

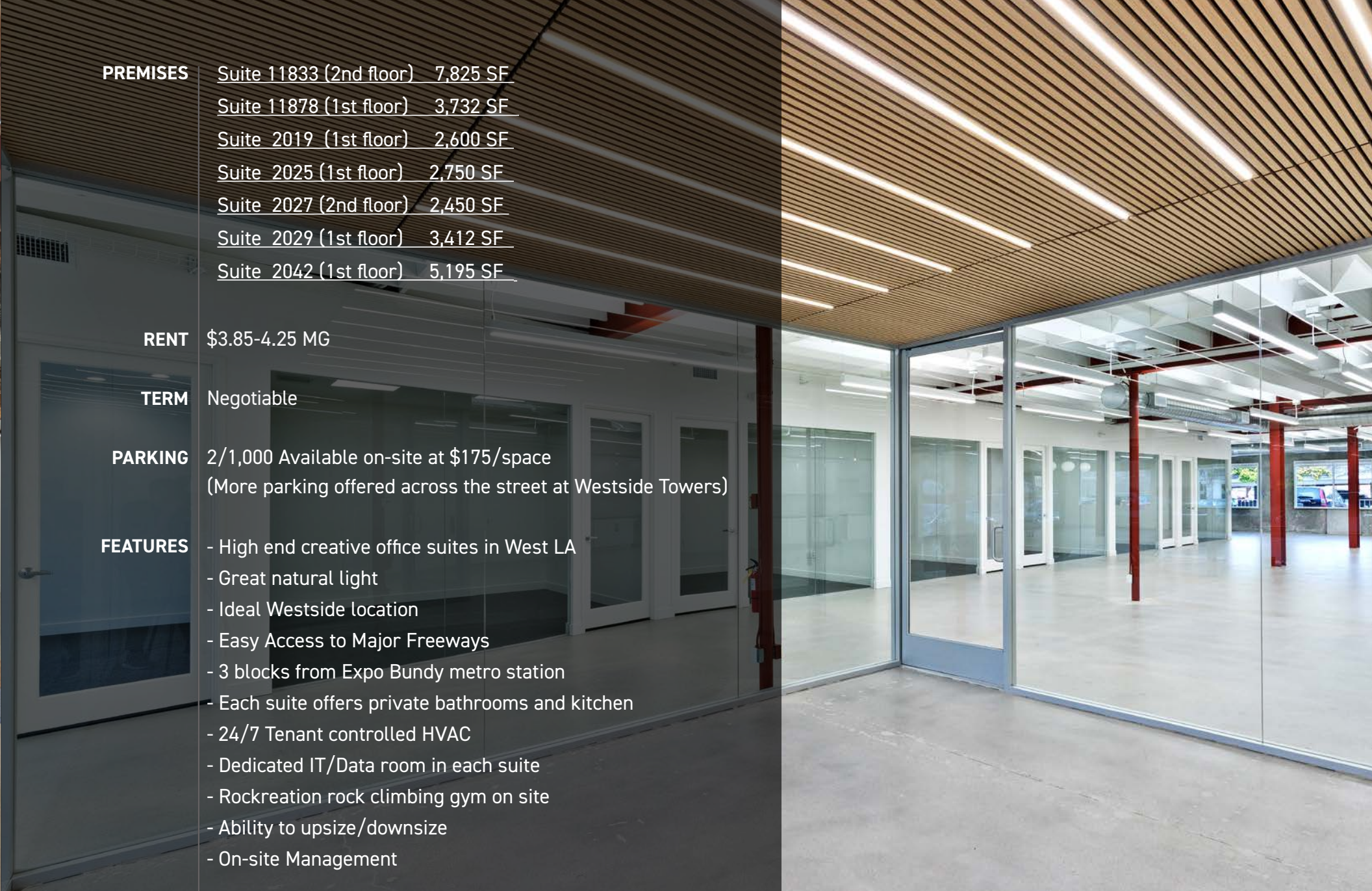
WESTGATE MEDIA PARK



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The Westgate Media Park is the product of a multi-million dollar transformation of outdated, multi-tenant commercial buildings built in the 1970's into a premiere West LA media complex.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 11833 (2nd floor) | 7,825 SF |
| | Suite 11878 (1st floor) | 3,732 SF |
| | Suite 2019 (1st floor) | 2,600 SF |
| | Suite 2025 (1st floor) | 2,750 SF |
| | Suite 2027 (2nd floor) | 2,450 SF |
| | Suite 2029 (1st floor) | 3,412 SF |
