

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



2021 Westgate Ave

AVAILABLE PRE-BUILT SPACES (Approx. SF)

10/22

11872 La Grange Ave (Ground Floor): 6,500 SF (Click Here for Virtual Tour)	20 Ft. Ceiling with Partial 2nd Floor Interconnected, Bathrooms, Open Plan Kitchen, Offices and Conference Room. Additional Can be Added.
2021 Westgate Ave (Ground Floor): 2,700 SF (Click Here for Virtual Tour)	7 Offices, Open Area, Kitchen, and Two Bathrooms
2027 Westgate Ave (2nd Floor): 2,450 SF (Click Here for Virtual Tour)	5 Private Offices, Open Area, Kitchen, Storage and Private Bathroom, Hardwood Floor, Exposed Ceiling and Ducting
2036 Armacost Ave (2nd Floor): 3,900 SF (Click Here for Virtual Tour)	7 Offices, Conference Room, Open Area, Open Plan Kitchen, Three Private Bathrooms
2040 Armacost Ave (Ground Floor): 2,450 SF (Click Here for Property Photo)	2 Private Offices, Conference Room, Open Area, Private Bathrooms, Upscale Kitchen, Concrete Floor, Exposed Ceiling and Ducting, Lots of Natural Light
2042 Armacost Ave (Ground Floor): 5,200 SF (Click Here for Virtual Tour)	7 Offices, Large Open Area, Conference Room, Open Plan Kitchen, Two Private Bathrooms
2042 Armacost Ave (2nd Floor): 2,725 SF (Click Here for Virtual Tour)	5 Offices, Large Open Area, Kitchen, Two Bathrooms and a Storage Server Room



Base Rental Rate

\$3.85-\$4.00 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
- 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



