

# 2010

S. WESTGATE  
LOS ANGELES, CA

2010

2010 S. Westgate can also offer a unique opportunity to occupy and own up to 50% of the building, providing a qualified tenant the best of both possible worlds to be both the user and an owner.



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± 9,000 SF CREATIVE OFFICE IN WEST LA



## FEATURES

- Freestanding Creative Office Building
- Polished Concrete Floors
- Open Floor Plan
- Exposed Ceiling
- Roll-up Doors
- Chef's Kitchen
- Pre-wired for Tech and Post Production
- Ample Open Space for Collaborative Teams
- Walking Distance to Bundy Metro and Many Local Restaurants and Amenities
- Ample Power (600a/400v 3 phase)
- Ample Skylights
- Private Screening Room
- Potential Insert Stage Opportunity

[CLICK HERE FOR VIRTUAL TOUR](#)



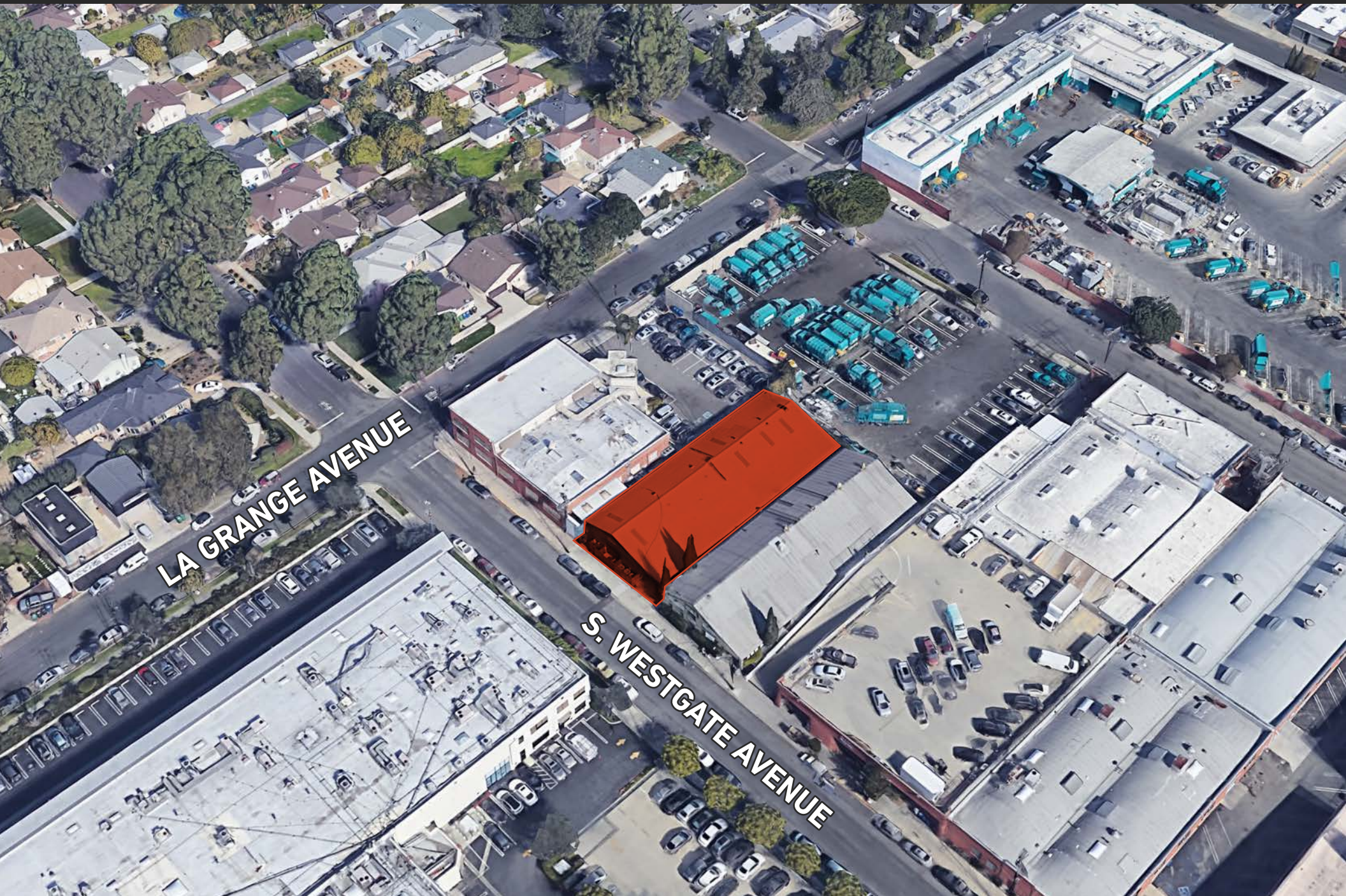
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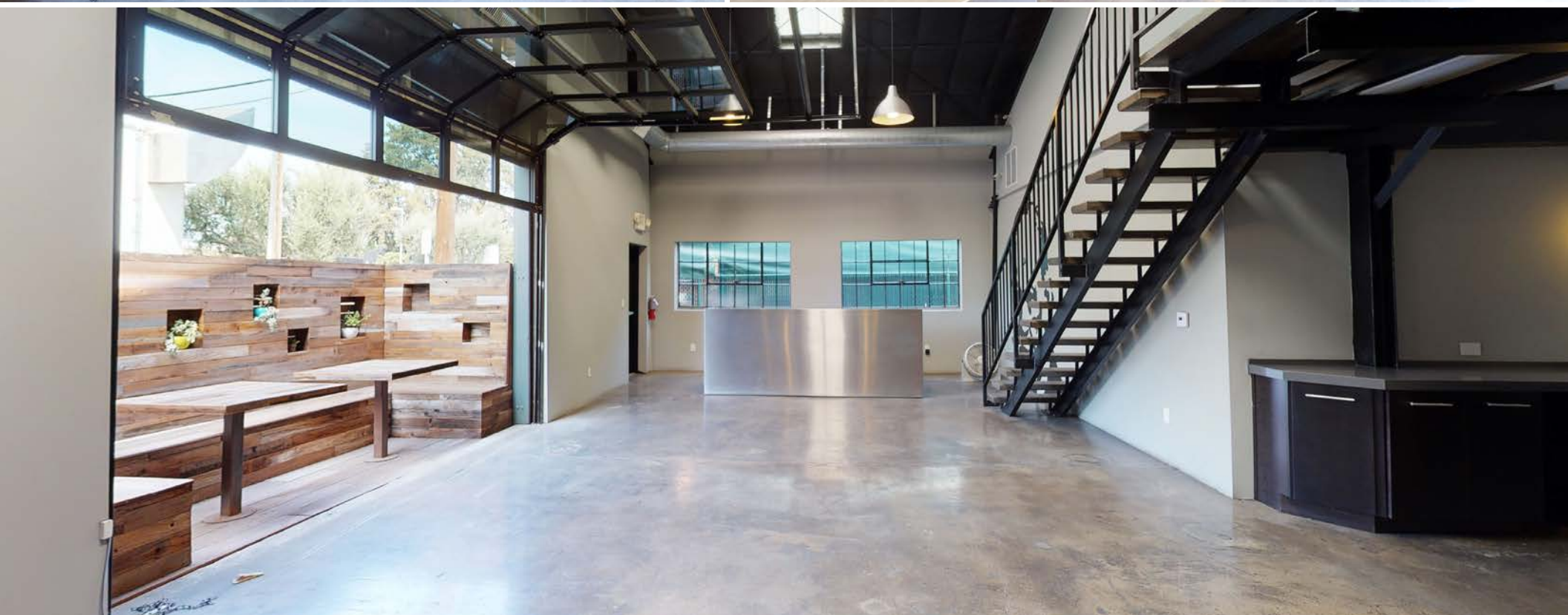
ADDRESS	PREMISES	PRICE	RENT	LEASE TERM	PARKING	OCCUPANCY
2010 S. Westgate Ave. Los Angeles, CA 90064	± 9,000 SF on 2 Lots	\$7,875,000 (\$875/SF)	\$3.65/SF, NNN Nets Approx. \$0.95/SF	3 - 5 Years	1 - 2 Spaces On Site Up to 30 month-to-month spaces available at West Side Towers (2 min walk from 2010 S. Westgate)*	Immediate

\*Subject to availability and prevailing building rates.















