

# 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The Westgate Media Park is the product of a multi-million dollar transformation of outdated, multi-tenant commercial buildings built in the 1970's into a premiere West LA media complex.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 2019 (1st Floor) - 2,600 SF  
Suite 2027 (2nd floor) - 2,450 SF / **Rent: \$3.25/SF MG**  
Suite 2040 (2nd floor) - 5,200 SF  
Suite 2042 (2nd floor) - 2,725 SF  
Suite 2046 (1st floor) - 3,627 SF  
Suite 11858 (1st floor) - 3,710 SF

**RENT** \$3.85 MG

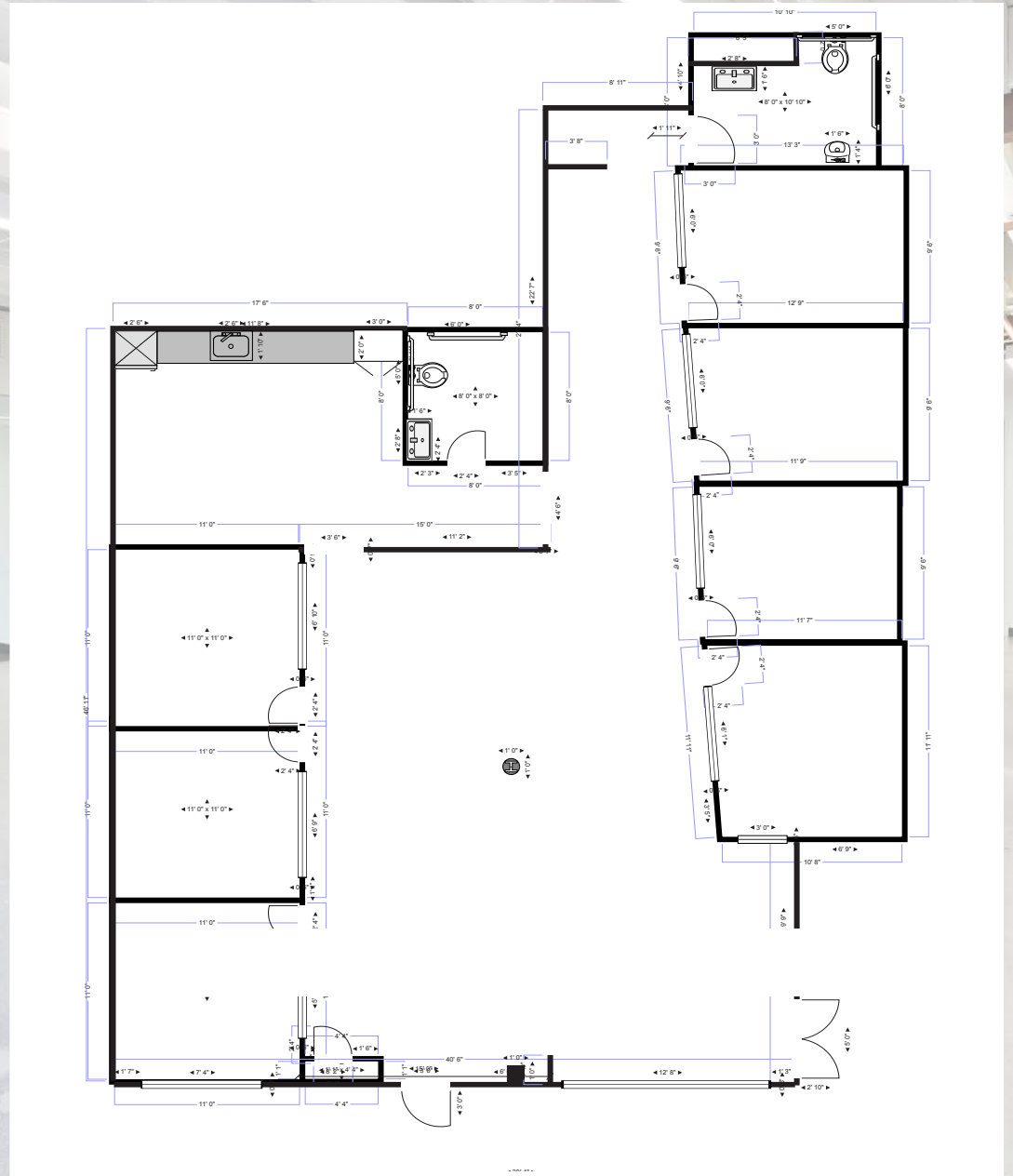
