

WMC

Westside Media Center

**ELEVATED. ENERGIZED.
EXCLUSIVELY WESTSIDE.**

12100/12200/12312 W. Olympic Boulevard
Los Angeles, CA



A PREMIER WESTSIDE DESTINATION

Welcome to Westside Media Center, a premier Class A campus located in the heart of LA's thriving Westside. Offering a dynamic blend of modern workspace, flexible floor plans, and top-tier amenities, the property is designed to support companies of all types—from innovative startups to established industry leaders. With exceptional access, a professional environment, and proximity to some of the city's best dining, retail, and lifestyle offerings, Westside Media Center is where business and opportunity come together.





PROPERTY OVERVIEW

Westside Media Center delivers a secure, service-first campus experience designed for high-performance teams.

- White-glove service with dedicated building staff
- 24/7 onsite security for peace of mind
- Fitness center and curated coffee offerings
- Beautifully landscaped outdoor spaces
- Environment designed for focus, creativity, and culture

No. of Buildings	3
Campus Size	~380,000 RSF
No. of Floors	4
Available Space	~157,726 RSF
Year Built	2000
Typical Floor	~40,000 RSF
Slab to Slab	~14'

HIGHLIGHTS



Creative Campus

Three buildings approx. 380,000 SF class A creative office and studio campus



Transit

Immediately adjacent to the Expo/Bundy Expo Line station



Artful

Contemporary art collection in the building lobbies



Easy Access

West LA location at the Santa Monica border with easy access to the 10 and 405 freeways



Private Courtyard

Beautifully landscaped outdoor courtyard with lounge, seating / meeting areas, and event space



Parking

Electric vehicle charging stations, visitor parking, and secured subterranean parking. 3/1000 ratio



Connected

Fiber internet options from AT&T, Century Link, Frontier, and Spectrum



High Ceilings

Approx. 14' floor-to-floor concrete slabs



Work It Out

On-site full service fitness facility operated by IconFit



Take a Walk

Walkability score = 88 (very walkable)



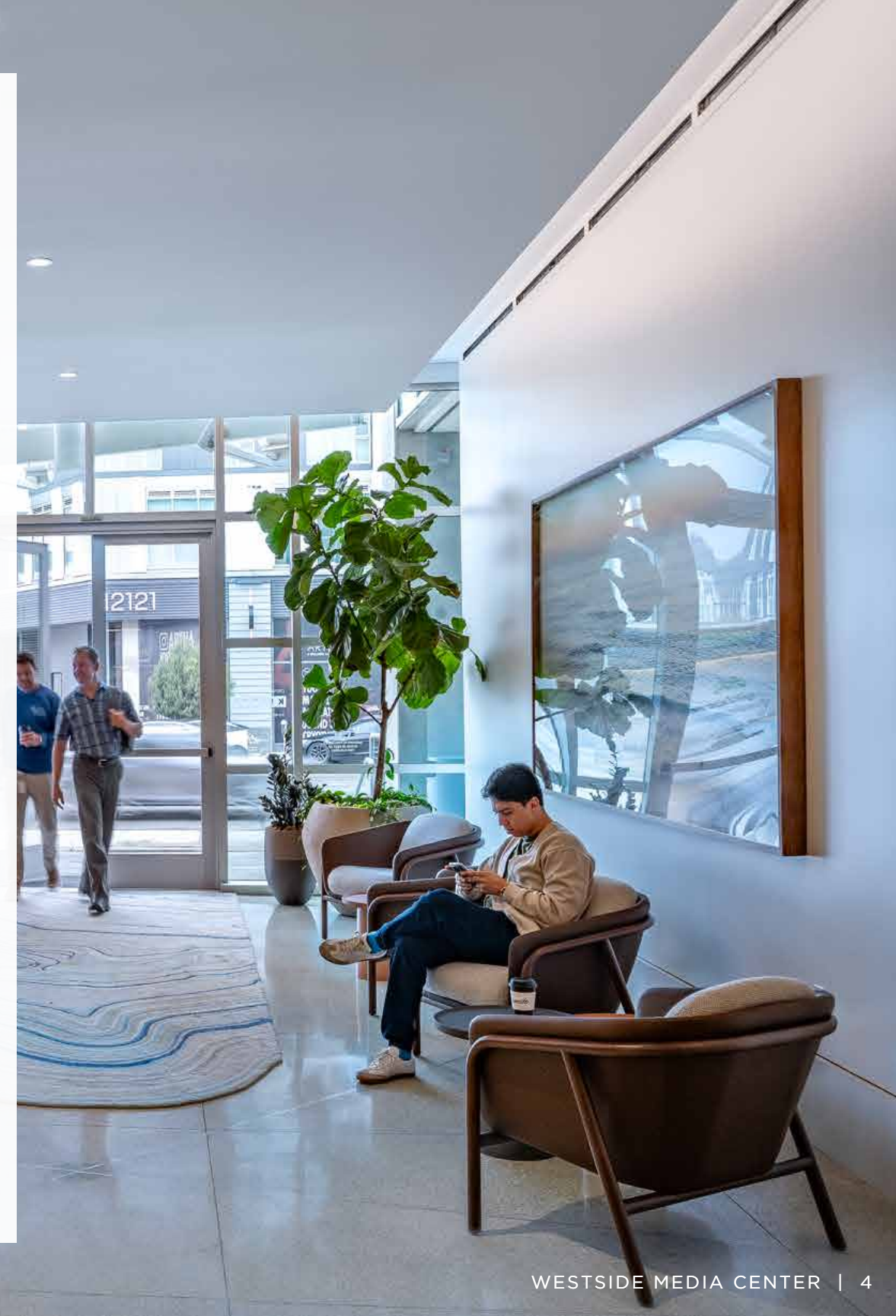
Prominent

Prominent building top & monument signage available



Backup Energy

Building exclusive stand-by generator





FLEXIBILITY MEETS FUNCTION

- **Modular floor plates** that adapt to a range of workspace needs—office, production, or hybrid
- **Multiple entry points and controlled access** for enhanced flexibility and security
- **High-performance infrastructure** to support everything from creative work to technical operations



