

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



Pre-Built Spaces
Immediate Occupancy



AVAILABLE PRE-BUILT SPACES (Approx. SF)

05/23

11872 La Grange Ave (Ground Floor): 20 Ft. Ceiling with Partial 2nd Floor Interconnected, Bathrooms, Open Plan Kitchen, Offices and Conference Room. Additional can be Added. Dishwashers Installation
6,500 SF LEASED

2021 Westgate Ave (Ground Floor): 7 Offices, Open Area, Kitchen, and Two Bathrooms
2,700 SF ([Click Here for Virtual Tour](#))

2027 Westgate Ave (2nd Floor): 5 Private Offices, Open Area, Kitchen, Storage and Private Bathroom, Hardwood Floor, Exposed Ceiling and Ducting
2,450 SF ([Click Here for Virtual Tour](#))

2036 Armacost Ave (2nd Floor): 7 Offices, Conference Room, Open Area, Open Plan Kitchen, Three Private Bathrooms
3,900 SF ([Click Here for Virtual Tour](#))

2040 Armacost Ave (Ground Floor): 2 Private Offices, Conference Room, Open Area, Private Bathrooms, Upscale Kitchen, Concrete Floor, Exposed Ceiling and Ducting, Lots of Natural Light
2,450 SF LEASED

2042 Armacost Ave (Ground Floor): 7 Offices, Large Open Area, Conference Room, Open Plan Kitchen and Two Private Bathrooms. Can Combine with 2nd Floor for a Total of 7,925 SF
5,200 SF ([Click Here for Virtual Tour](#))

2042 Armacost Ave (2nd Floor): 5 Offices, Large Open Area, Kitchen, Two Bathrooms and a Storage Server Room
2,725 SF ([Click Here for Virtual Tour](#))

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



