



WESTGATE MEDIA PARK



A DIVISION OF
 LEE & ASSOCIATES



2036 - 2048 ARMACOST AVE | LOS ANGELES 90025

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OVERVIEW

Westgate Media Park is the product of a multi-million dollar transformation of outdated, multi-tenant commercial buildings built in the 1970's into a premiere West LA media complex.

The Park is the design of Frank Gehry cohort, Randall Stout, whose "plane wing-like" concept added immensely to the image of the property and the area as a whole. In 2002 the original wood cladding was scrapped and replaced with a contemporary curved stainless steel fascia which acts both as an architectural element and functionally as light shelves to reflect natural lights further into the interior spaces.

Today , the park houses some of LA top Media and Tech users.

PROPERTY

PREMISES:

2036 - 2048 Armacost Ave,
Los Angeles CA 90025

PROPERTY TYPE:

Creative Office / Studio

RATE:

\$3.85/SF Modified Gross

TERM:

Negotiable

AVAILABILITY:

Immediate

SUITES:

1ST FLOOR:

Suite 11833 - 7,825 SF

2ND FLOOR:

Suite 2027 - 2,450 SF

Suite 2040 - 5,200 SF

PARKING:

2/1,000 Available on-site
at \$175/space

*(More parking offered across the
street at Westside Towers)*

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1

PRIME WEST LA LOCATION

Located one block from Bundy Drive, the property offers exceptional access to major freeways, the Expo Line, and a wide range of restaurants, retail, and amenities within walking distance.

2

\$2M RENOVATION

A recently completed \$2 million renovation introduced new landscaping, exterior lighting, and signage, creating a refreshed and modern creative office campus.

3

TENANT CONTROLLED HVAC & MODERN INFRASTRUCTURE

Each suite features individually controlled multi-zone HVAC, private amenities, and modern infrastructure designed for creative and tech users.

4

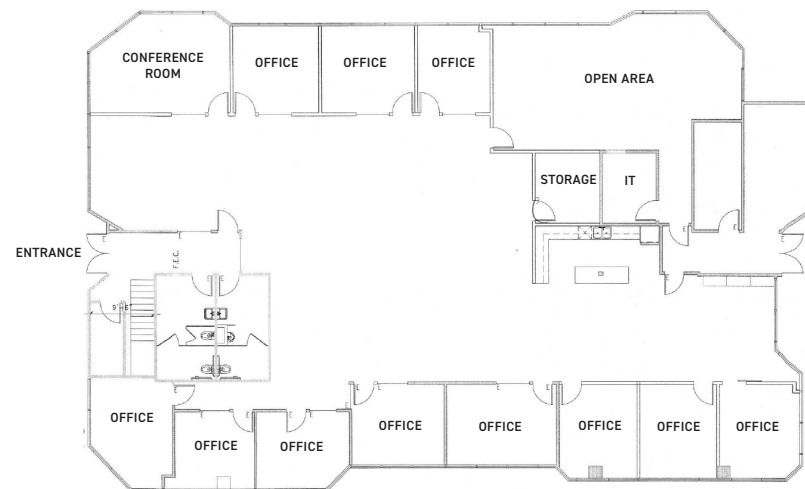
WALKABLE AMENITIES & ADDITIONAL PARKING

Restaurants, services, and additional parking options are all located within one block of the property for maximum convenience.



1ST FLOOR

SUITE 11833 - 7,825 SF



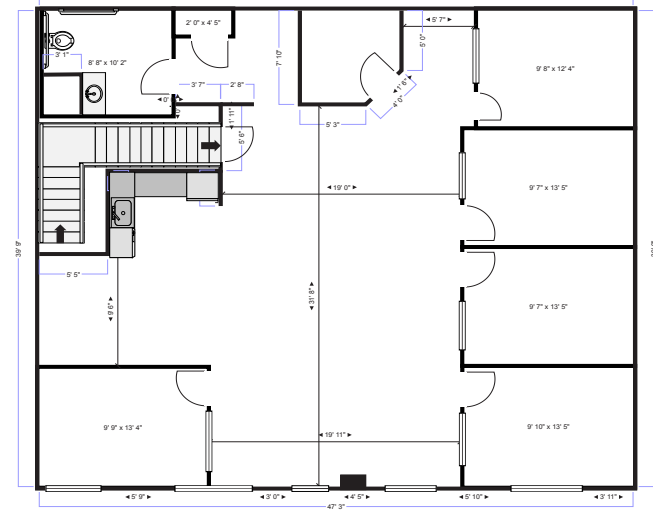
- Exposed ceilings with an open, airy feel
- Abundant natural light
- Polished concrete floors with industrial-chic character
- 11 private offices & 1 conference room
- Full kitchen area
- Private restrooms

[CLICK HERE FOR MORE INFORMATION](#)



2ND FLOOR

SUITE 2027- 2,450 SF



- Stunning skylights flooding the space with natural light
- Exposed ceilings
- Warm laminate wood floors throughout
- 5 private offices
- Ample natural lighting throughout the entire suite

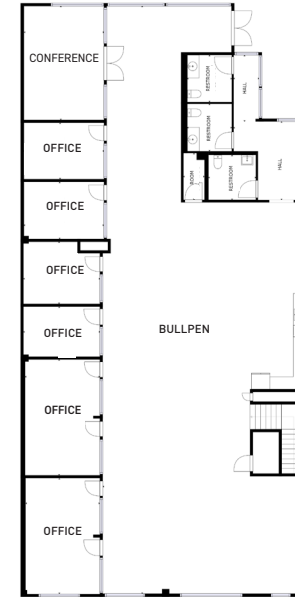
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2ND FLOOR

SUITE 2040- 5,200 SF



- Expansive open floor plan
- Exposed ceilings
- Laminate wood and carpet floors
- 6 private offices & dedicated conference room
- Abundant natural lighting throughout the entire suite

[CLICK HERE FOR MORE INFORMATION](#)





Prime West LA Media Hub

Positioned in the heart of West Los Angeles, Westgate Media Park offers immediate access to the Expo/Bundy Metro Station, major freeways including the 10 and 405, and is surrounded by prominent media, tech, and entertainment companies such as Hulu, HBO, Amazon Studios, Riot Games, and Lionsgate. The property also benefits from walkable amenities including Sawtelle Japantown, Trader Joe's, Gelson's, and numerous dining options, creating a highly desirable and convenient environment for creative and corporate users alike.





EREWON



Gelson's



TRADER JOE'S

MOTORING
COFFEE

BACIO di LATTE
GELATO PURO



Prime
PIZZA



MIYA
MIYA
szechuan

ICON FIT



wanderlust
CREAMERY



Sushi Enya



THE
BRIXTON

丸亀
製麺
MARUGAME
UDON

Cafe Belen





EREWON



Gelson's



TRADER JOE'S



BACIO di LATTE
GELATO PURO



Prime
PIZZA



MIYA
MIYA
szechuan

ICONFIT



wanderlust
CREAMERY



Sushi Enya



THE
BRIXTON



Cafe Belen





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