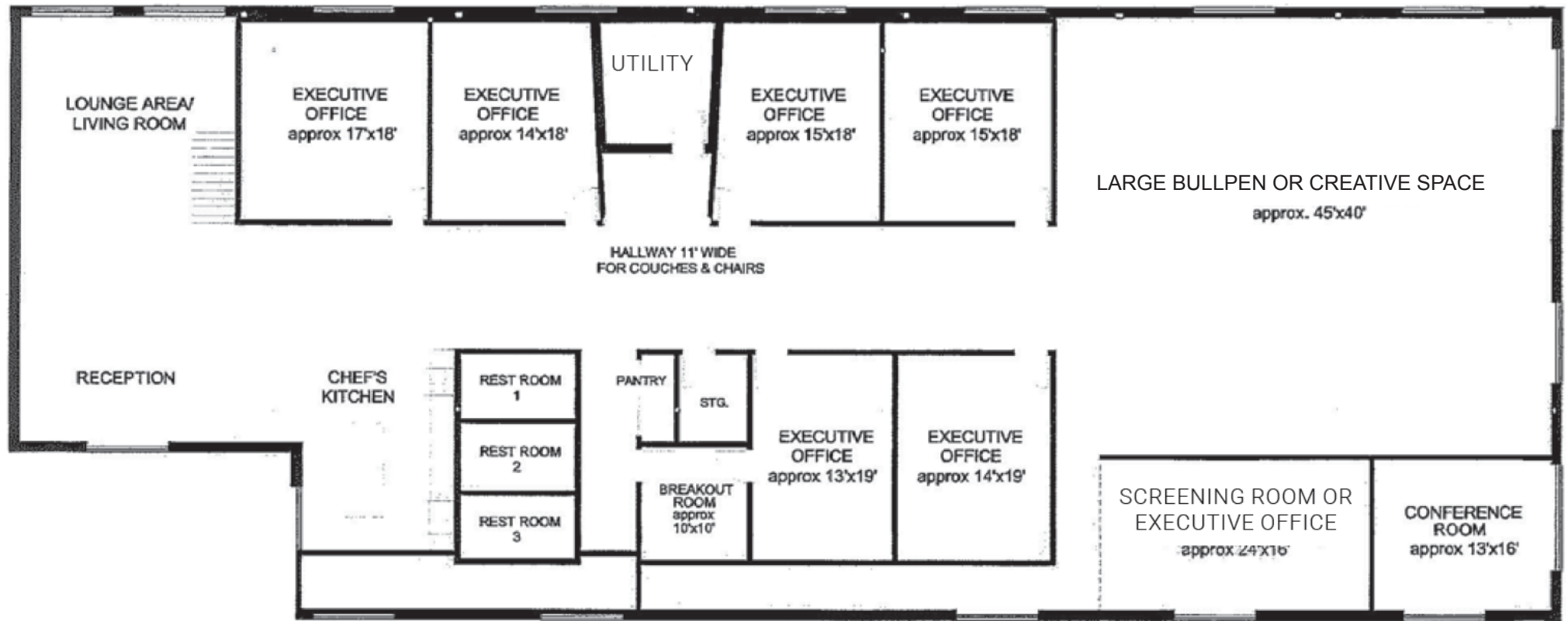




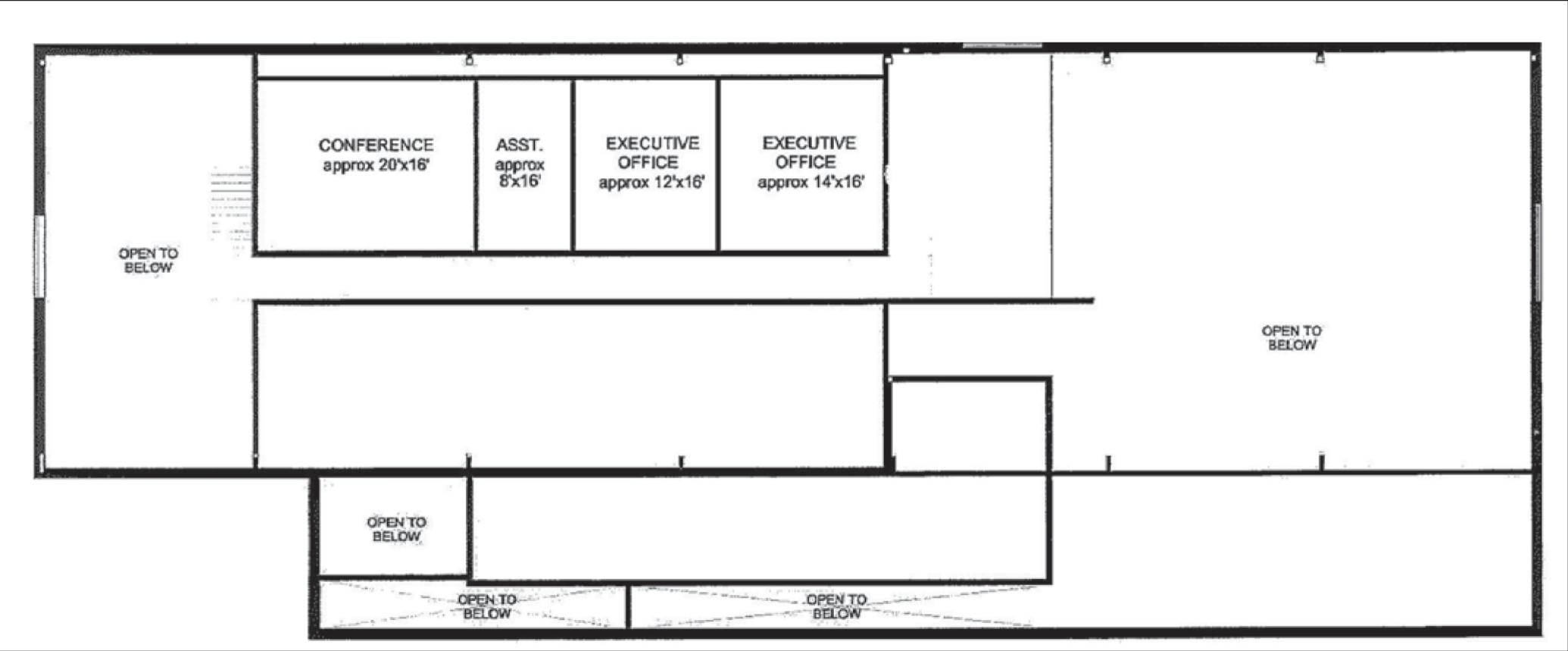


# FLOOR PLAN - FLOOR 1 (± 7,500 SF)

2010  
S.WESTGATE









## WEST LOS ANGELES

2010 S. Westgate Avenue, is in a prime West Los Angeles location conveniently located minutes from Santa Monica, Brentwood and Westwood.

The immediate area is a walker's paradise with a walk score of 90 (CoStar) and has many excellent public transit options – from bus to rail to rental bike or scooter.

The property enjoys direct access to the Santa Monica Freeway (i-10) and the San Diego Freeway (i-405) is not more than a few blocks. It is also located a short driving distance to a wide array of world class amenities in any direction.

The location is in a unique creative industrial area of West Los Angeles that rarely has property for lease or sale. This is a rare opportunity to lease a creative office space in West Los Angeles.





# NOTABLE TENANTS IN THE AREA

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## BROADWAY PLACE

General Editorial  
TigerConnect  
Cut + Run  
Cosmo Street Editorial  
Apache

MAD Architects  
Rock Paper Scissors  
Cross Creek Entertainment

## COLORADO CENTER

HULU  
HBO  
Bird  
ShoeDazzle

## PENN FACTORY/PENN STATION

GoodRX  
Kite Pharma  
Redbull North America HQ  
Tala  
Center for Media & Design

## COLORADO CORRIDOR

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

## HINES WEST EDGE

800,000+ SF  
Mixed-use Creative  
Currently Under Construction



## OLYMPIC CORRIDOR

Soundcloud  
Fox News  
Refinery 29  
m ss ng p eces  
The Corner Shop

## BERGAMOT STATION

FIG Gallery  
Ikon Limited Fine Art  
Montalba Architects  
Sulkin Studio Architecture