ON-SITE AMENITIES

- ICONFIT fitness center
- Daily coffee cart service
- Indoor/outdoor collaboration areas designed for meetings, team huddles, or quiet focus
- Newly renovated common areas
- Secure parking and bike storage
- Onsite car detailing services



SECURED CAMPUS ENVIRONMENT

- **24/7 onsite security team** with dedicated patrol coverage
- **Two stationed security guards** monitoring each building and campus grounds
- Comprehensive **security camera coverage** across the property
- Secure, access card-controlled elevators
- **Emergency lockdown capabilities** for rapid response and tenant safety



PROMINENT SIGNAGE OPPORTUNITIES

- **Building-top signage** with high visibility from the 10 Freeway and Expo Line
- **Exclusive tenant monument signage** for maximum brand presence
- **Eye brow signage** available for additional identity and visibility
- **Multi-tenant monument signage** for shared campus exposure

A WELCOMING FIRST IMPRESSION

Enjoy direct access to the building through a newly renovated, lobby featuring a dedicated security desk and an onsite security guard who actively patrols the property. A highly responsive and professional security team who offers a hospitable experience that ensures both safety and a strong first impression for employees and guests alike.





REVITALIZED & READY





INSIDE LOOK

KILROY



WESTSIDE MEDIA CENTER | 8



AVAILABLE SPACE

FLOOR	SUITE	RSF	AVAILABLE	DESCRIPTION	VIRTUAL TOUR
12200 W. OLYMPIC BLVD.*					
1 ST	100	~7,242	NOW	New spec suite, prominent entry off ground floor lobby, 2 large conference rooms, 4 interior offices with glass fronts, large open kitchen, large open work space designed for ~48 work stations, with features that include full-height perimeter glass and a private outdoor patio	
1 ST	145	~8,790	NOW	Plug n' play, high end creative space with prominent entry off the ground floor lobby. 8 offices, 2 conference rooms, 2 huddle rooms, kitchen, IT room, expansive open space	
2 ND	250	~7,680	NOW	Plug n' play, high end creative space. 6 offices, 2 conference rooms, 2 huddle rooms, kitchen, expansive open space	
3 RD	300**	~40,809	NOW	Second generation creative space formerly occupied by Riot Games with 1 board room, 2 large conference rooms, 9 standard conference rooms, 2 print/copy rooms, 22 offices/focus rooms, 1 wellness room, kitchen and break room, server room, 2 storage rooms, ample open office area with raised flooring	
4 TH	400**	~40,566	NOW	Second generation creative space formerly occupied by Riot Games with 1 board room, 2 large conference rooms, 12 standard conference rooms, 2 print/copy rooms, 24 offices/focus rooms, 2 wellness rooms, kitchen and break room, server room, 2 storage rooms, ample open office area with raised flooring, outdoor terrace	
12100 W. OLYMPIC BLVD.					
2 ND	200	~40,385	NOW	Second generation creative space formerly occupied by Riot Games with 16 conference rooms, 17 offices/focus rooms, 4 storage rooms, 2 print/copy rooms, kitchen and break area, social hub, server room, ample open office area with raised flooring	

*Full building opportunity up to 154,545 RSF can be made available. 12-months notice required, please contact the leasing team for more information.

**Suites 300 and 400 are contiguous for ~81,375 RSF

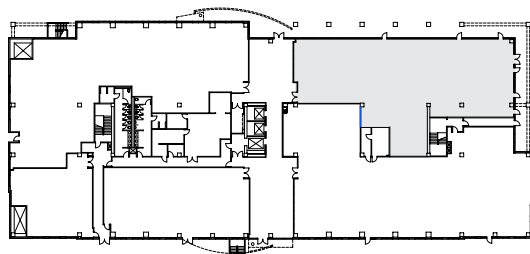
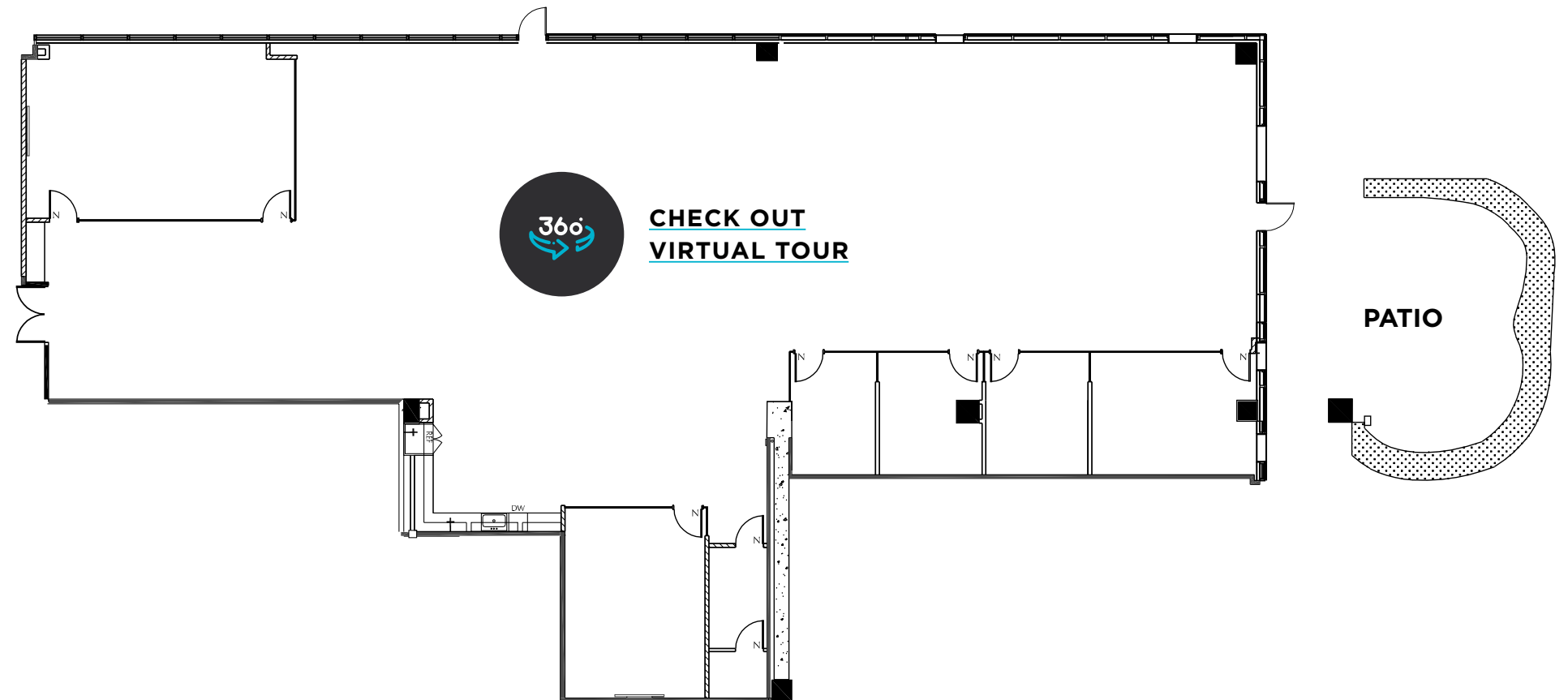
12200 W OLYMPIC BLVD

