

A wide-angle photograph of a modern, two-story office building with a prominent cantilevered upper floor. The building features large glass windows and is supported by several thick concrete columns. In the foreground, there is a large, empty asphalt parking lot with white parking lines. To the left, a row of tall palm trees stands against a clear blue sky with a few wispy clouds. The overall scene is bright and sunny.

# WESTGATE MEDIA PARK





2036 - 2048 ARMACOST AVE | LOS ANGELES 90025

[VIEW PROPERTY WEBSITE](#)



## 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Westgate Media Park is the product of a multi-million dollar transformation of outdated, multi-tenant commercial buildings built in the 1970's into a premiere West LA media complex.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 2046 - 3,627 SF

Suite 2015 - 5,150 SF

Suite 11833 - 7,825 SF

### 2ND FLOOR:

Suite 2027 - 2,450 SF

Suite 2040 - 5,200 SF

Suite 2042 - 2,725 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

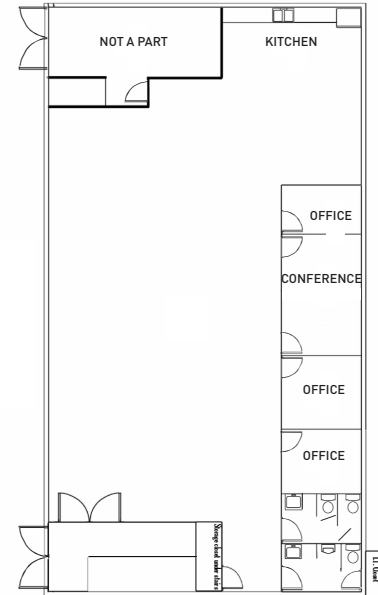
## WALKABLE AMENITIES & ADDITIONAL PARKING

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



1ST FLOOR

## SUITE 2046 - 3,627 SF



- Floor-to-ceiling windows with abundant natural light
- Exposed ceilings with an open, airy feel
- Polished concrete floors with industrial-chic character
- 3 private offices & dedicated conference room
- Full kitchen area

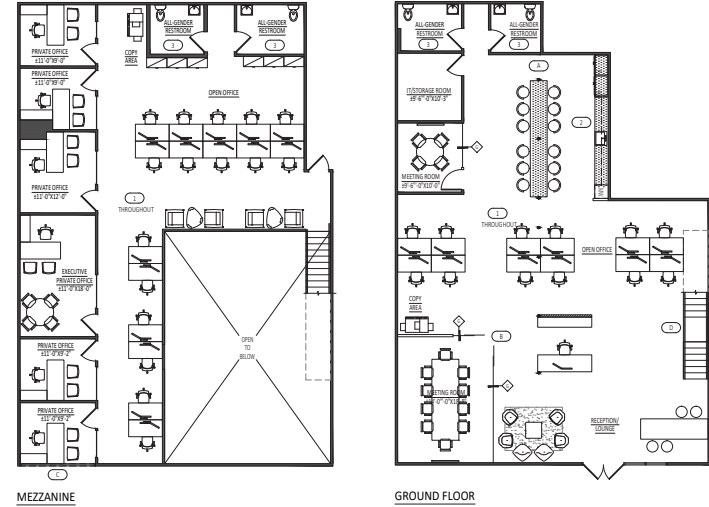
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1ST FLOOR

## SUITE 2015 - 5,150 SF



- High ceilings with abundant natural light
- Exposed ceilings with an open, airy feel
- Polished concrete floors with industrial-chic character
- 6 private offices & 2 conference room
- Full kitchen area
- Private restrooms on both levels

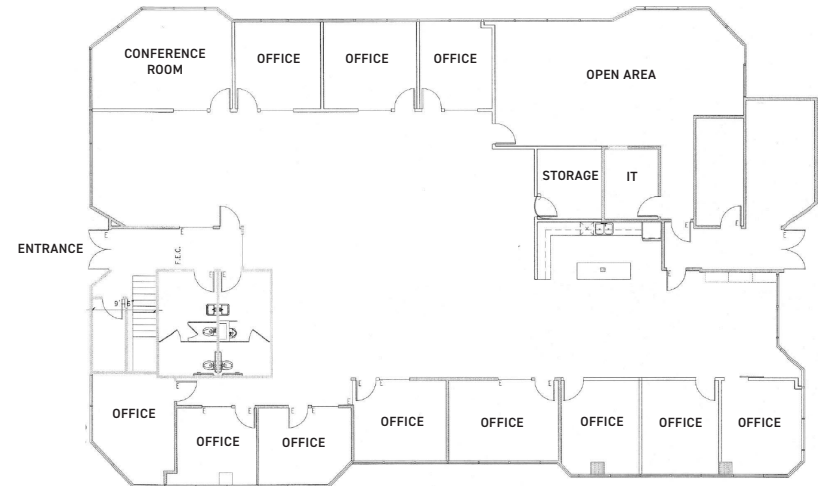
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## 1ST FLOOR

