

FIG AND ROSELAWN

5532 N. Figueroa
Highland Park



FOR LEASE | 1,852 SF 2ND FLOOR CREATIVE OFFICE SPACE

**AVISON
YOUNG**

PROPERTY DETAILS

5532 NORTH FIGUEROA HIGHLAND PARK



This unique second-floor office space offers flexibility and privacy in a neighborhood setting with common kitchen and restrooms, a wealth of nearby amenities and an accessible, central location. The unit contains high-end finishes, exposed ceilings and abundant natural light through the windows and skylights. Though quiet and well-insulated, this space is just steps away from a number of enticing restaurants, bars and shops on Figueroa in the heart of Highland Park.

- High-quality creative build out
- Quiet, efficient offices with communal kitchen and restrooms
- Easy access to the 5 & 110 Freeways
- Rich in nearby amenities - restaurants, coffeeshops and nightlife
- Suite can be delivered vacant or fully furnished immediately

PREMISES: Suite B: 1,852 RSF located on the 2nd Floor

TERM: 3 - 5 years

RENT: \$3.95 per RSF, Modified Gross

PARKING: 3 stalls on-site and additional off-site available



Hip, Vibrant Location



Efficient, Creative Floor Plan



Highly Trafficked Intersection



“Very Walkable”, with a Walk Score of 92





This plan is not to scale, dimensions and features are approximate. Tenant is responsible for independently verifying all property details, including square footage, layout, and specifications.

LOCATION

5532 NORTH FIGUEROA HIGHLAND PARK

NEIGHBORING TENANTS



The **FIG HOUSE**
- Los Angeles, California -



JANE



ARROYO SECO GOLF COURSE



jemis
SPLENDID ICE CREAMS

Folliero's PIZZA



highland park wine



LODGE ROOM.



WASTELAND



LA MONARCA BAKERY & CAFE



LA FUENTE
ESTABLISHED 1925



K&M COFFEE

lumencoffee



TRADER JOE'S



Arroyo Club
NEIGHBORHOOD BAR



MODU



5532 N. FIGUEROA
HIGHLAND PARK

Burgerlords

jemis
SPLENDID ICE CREAMS

Mendocino Farms

HomeState

K&M COFFEE

figtrees

HIGHLAND PARK BOWL

THE GREYHOUND
BAR & CAFE

Folliero's PIZZA

LA FUENTE
ESTABLISHED 1925

highly likely

N Figueroa St

5 Ave 55

LOCATION

5532 NORTH FIGUEROA
HIGHLAND PARK

Highland Park is a historic neighborhood located in Northeast Los Angeles, California. Known for its vibrant arts scene, eclectic architecture, and rich cultural heritage, Highland Park offers a unique blend of old and new.

The area is characterized by charming Craftsman-style homes, vintage shops, and a variety of trendy cafes and restaurants. The neighborhood has undergone significant revitalization in recent years, attracting artists, young professionals, and families who are drawn to its creative energy and community spirit.

Figueroa Street, the main thoroughfare, is lined with an array of local businesses, galleries, and eateries, reflecting the diverse and dynamic nature of the community. Highland Park is also home to several notable landmarks, such as the Highland Park Bowl, one of the oldest bowling alleys in Los Angeles, and the Southwest Museum, which showcases Native American art and culture.

Additionally, the neighborhood boasts a number of parks and green spaces, including the scenic Debs Park, which offers hiking trails and panoramic views of the city. Highland Park's proximity to downtown Los Angeles and its strong sense of community make it a desirable place to live and visit.



222K
TOTAL POPULATION (3 mile)



\$125K
AVG. HH INCOME (3 mile)



\$915K
MEDIAN HOME VALUE (3 mile)





FIG AND ROSELAWN

5532 N. Figueroa
Highland Park

FOR MORE INFORMATION:

**AVISON
YOUNG**

ANDREW BERK

626.676.4230

andrew.berk@avisonyoung.com

License No. 01369568

CHASE GORDON

323.423.4425

chase.gordon@avisonyoung.com

License No. 01914803

© 2025 Avison Young – Southern California, Ltd. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.