

WESTGATE MEDIA PARK



Westgate Media Park
2036-2048 Armacost Ave

Westgate Media Park

The Westgate Media Park is the product of a multi-million dollar transformation of outdated, multi-tenant commercial buildings built in the 1970's into a premiere West LA media complex.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

PREMISES Suite 2027 (2nd floor) - 2,450 SF / **Rent: \$3.25/SF MG**
Suite 2036 (2nd floor) - 3,715 SF
Suite 2038 (1st floor) - 1,300 SF / **Sublease Through February 28, 2027**
Suite 2040 (2nd floor) - 5,200 SF
Suite 2042 (1st floor) - 5,195 SF / **Rent: \$3.25/SF MG**
Suite 2042 (2nd floor) - 2,725 SF
Suite 2046 (1st floor) - 3,627 SF

RENT \$3.85 MG
Suite 2038 - Call Broker

TERM Negotiable

PARKING 2/1,000 Available on-site at \$175/space
(More parking offered across the street at Westside Towers)

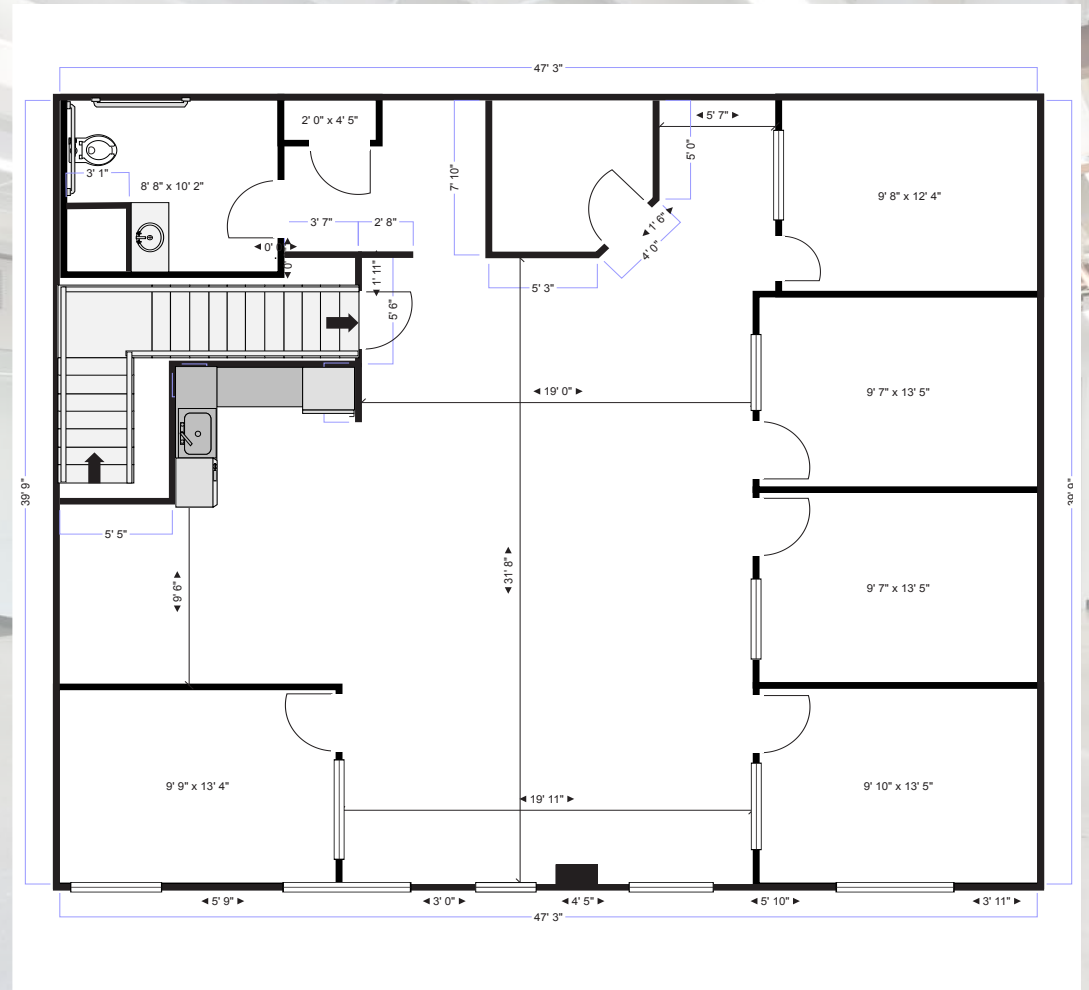
FEATURES

- High end creative office suites in West LA
- Great natural light
- Ideal Westside location
- Easy Access to Major Freeways
- 3 blocks from Expo Bundy metro station
- Each suite offers private bathrooms and kitchen
- 24/7 Tenant controlled HVAC
- Dedicated IT/Data room in each suite
- Rockreation rock climbing gym on site
- Ability to upsize/downsize
- On-site Management