STE 100

~7,242 RSF



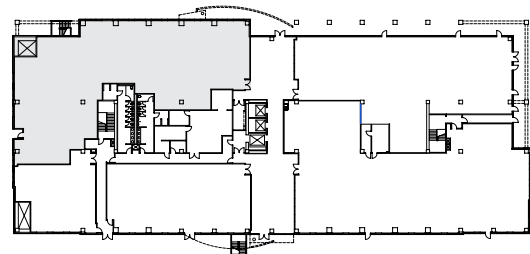
- **Bright, light-filled ground floor suite** with floor-to-ceiling windows
- **Set back from the street** with lush landscaping for privacy and natural views
- **Located just off the main lobby**, directly across from the security desk
- **Quiet and professional setting** with convenient front-of-house visibility
- **Exclusive direct access** to a beautifully landscaped back courtyard
- **Ideal for teams seeking a private yet connected space**



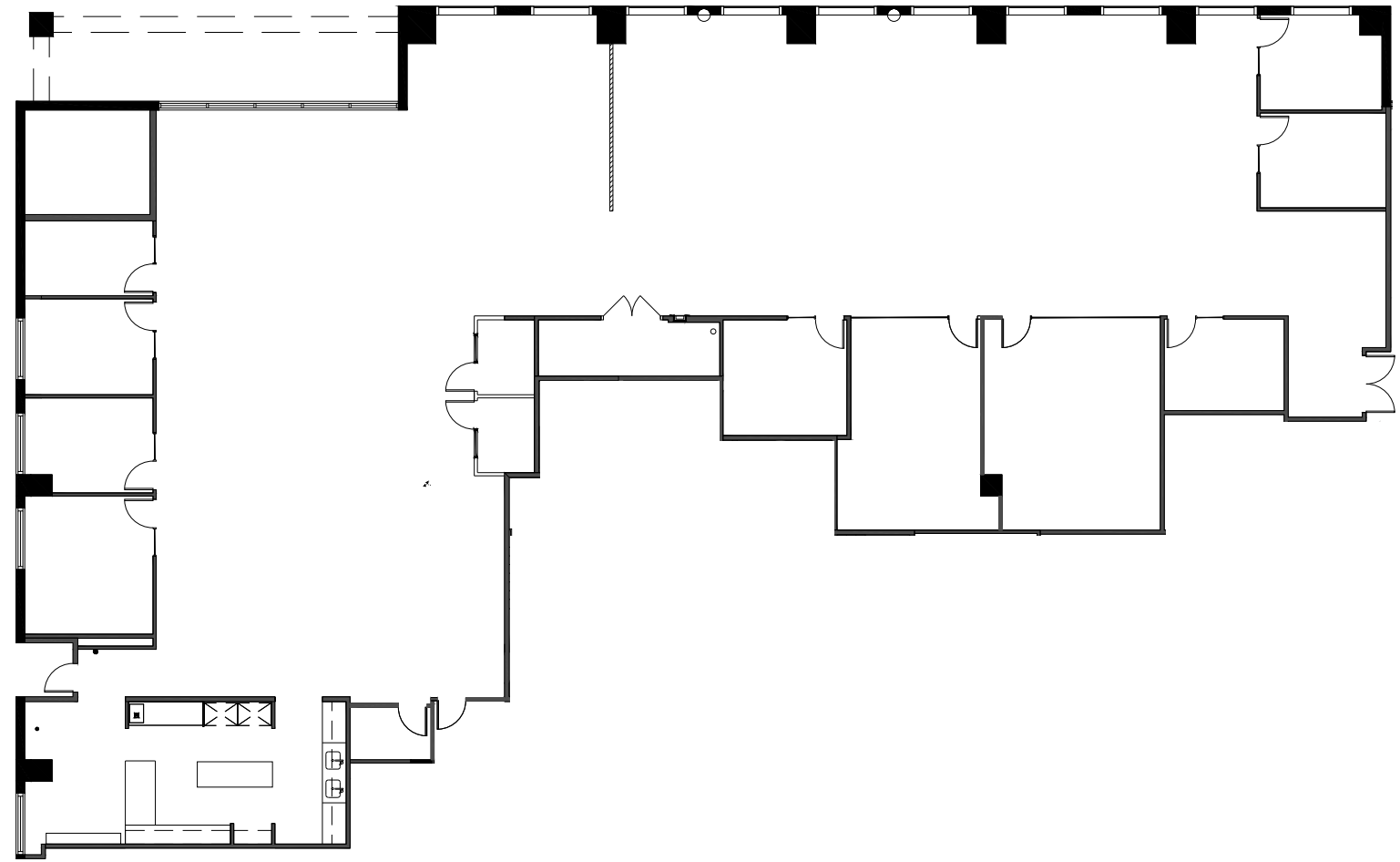
12200 W OLYMPIC BLVD

STE 145

~8,790 RSF



- **Light-filled ground floor suite** with expansive windows and abundant natural light
- **Set back from the street** with landscaped buffers offering privacy and a serene view