| | Suite 2042 (1st floor) | 5,195 SF |

RENT \$3.85-4.25 MG

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

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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

BERKELEY SM EAST

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

RIOT GAMES

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



Santa Monica Blvd

Barrington Ave

RALPHS

TRADER JOE'S

SUBJECT PROPERTY

W Olympic Blvd

Metro Line

Bundy Dr

THE WAGS CLUB



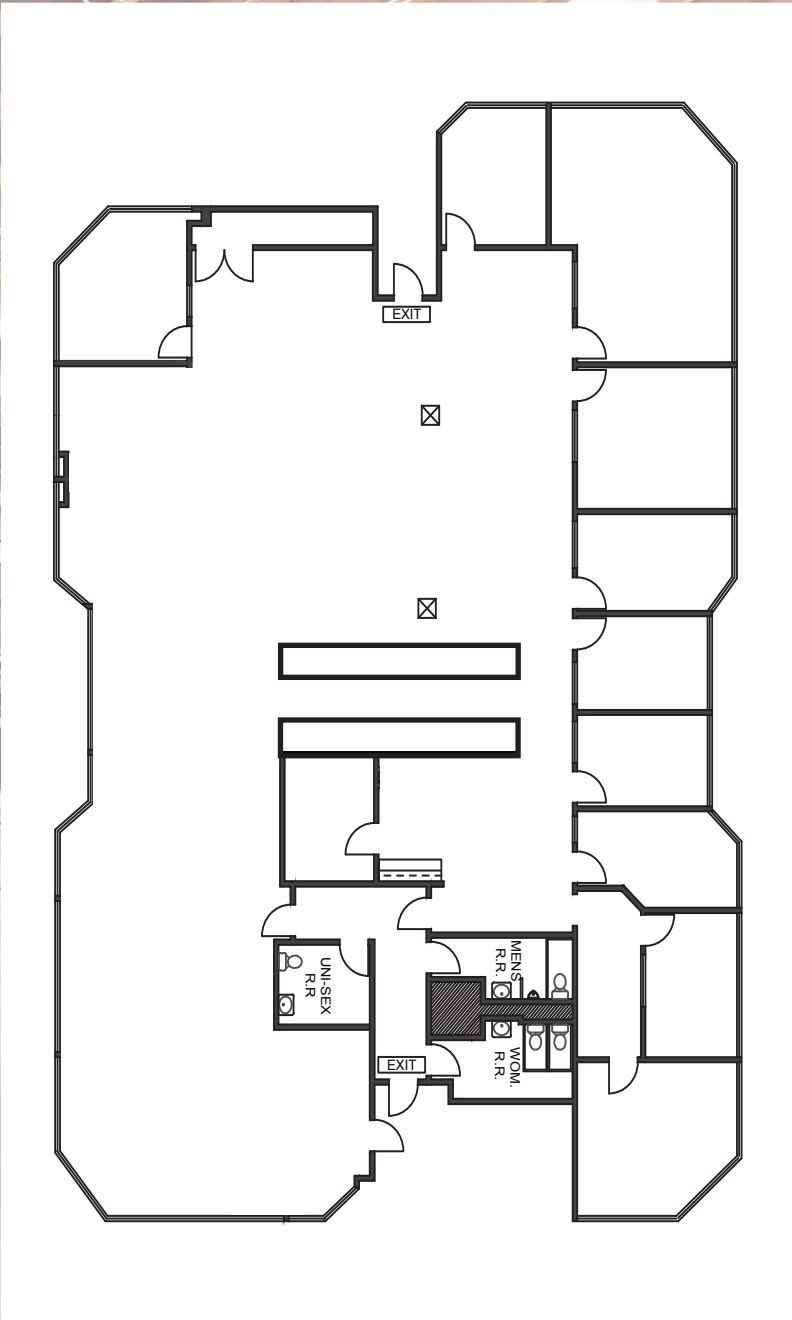
- GOOD STUFF BURGERS
- FAT TOMATO PIZZA
- JERSEY MIKE'S
- THE COFFEE BEAN
- TACOS POR FAVOR