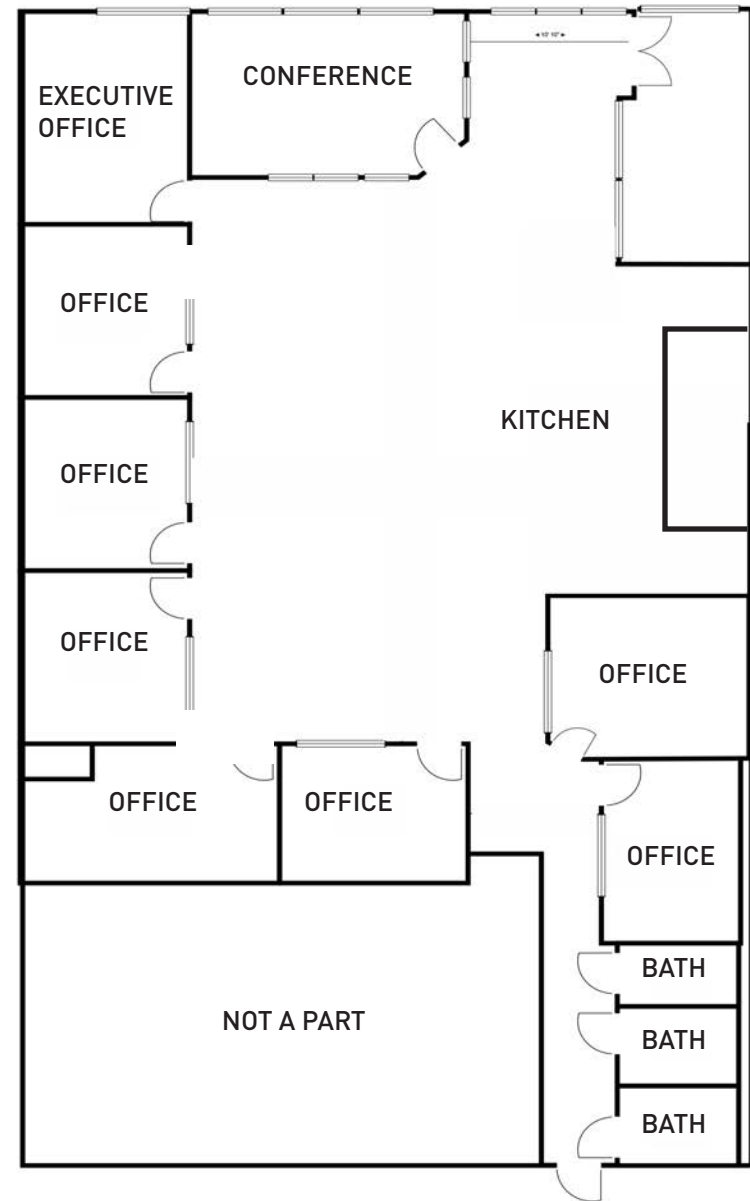
Suite 2038 - 2 Offices, kitchen and open area.

