

WESTGATE MEDIA PARK West Los Angeles, CA

Over 130,000 square feet of **creative office space** in a campus setting • Located on the border of Santa Monica and West Los Angeles



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AVAILABLE PRE-BUILT SPACES (Approx. SF)

11858 La Grange Ave Suites A & B (2nd Floor): 4,000 - 5,000 SF	Can Be Combined For Approx. 9,000 SF. Combination of Private Offices, Conference Rooms, Open Area, Kitchen And Bathrooms. Exposed Wood Ceilings/Ducting. (Suite A Tour) (Suite B Tour)
11862 La Grange Ave (Ground Floor): 1,995 SF	2 Offices, Large Open Area, Kitchen, Bathroom and Storage (Click Here for Virtual Tour)
11872 La Grange Ave (Ground Floor): 6,500 SF	20 Ft. Ceiling with Partial 2nd Floor Interconnected, Bathrooms, Open Plan Kitchen, Offices and Conference Room (under construction). Additional Can be Added. (Click Here for Virtual Tour)
11878 La Grange Ave (2nd Floor): 1,700 SF	5 Offices, Open Area, Kitchen and Private Bathrooms. (Click Here for Virtual Tour)
2042 Armacost Ave (2nd Floor): 2,725 SF	5 Offices, Large Open Area, Kitchen, Two Bathrooms and a Storage Server Room (Click Here for Virtual Tour)
2040 Armacost Ave (Ground Floor): 2,450 SF	2 Private Offices, Conference Room, Open Area, Private Bathrooms, Upscale Kitchen, Concrete Floor, Exposed Ceiling and Ducting, Lots of Natural Light
2034 Armacost Ave (2nd Floor): 2,000 SF	3 Private Offices, Conference Room, Open Area, Private Bathroom, Open Plan Kitchen, Exposed Wood Ceiling, Ducting, Large Windows (Click Here for Virtual Tour)
2027 Westgate Ave (2nd Floor): 2,450 SF	5 Private Offices, Open Area, Kitchen, Storage and Private Bathroom, Hardwood Floor, Exposed Ceiling and Ducting (Click Here for Virtual Tour)



2042 Armacost Ave



2034 Armacost Ave



2019 Westgate Ave

Base Rental Rate

\$3.65-\$3.85 per SF/month, modified gross

Parking

2:1,000 SF leased. \$170 per car/month (not including city tax). Additional parking available in the immediate area.

Health Considerations and Comments

- Tenant Controlled HVAC in Each Suite
- Private Bathrooms in All Spaces
- Upgraded MERV Filters / Robust Circulation
- Direct Access to Tenant Suites - Less Contact with Others
- Large Windows - Natural Light and Skylights
- On-site Surface Parking - No Subterranean Parking and Less Elevator Dependence
- Tenant Controlled Cleaning Protocols
- 24 Hour Access to Spaces
- Walk to Expo Line Station and Restaurants
- Easy access to 405 and 10 freeways
- Join Other Entertainment / Media Companies in the Immediate Area