- **Conveniently located just off the main lobby**, tucked behind the security desk for added discretion
- **Multiple entry points** for flexible access and potential for controlled guest flow
- **Private offices along the windowline**, maximizing natural light for key team members
- **Ample enclosed meeting rooms**, ideal for focused work and team collaboration

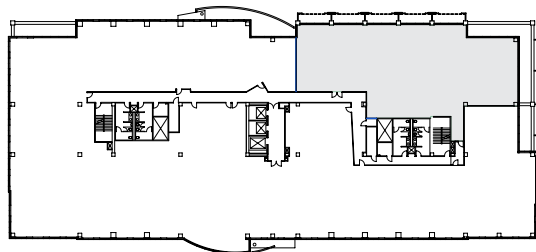
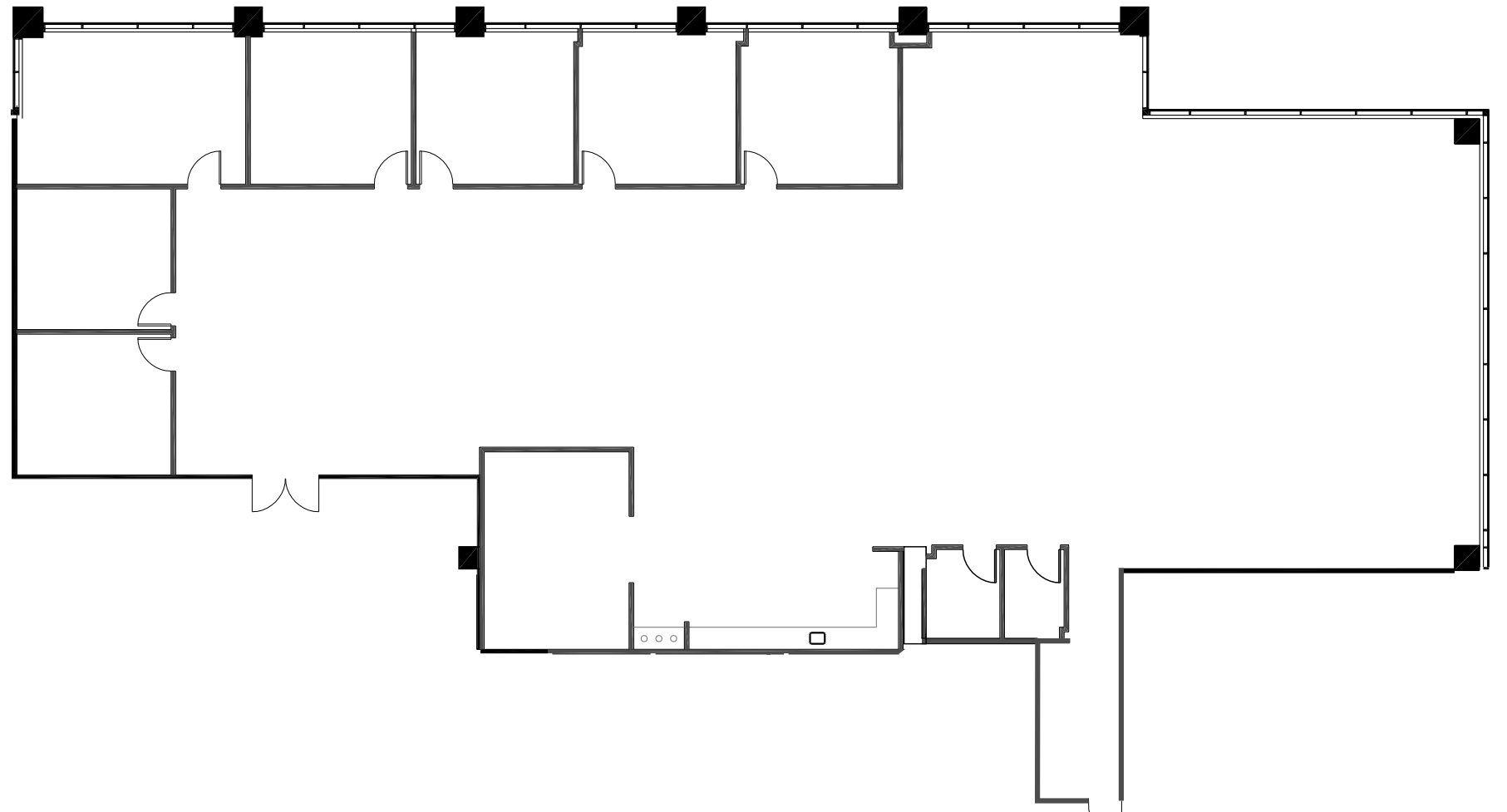


12200 W OLYMPIC BLVD

STE 250

~7,680 RSF

- **Second-floor suite** with garden views
- **Light-filled open floor plan** ideal for collaborative work environments
- **Private offices along outer walls** for focus and privacy
- **In-suite kitchenette** for added convenience
- **Ideal for creative, tech, or professional services teams** seeking a dynamic workspace