Suite 2027 (2nd floor) : 2,450 SF

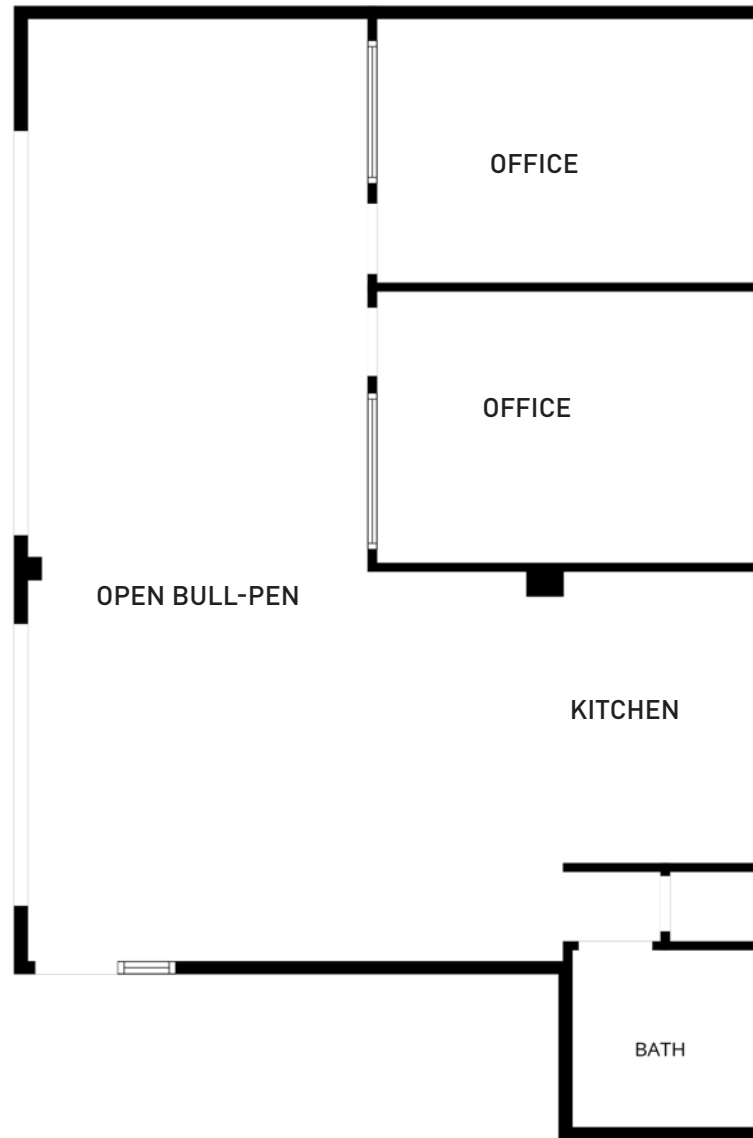
\$3.25/SF MG



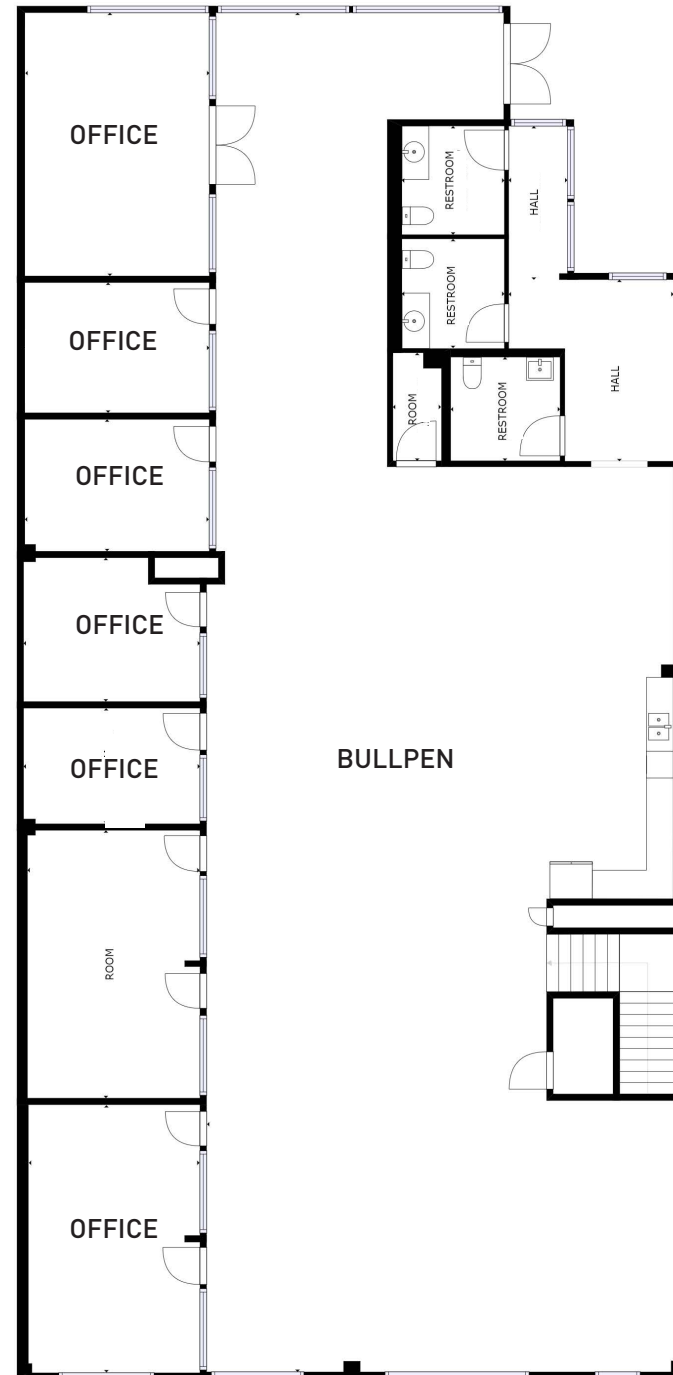
Suite 2036 (2nd floor) : 3,715 SF



Suite 2038 (1st floor) : 1,300 SF

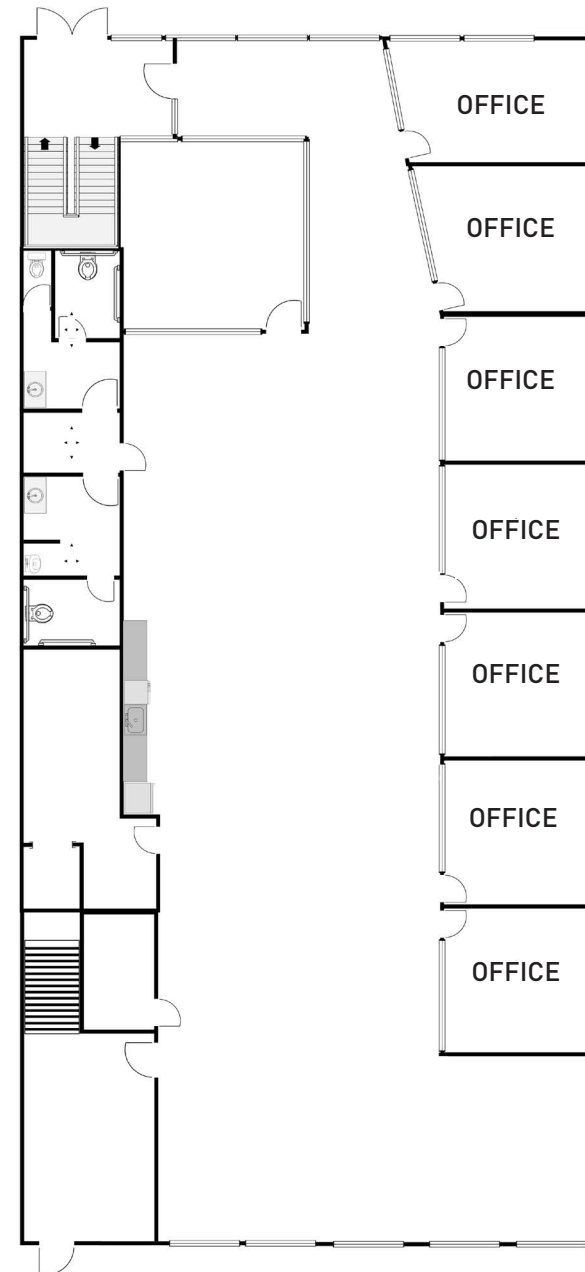


Suite 2040 (2nd floor) : 5,200SF

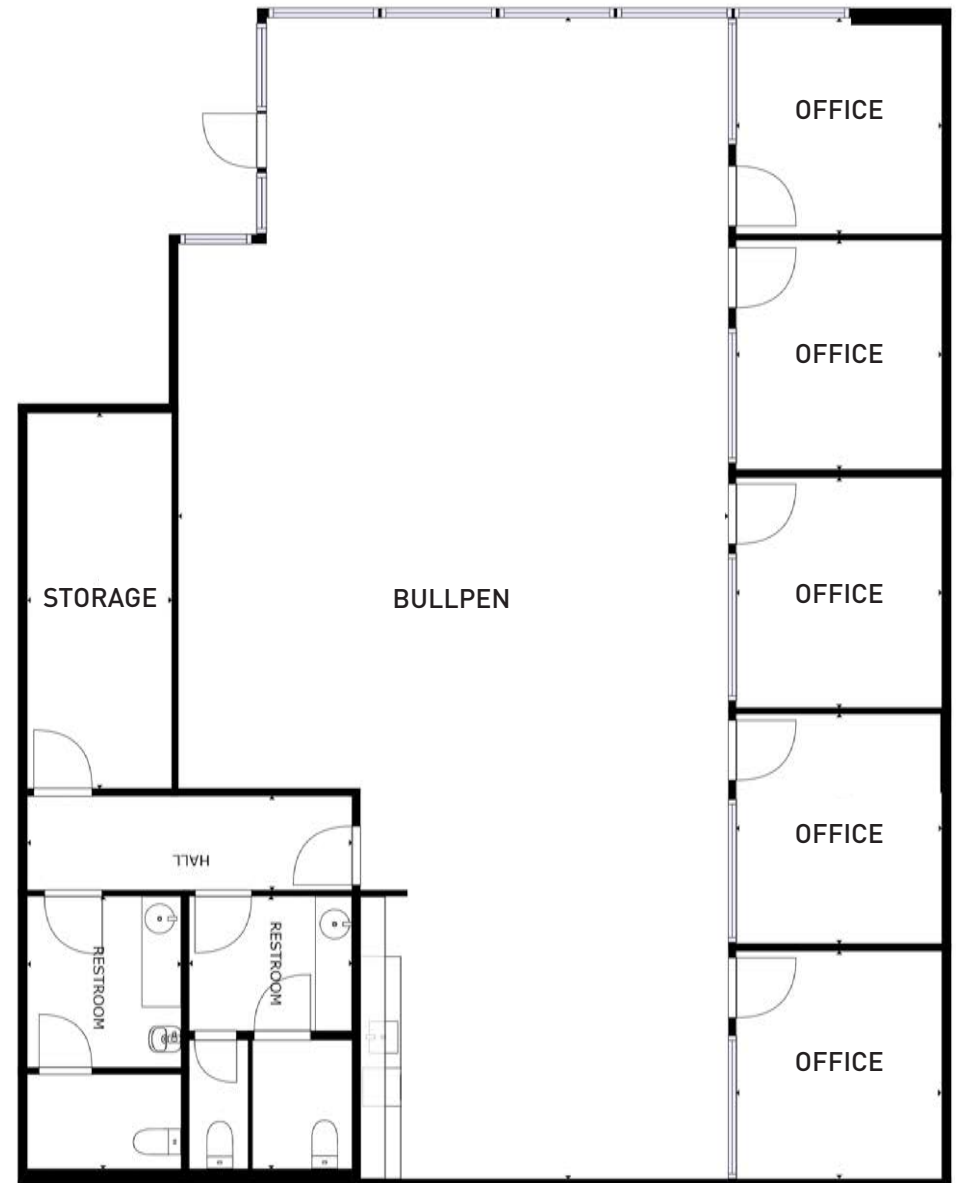


Suite 2042 (1st floor) : 5,195 SF

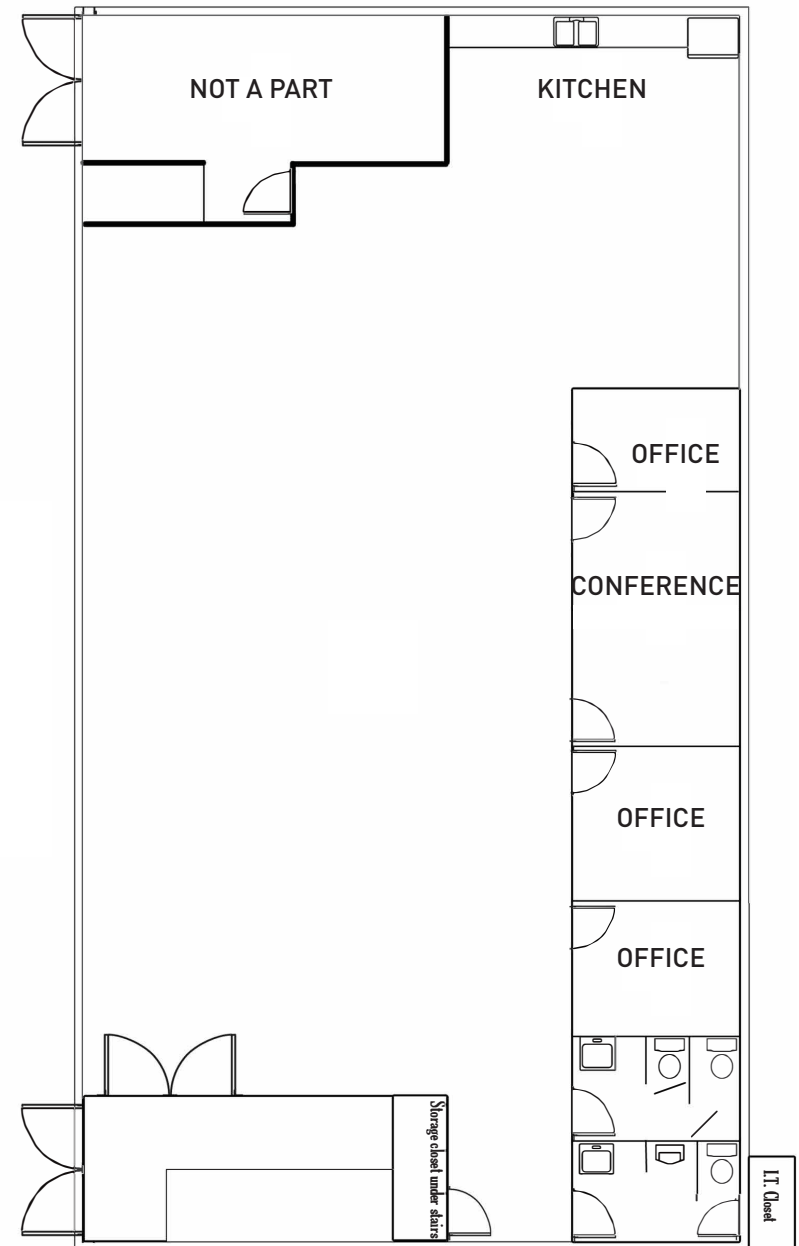
\$3.25/SF MG



Suite 2042 (2nd floor) : 2,725 SF



Suite 2046 (1st floor) : 3,627 SF



WEST OLYMPIC CORRIDOR

Bad Robot