## WATER GARDEN

Amazon Studios  
CBS  
AMC Networks  
Oracle

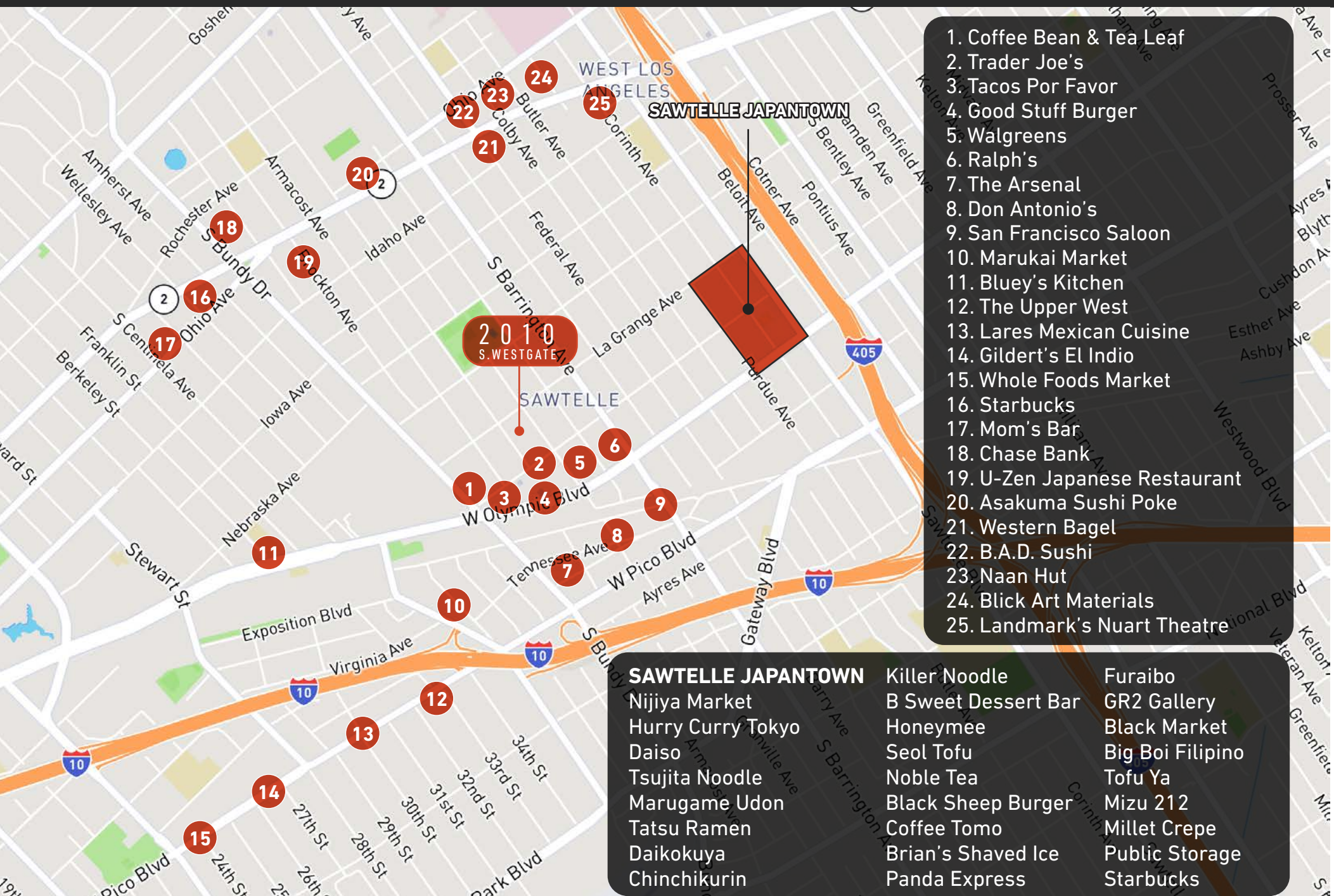
## BERKELEY SM EAST

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

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Westside Towers  
Parking







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