

11872

LA GRANGE

AVENUE  
WEST LOS ANGELES

CREATIVE OFFICE  
FOR LEASE



# SUBLEASE DETAILS

**WESTGATE MEDIA PARK**  
11872 LA GRANGE AVENUE  
LOS ANGELES, CA 90025

## **SIZE**

1,000 - 6,130 SF

## **TERM**

*Through 8/2027*

## **RATE**

*\$3.50/SF*

## **PARKING**

*Ample parking*

## **CREATIVE**

Light and bright creative sublease with open workspace and “flow-through” design in an architecturally striking Randall Stout building.

## **FLEXIBLE**

Space available in its entirety or demised to fit your office needs. Mezzanine level can be subleased separately as part of several configurations.

## **PRIME WEST LA LOCATION**

Easy access to major freeways and one block to Bundy Expo Line station. Walkable to neighborhood amenities, retail and restaurants.



## **LISTING TEAM**



### **JAKE ZACUTO**

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### **ANDREW SINASOHN**

*Executive Vice President*  
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### **GABE HISEM**

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# PLUG & PLAY

Modern finishes, tech upgrades and  
custom lighting.





# FLOOR PLAN

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# OPEN CONCEPT

Expansive floorplan with open flow, allowing  
for privacy and multi-use set up options





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# 11872 LA GRANGE AVENUE WEST LOS ANGELES





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