Indian Paintbrush
Final Cut
JBC Music
Arsenal FX Color
Digital Nation Entertainment
Cutters
Parks Mac Donald
Planet Blue HQ
Radical Media
Threshold Entertainment

BROADWAY PLACE

General Editorial
TigerConnect
Cut + Run
Cosmo Street Editorial
Apache

COLORADO CENTER

HULU
HBO
Bird
ShoeDazzle

WATER GARDEN

Amazon Studios
CBS
AMC Networks
Oracle

FOX

RIOT GAMES

BERKELEY SM EAST

Blackbear Pictures
Blue Bonsai
Jenni Kayne
Soundbox
Apogee Electronics
Cartel
Yoga Glo

COLORADO CORRIDOR

Viacom
Lionsgate
Interscope Records
Illumination
Gameshow Network
Universal Music Group
Starz Entertainment
Simple Practice
Goop
The Honest Company
FIGS
Reddit

PENN FACTORY/PENN STATION

Good RX Activision

WESTGATE MEDIA PARK

MAJOR AREA TENANTS



SAWTELLE JAPANTOWN

INTERSTATE
405

Santa Monica Blvd

Barrington Ave

RALPHS

TRADER JOE'S

SUBJECT PROPERTY

W Olympic Blvd

Metro Line

Bundy Dr

THE WAGS CLUB

INTERSTATE
10

- GOOD STUFF BURGERS
- FAT TOMATO PIZZA
- JERSEY MIKE'S
- THE COFFEE BEAN
- TACOS POR FAVOR

BUNDY EXPO STATION

- DON ANTONIO'S
- HABAYIT
- NEAT
- YABU
- TEDDY'S CAFE
- KALAVERAS
- TINY'S HI-DIVE
- ANTOJITOS LA CHAPINITA

LOCATION MAP

WESTGATE MEDIA PARK



Aleks Trifunovic, SIOR
President
310.899.2721
atrifunovic@leewestla.com
BKR DRE 01363109



Tibor Lody, SIOR
Principal
310.899.2720
tlody@leewestla.com
AGT DRE 01261129



Tommy Isola
Principal
310.899.2709
tisola@leewestla.com
AGT DRE 01974024



Keith Fielding
Principal
310.899.2719
kfielding@leewestla.com
AGT DRE 01729915



Adam Levine
Senior Associate
310.899.2703
alevine@leewestla.com
AGT DRE 02104830