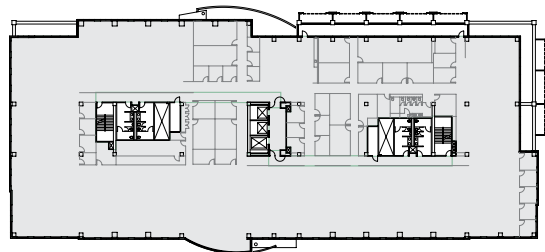
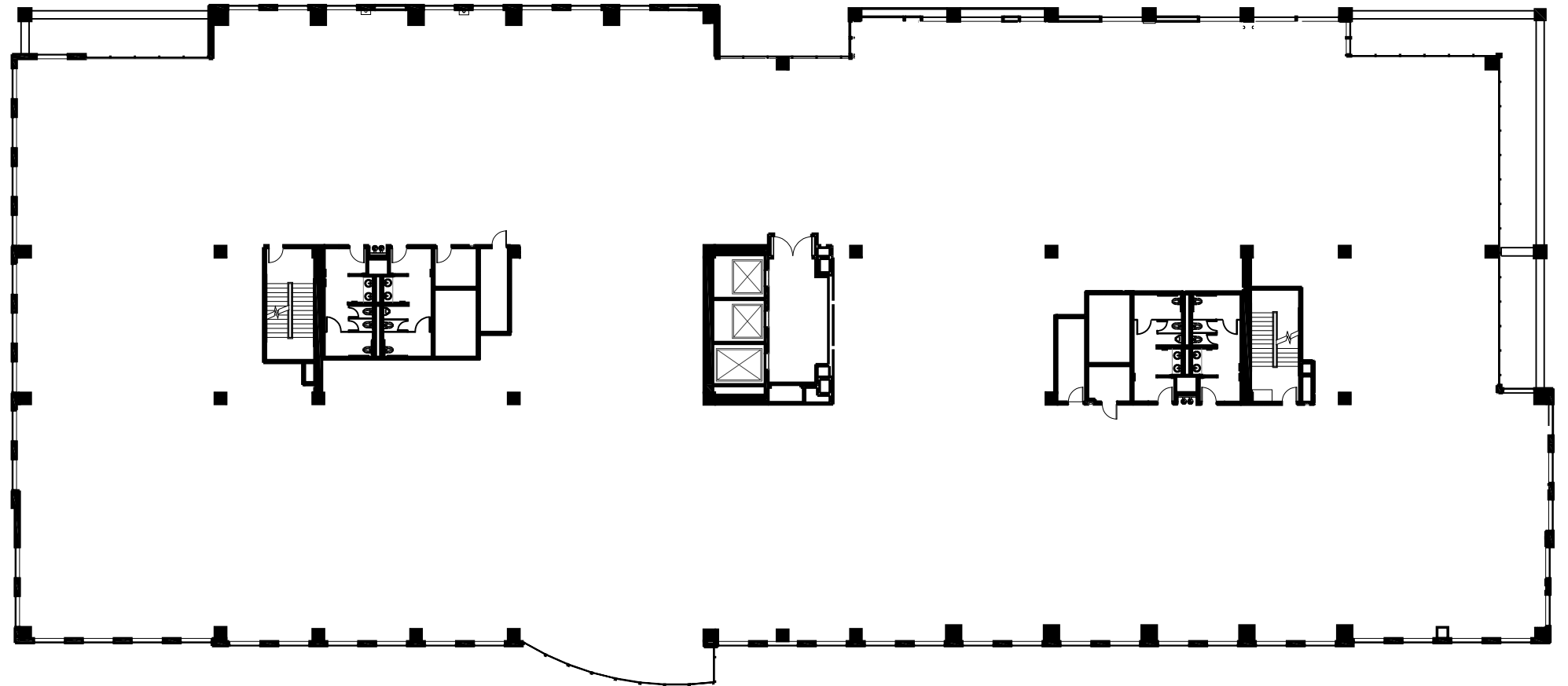


12200 W OLYMPIC BLVD

STE 300

~40,809 RSF

- **Expansive, open floor plate ideal** for collaborative team environments
- **Wall-to-wall window line** floods the space with natural light
- **Modern design aesthetic** with clean lines and open sight lines

