effective, centrally located space. For retailers, the growing pedestrian traffic, historic storefronts, and proximity to residential developments make it an increasingly attractive place to build a loyal customer base.

While the area retains its culturally rich character, there is no doubt that MacArthur Park is in the midst of a promising new chapter. Forward-thinking tenants who invest in the neighborhood now will be well-positioned to grow alongside it.



For More Information,  
Please Contact ►

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.