### SUITE 11833 - 7,825 SF



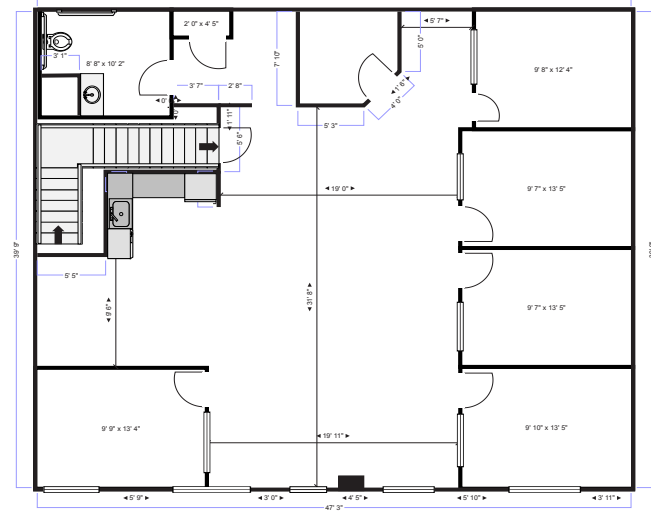
- Exposed ceilings with an open, airy feel
- Abundant natural light
- Polished concrete floors with industrial-chic character
- 11 private offices & 1 conference room
- Full kitchen area
- Private restrooms

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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

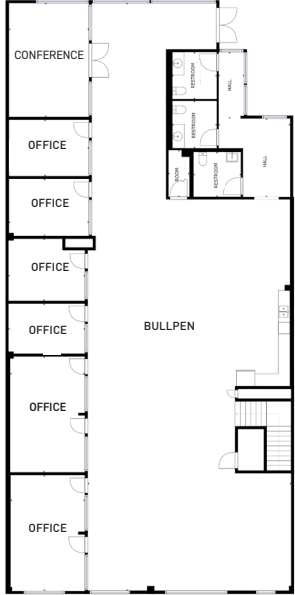


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2ND FLOOR

## SUITE 2040- 5,200 SF



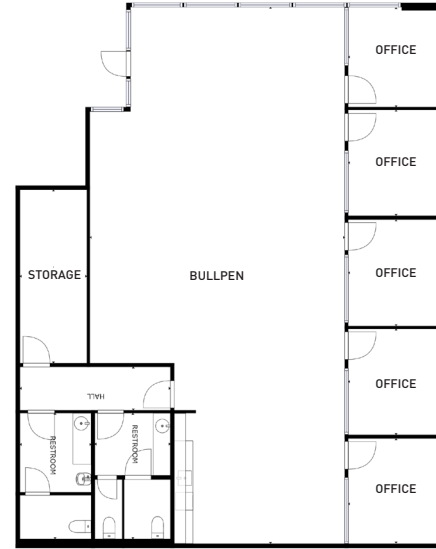
- Expansive open floor plan
- Exposed ceilings
- Laminate wood and carpet floors
- 6 private offices & dedicated conference room
- Abundant natural lighting throughout the entire suite

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2ND FLOOR

SUITE 2042- 2,725 SF



- Dramatic skylights and soaring high ceilings
- Exposed high ceilings
- Laminate wood floors throughout
- Efficient floor plan
- 5 private offices & dedicated storage room

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## 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.



EREWHON



Gelson's



TRADER JOE'S

MOTORING COFFEE

BACIO di LATTE  
GELATO PURO



Prime PIZZA



MIYA MIYA  
sashimono

ICON FIT



wanderlust  
CREAMERY



Sushi Enya



THE BRIXTON



Cafe Belen





EREWHON



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THE BRIXTON



Cafe Belen





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MEDIA PARK

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