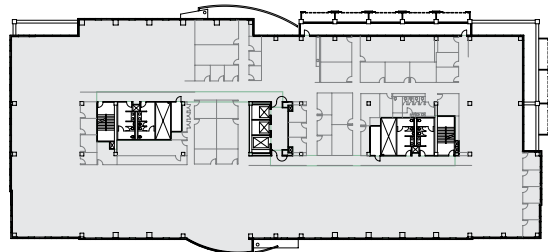
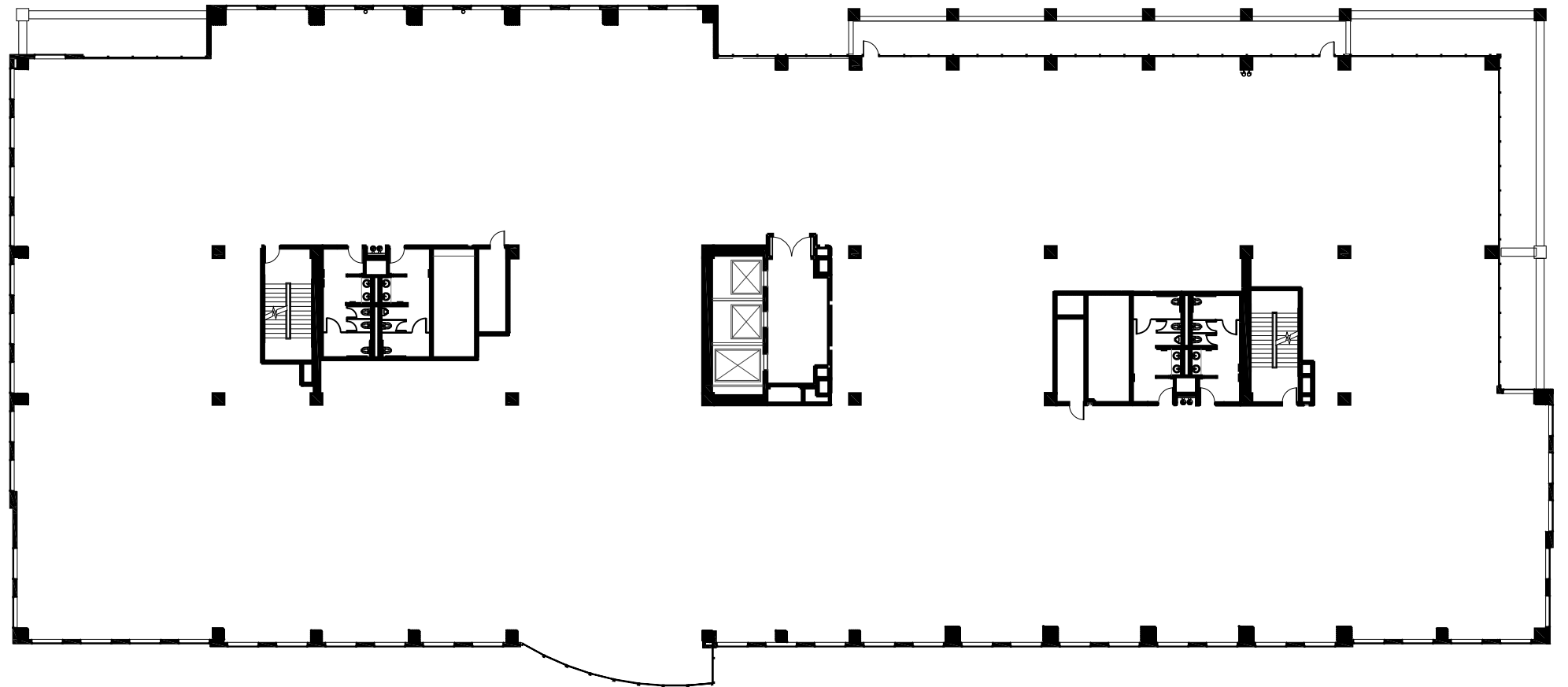


North

12200 W OLYMPIC BLVD STE 400

~40,566 RSF

- **Top-floor suite** offering premier privacy and prestige
- **360-degree views** of the surrounding cityscape
- **Abundant natural light** from all sides
- **Expansive open floor plate** ideal for collaborative workspaces
- **Private in-suite balcony** for fresh air breaks or informal meetings