BUNDY EXPO STATION

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

LOCATION MAP

Suite 11833 (2nd floor) : 7,825 SF



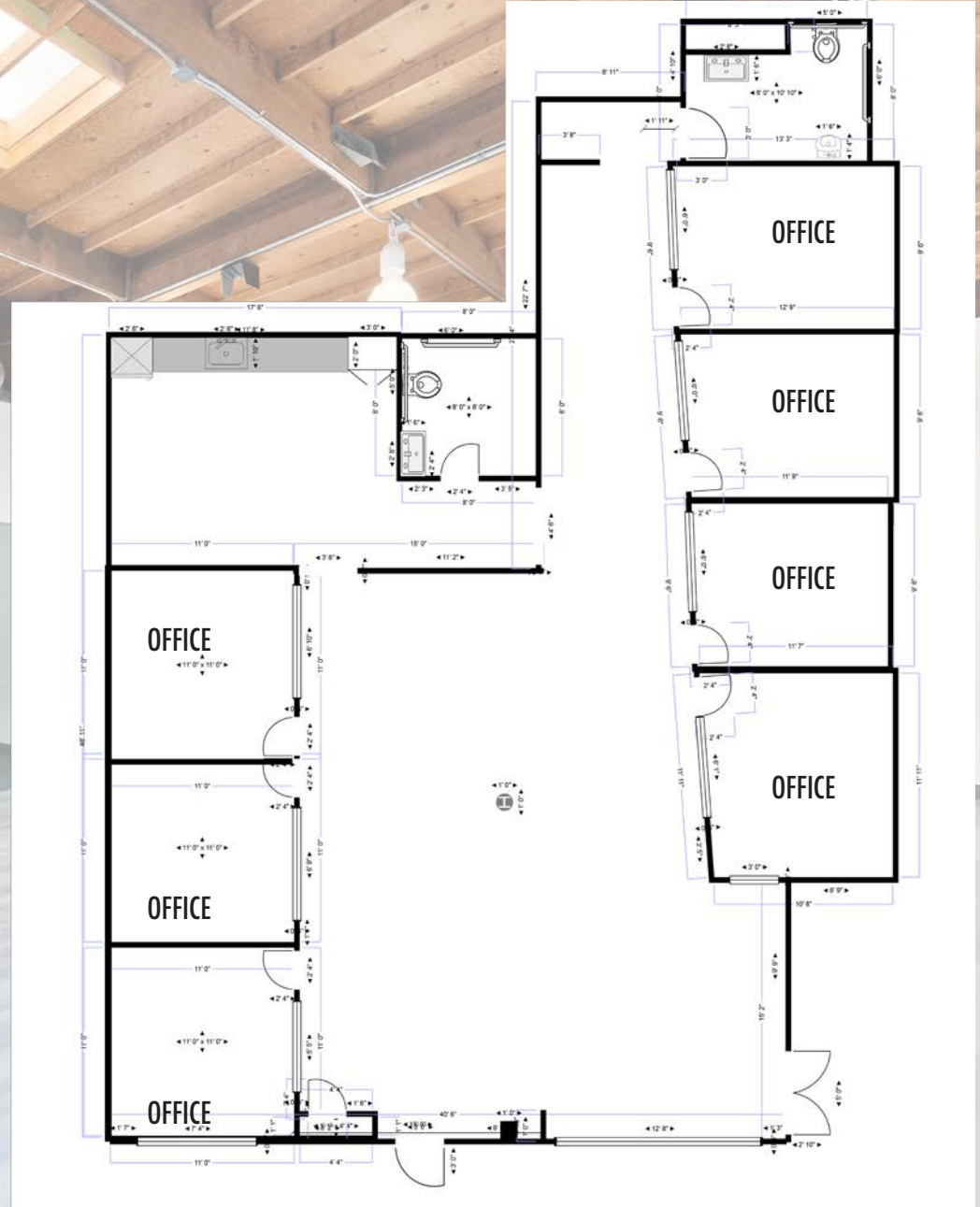