**TERM** Negotiable

**PARKING** 2/1,000 Available on-site at \$175/space  
(More parking offered across the street at Westside Towers)

**FEATURES**

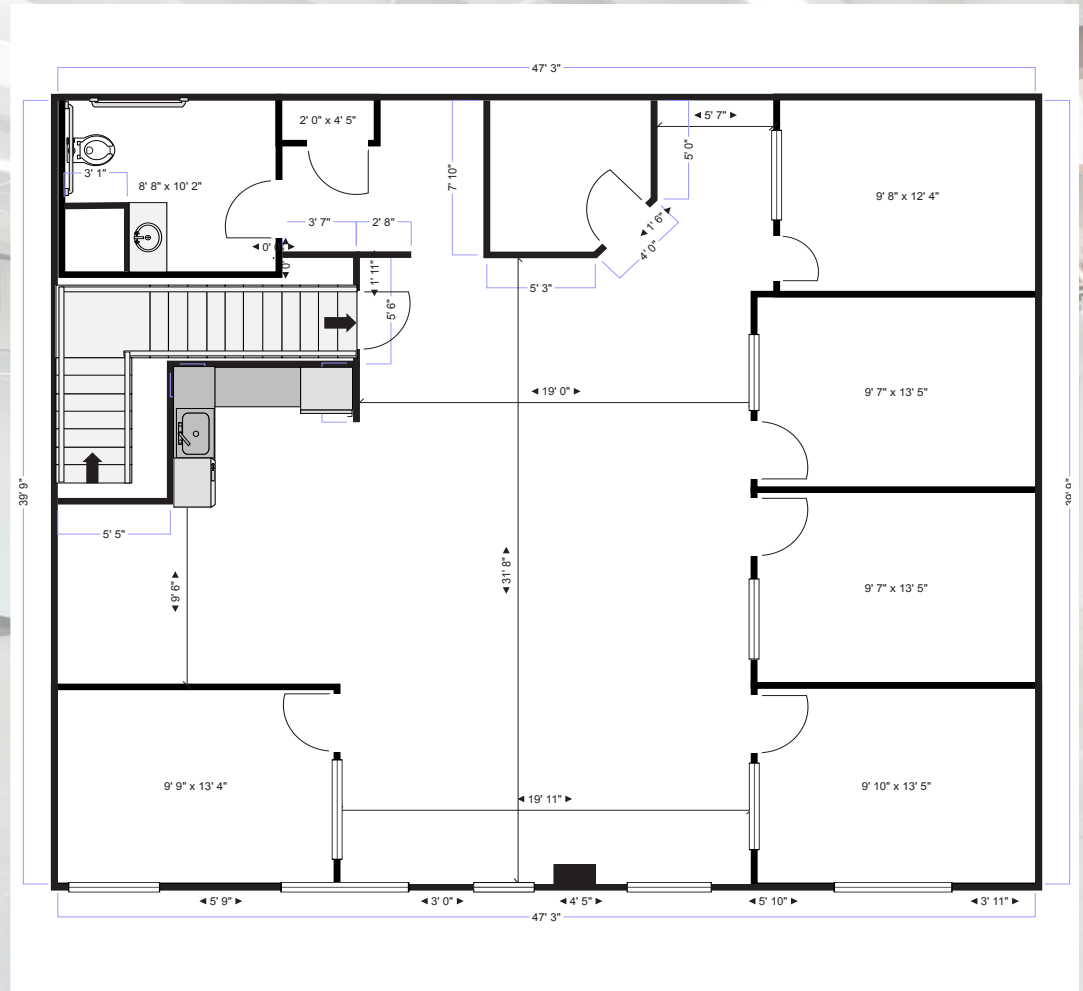
- High end creative office suites in West LA
- Great natural light
- Ideal Westside location
- Easy Access to Major Freeways
- 3 blocks from Expo Bundy metro station
- Each suite offers private bathrooms and kitchen
- 24/7 Tenant controlled HVAC
- Dedicated IT/Data room in each suite
- Rockreation rock climbing gym on site
- Ability to upsize/downsize
- On-site Management