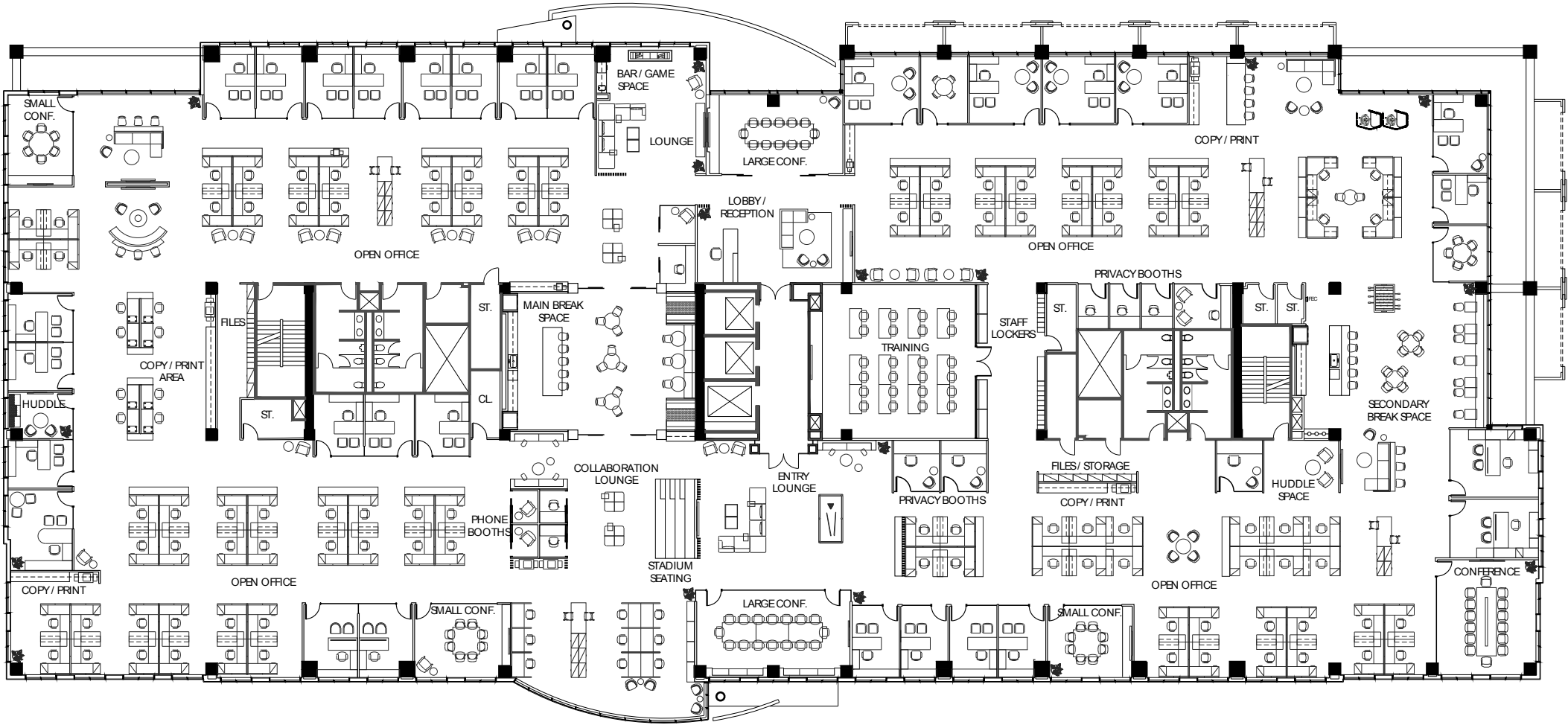


North

12200 W OLYMPIC BLVD

HYPOTHETICAL PLAN

Full Floor Plan

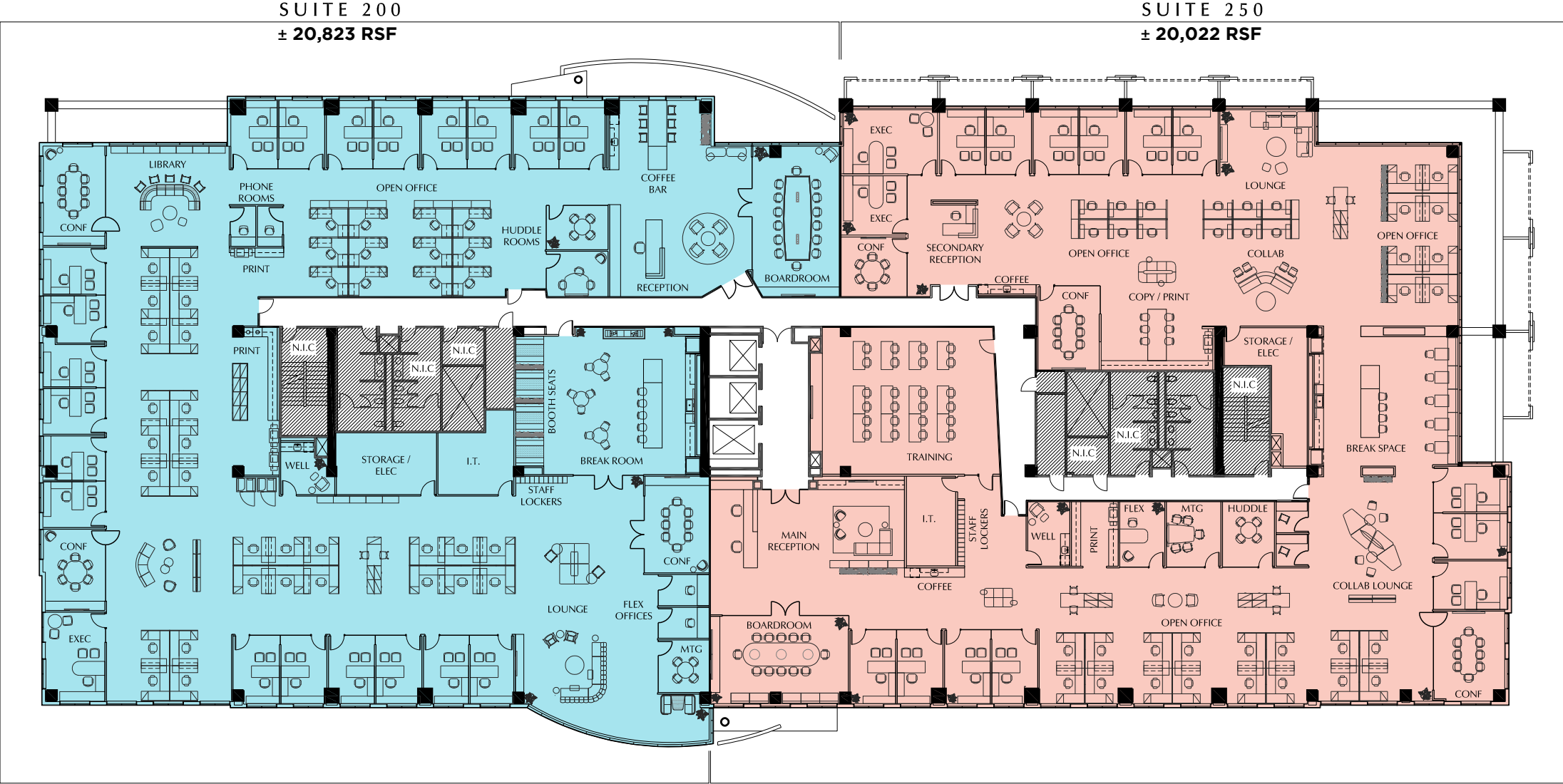


North

12200 W OLYMPIC BLVD

HYPOTHETICAL PLAN

Two (2) Tenant Plan

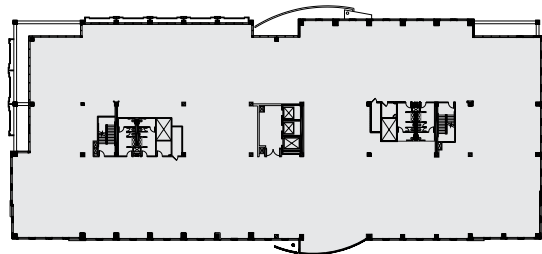
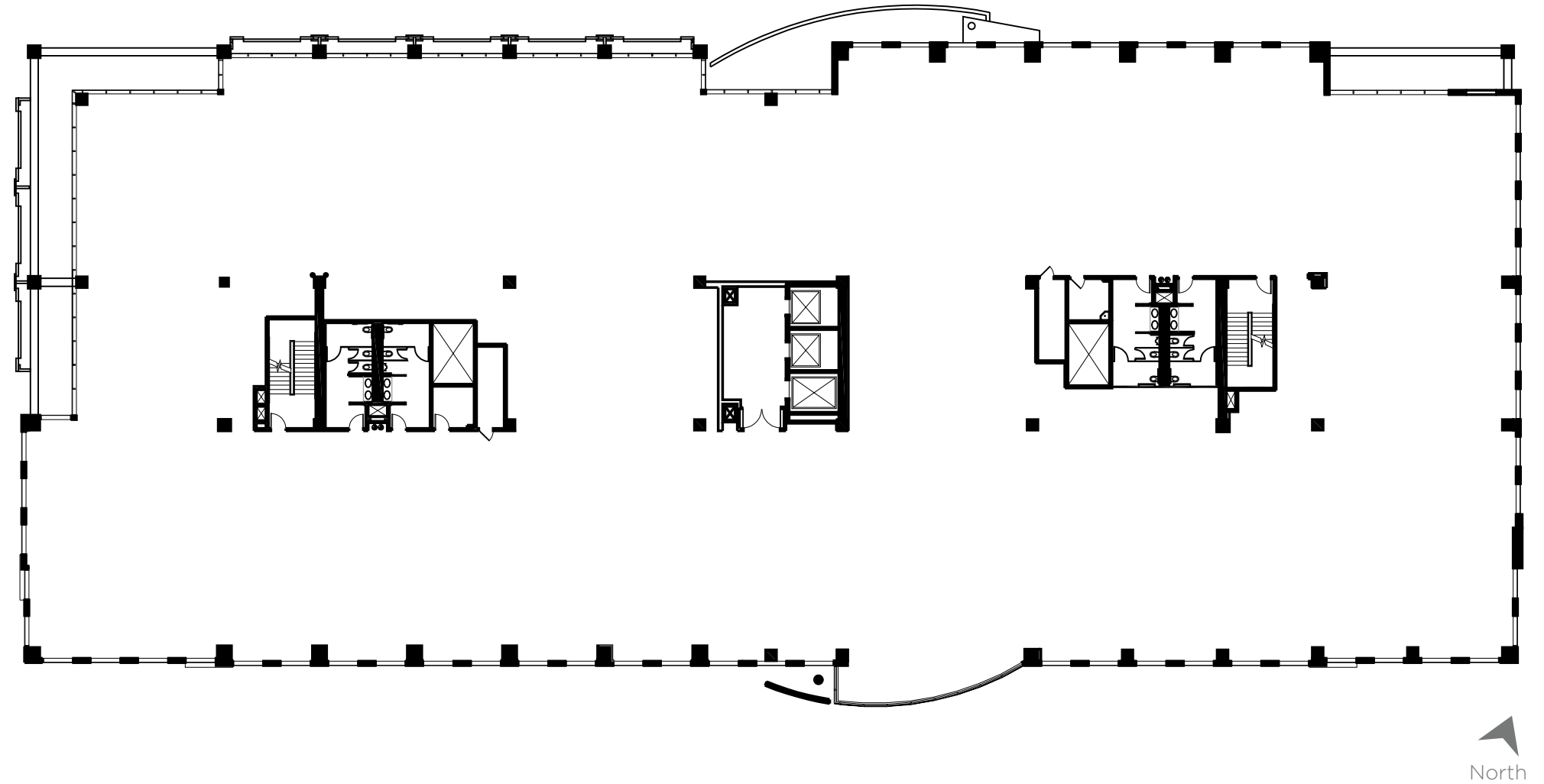


12100 W OLYMPIC BLVD

STE 200

~40,385 RSF

- **Second-floor suite** with strong identity potential