Suite 11878 (1st floor) : 3,732 SF

SUITE DETAILS

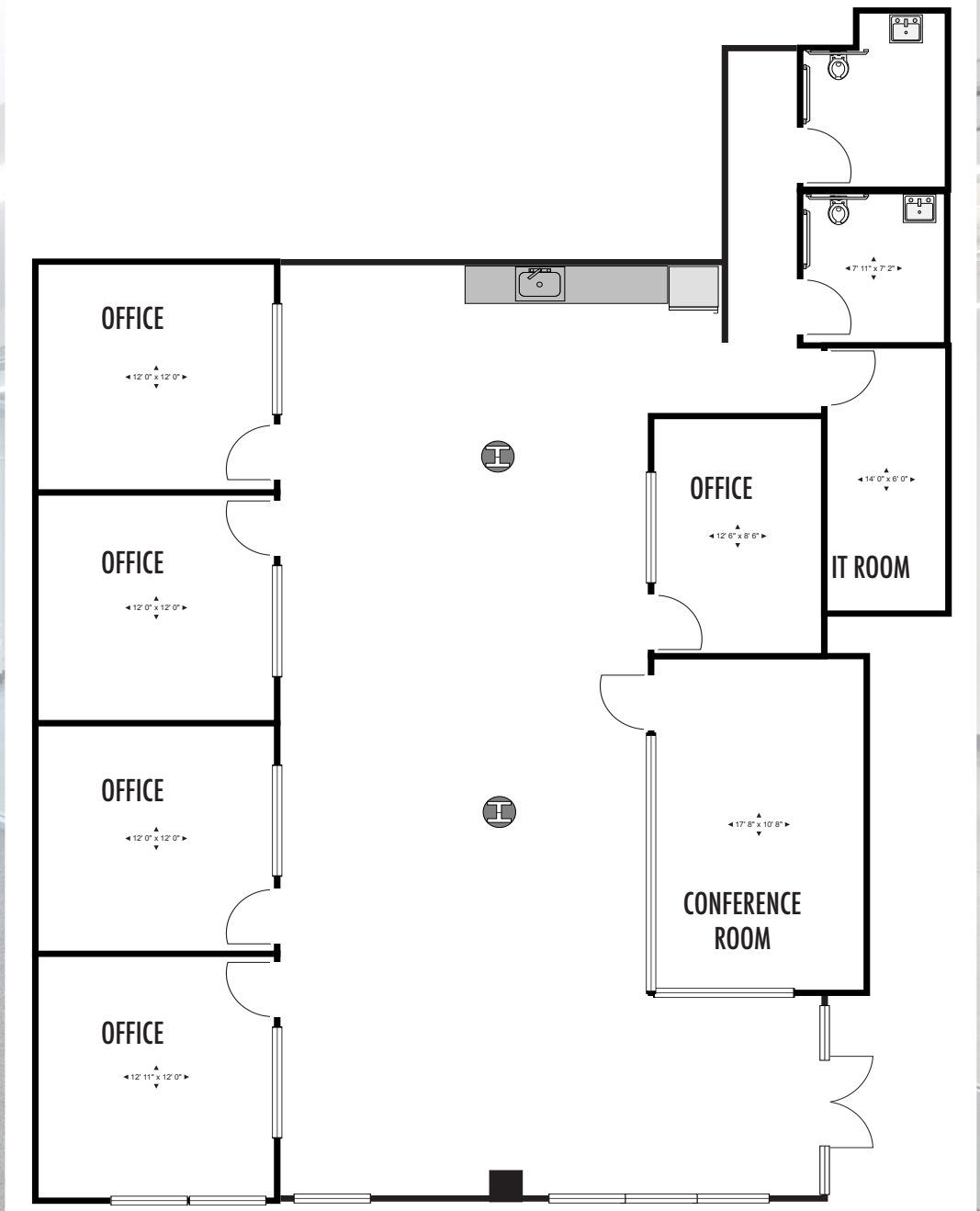
- 5 PRIVATE OFFICES
- 1 CONFERENCE ROOM
- RECEPTION AREA
- NEW PRIVATE BATHROOMS AND KITCHEN