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

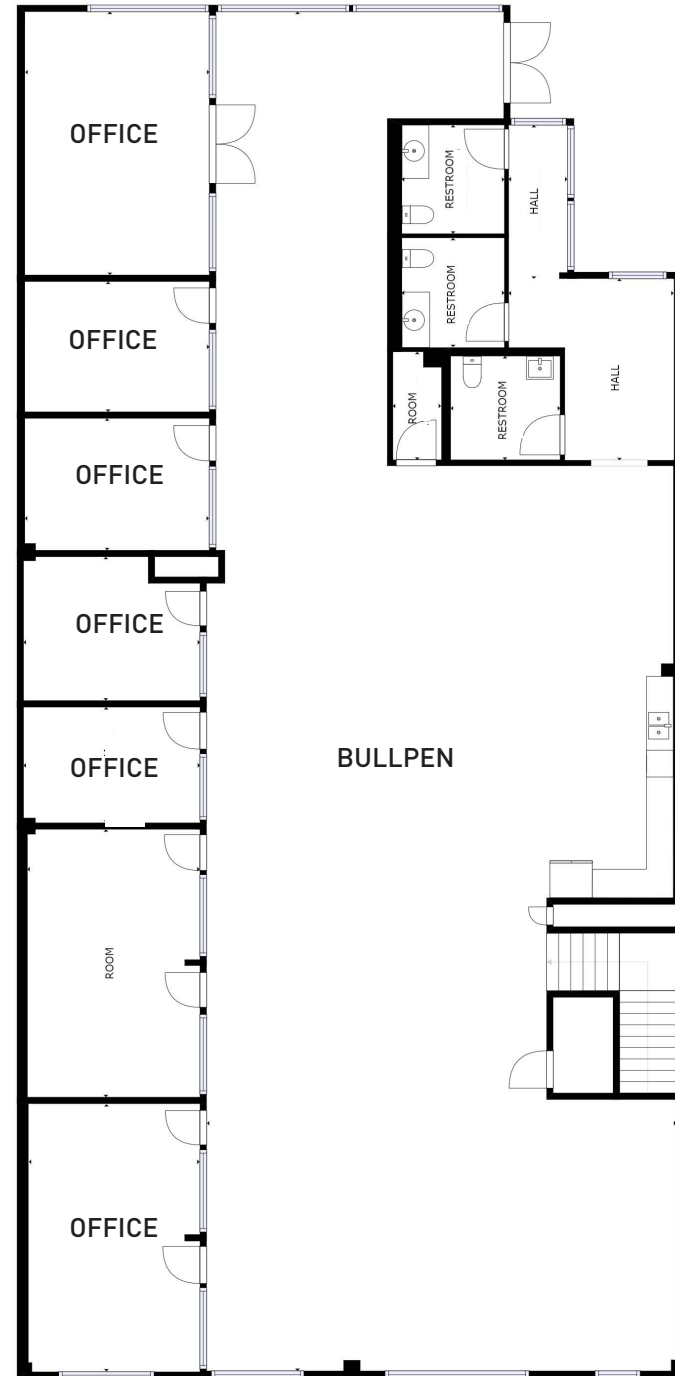


Suite 2027 (2nd floor) : 2,450 SF

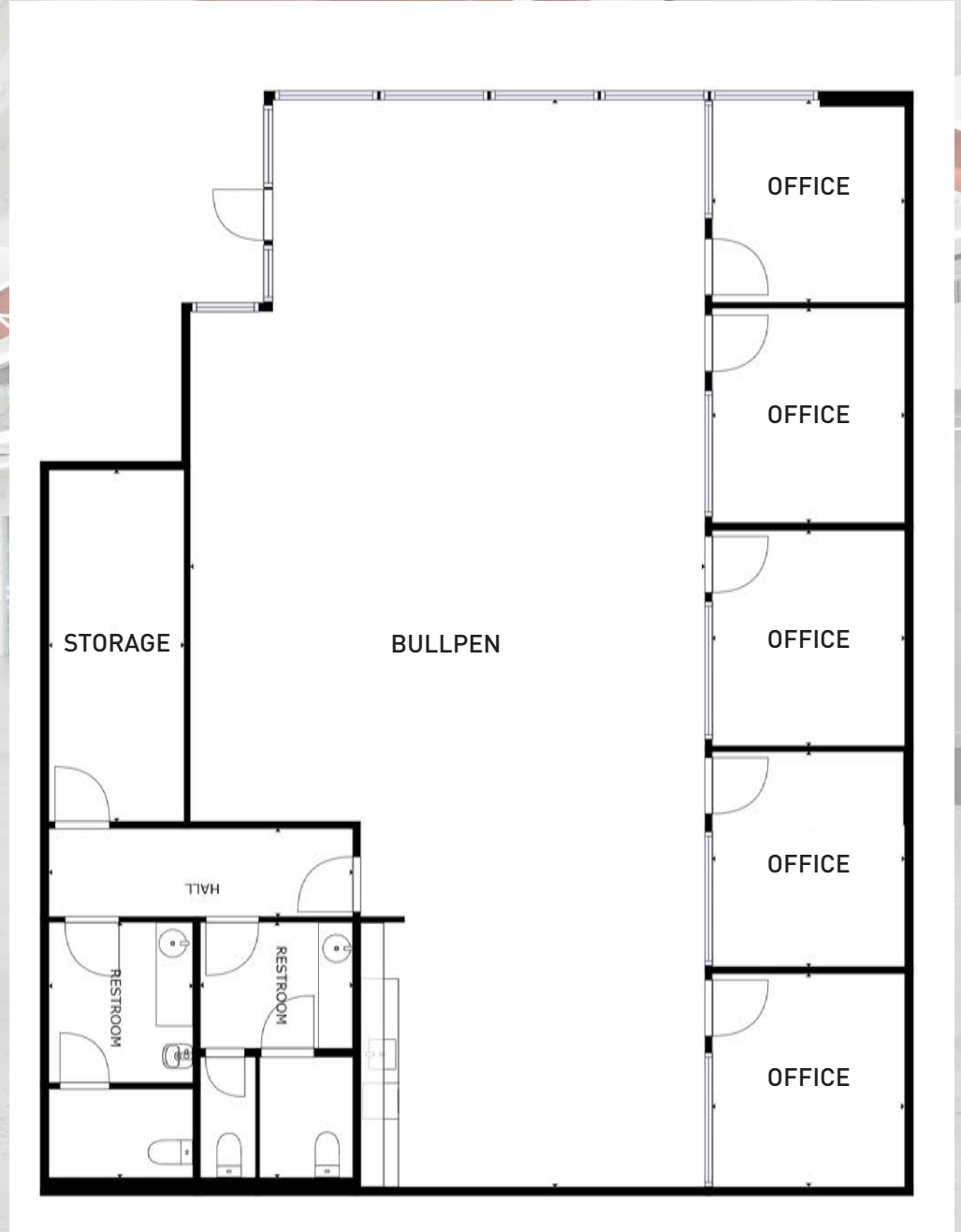
\$3.25/SF MG



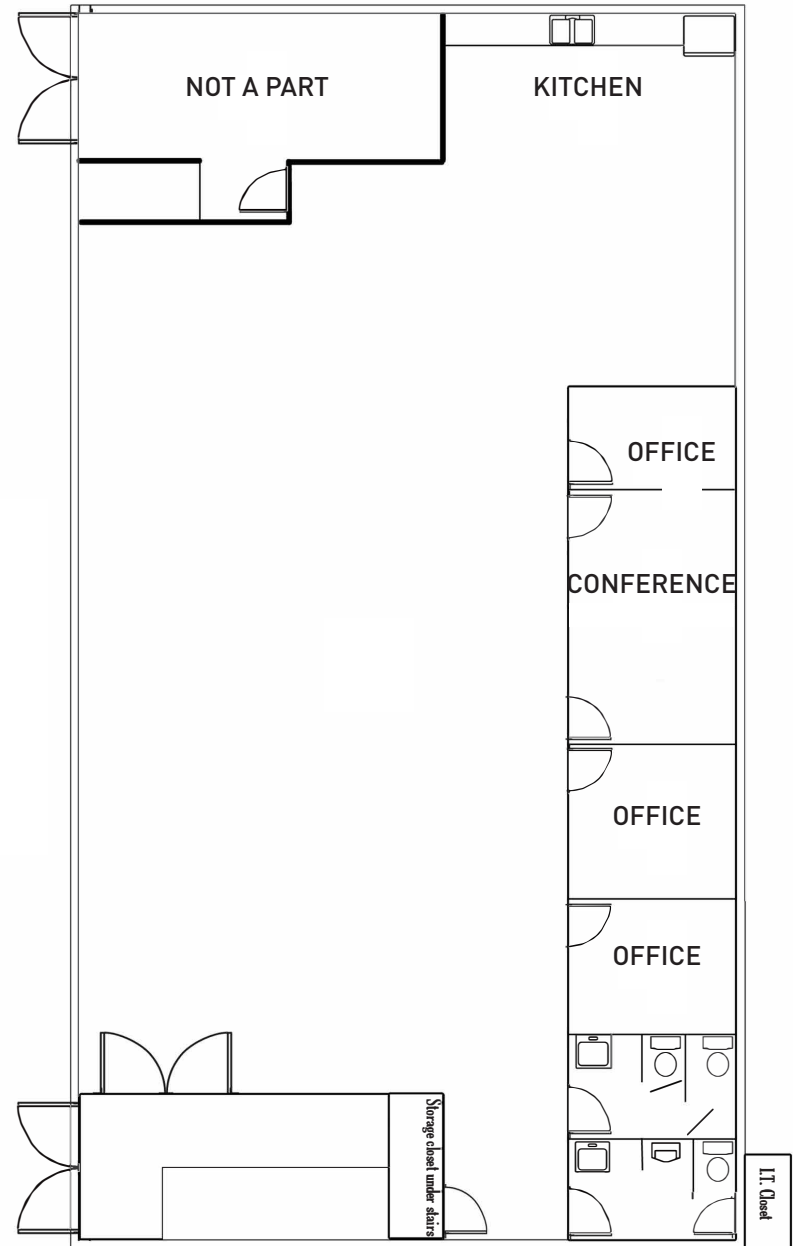
Suite 2040 (2nd floor) : 5,200SF



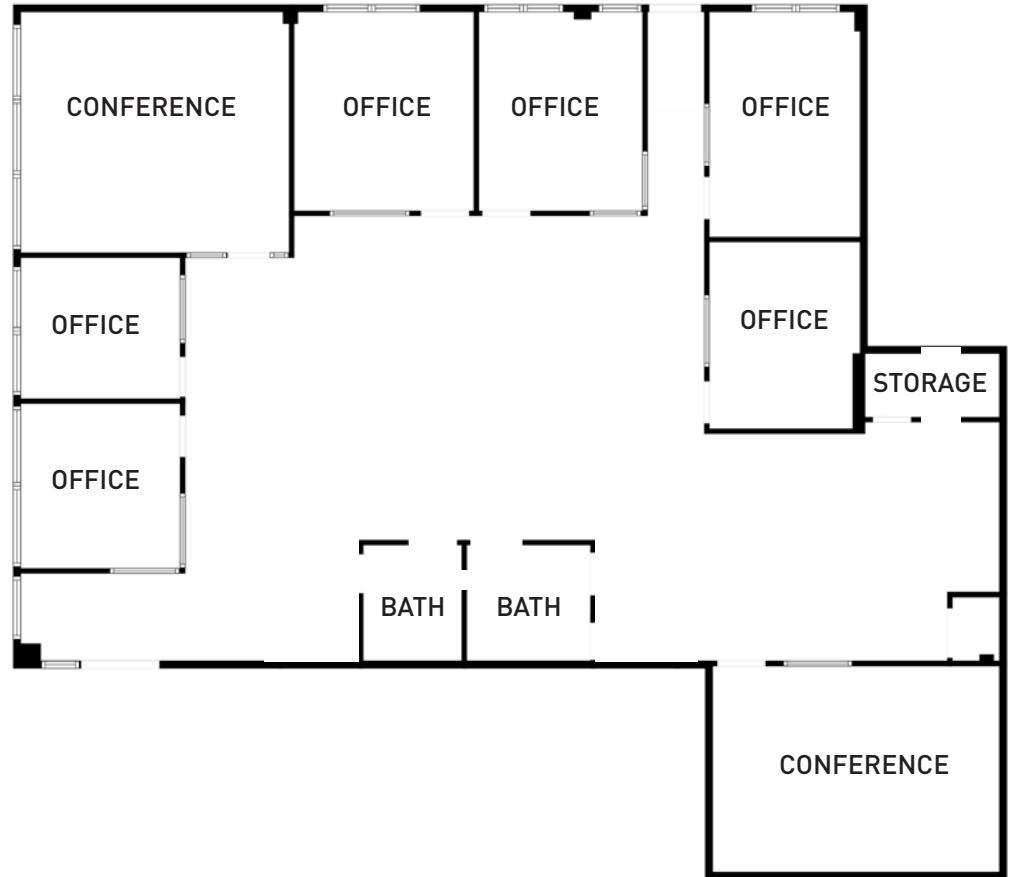
Suite 2042 (2nd floor) : 2,725 SF



Suite 2046 (1st floor) : 3,627 SF



**Suite 11858 (1st floor) : 3,710 SF**



**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**

**RIOT GAMES**

**BERKELEY SM EAST**

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

**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

INTERSTATE  
405

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

INTERSTATE  
10

BUNDY EXPO STATION

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

LOCATION MAP

# WESTGATE MEDIA PARK



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