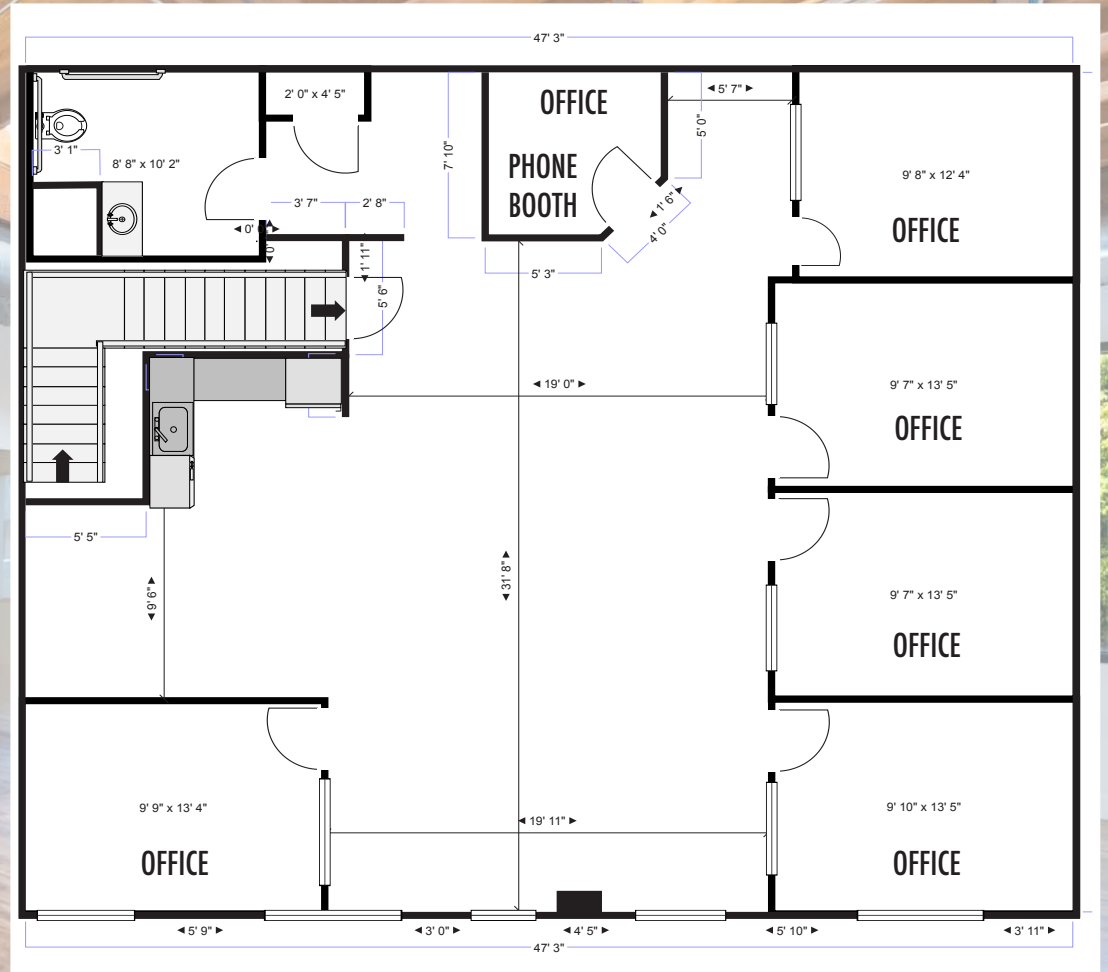
Suite 2019 (1st floor) : 2,600 SF



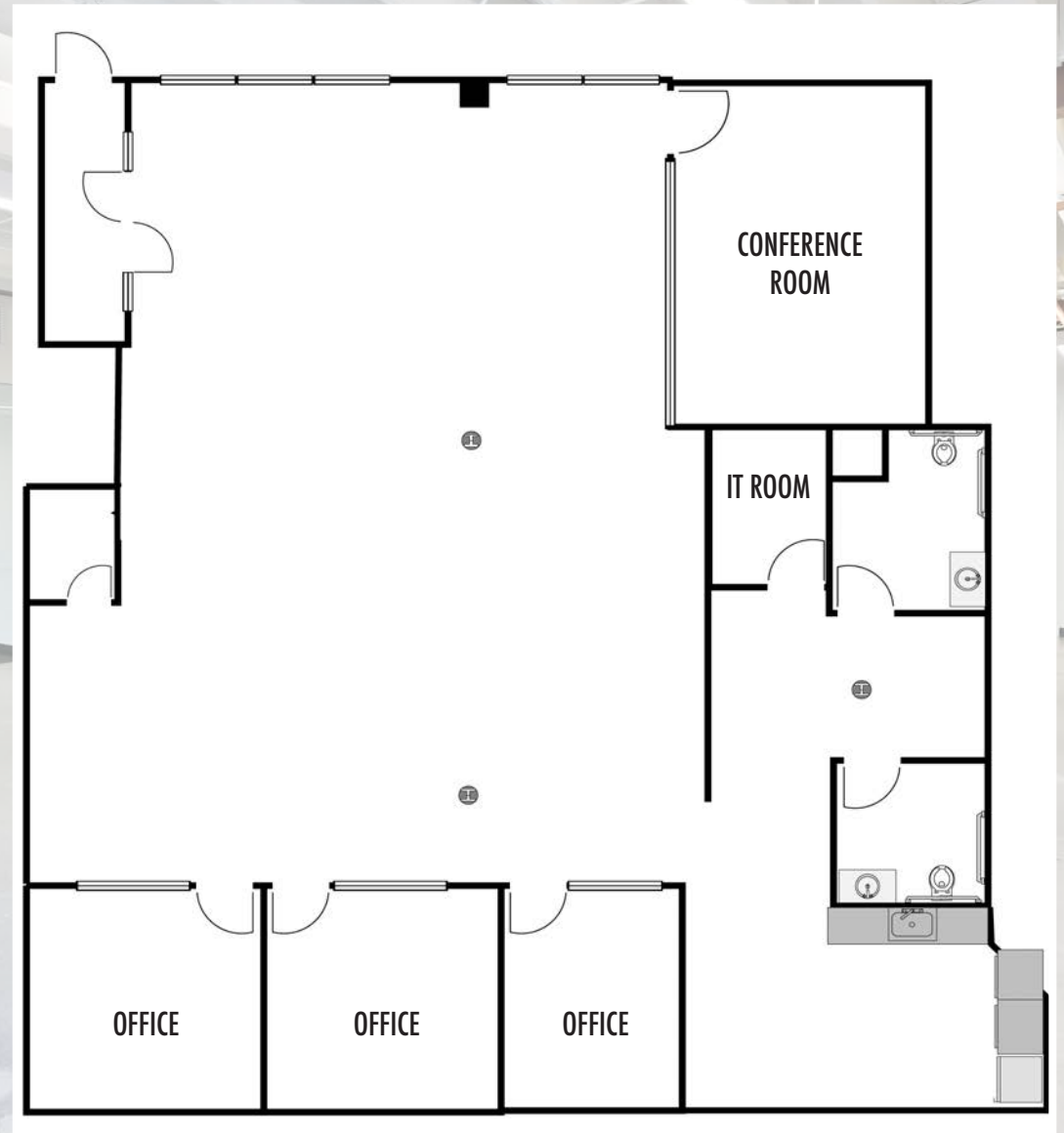
Suite 2025 (1st floor) : 2,750 SF



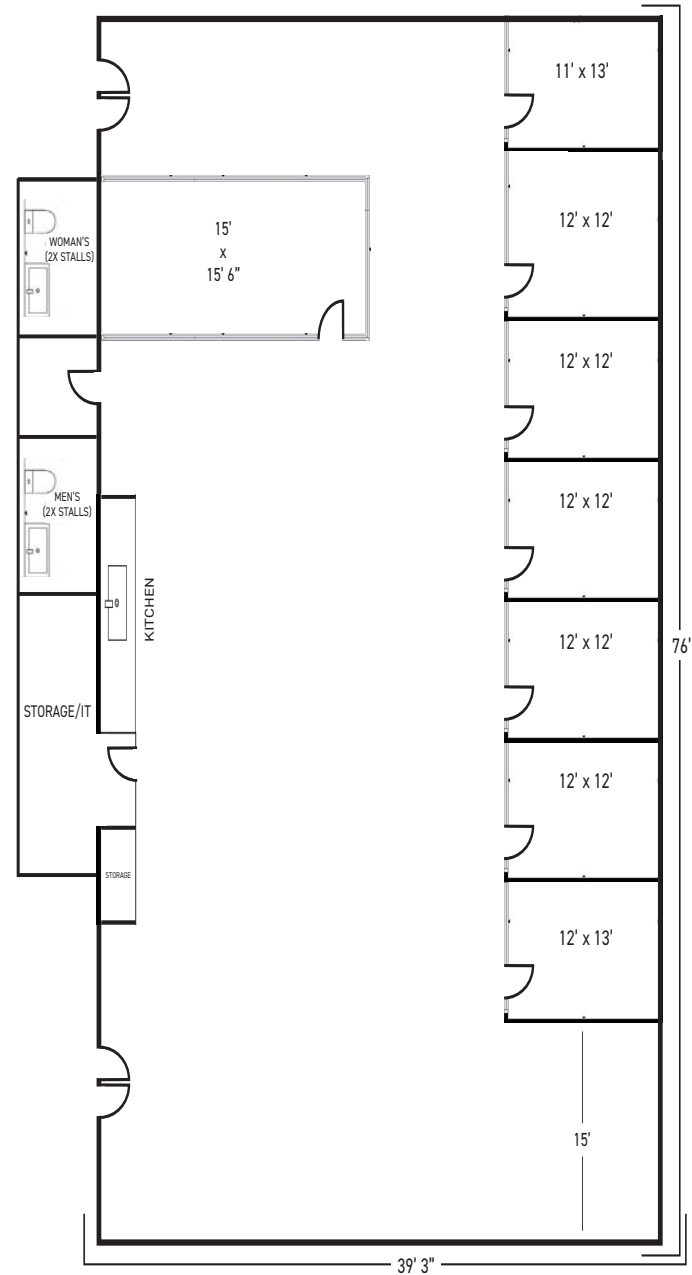
Suite 2027 (2nd floor) : 2,450 SF



Suite 2029 (1st floor) : 3,412 SF



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



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