- **Flexible floorplate** ready to be tailored to your team's unique needs
- **Ideal for creative users or growing teams** seeking a personalized workspace
- **Efficient footprint** allows for a mix of open collaboration areas and private offices
- **Great opportunity to design a branded, purpose-built environment**



ACCESS



Steps from the
train station



Right off
the freeway

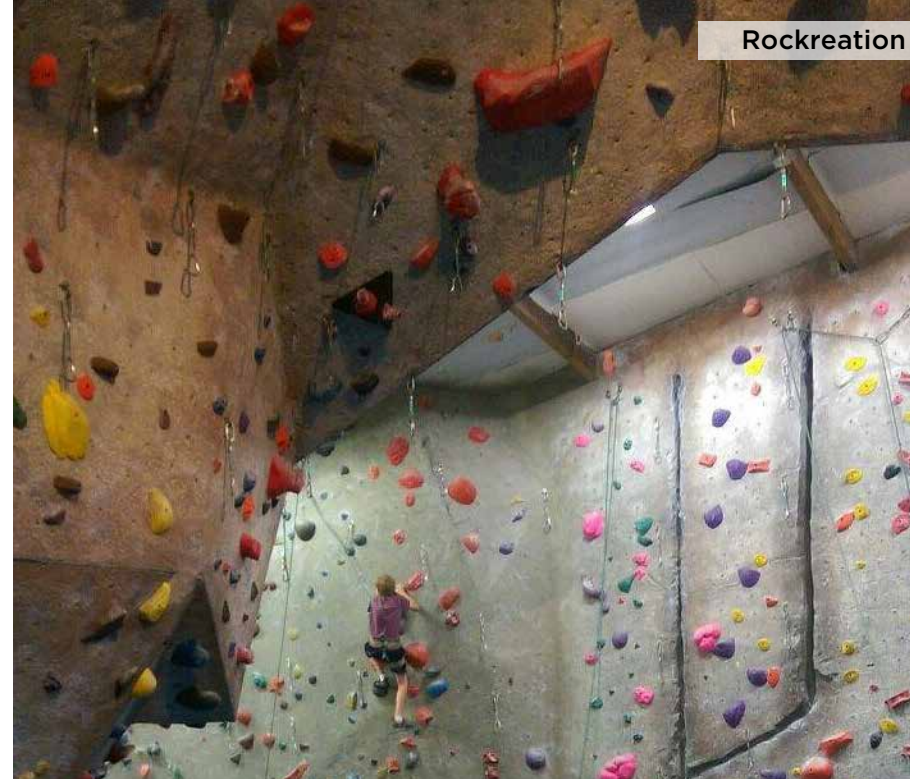


10 mins to Downtown
Santa Monica and
the beach

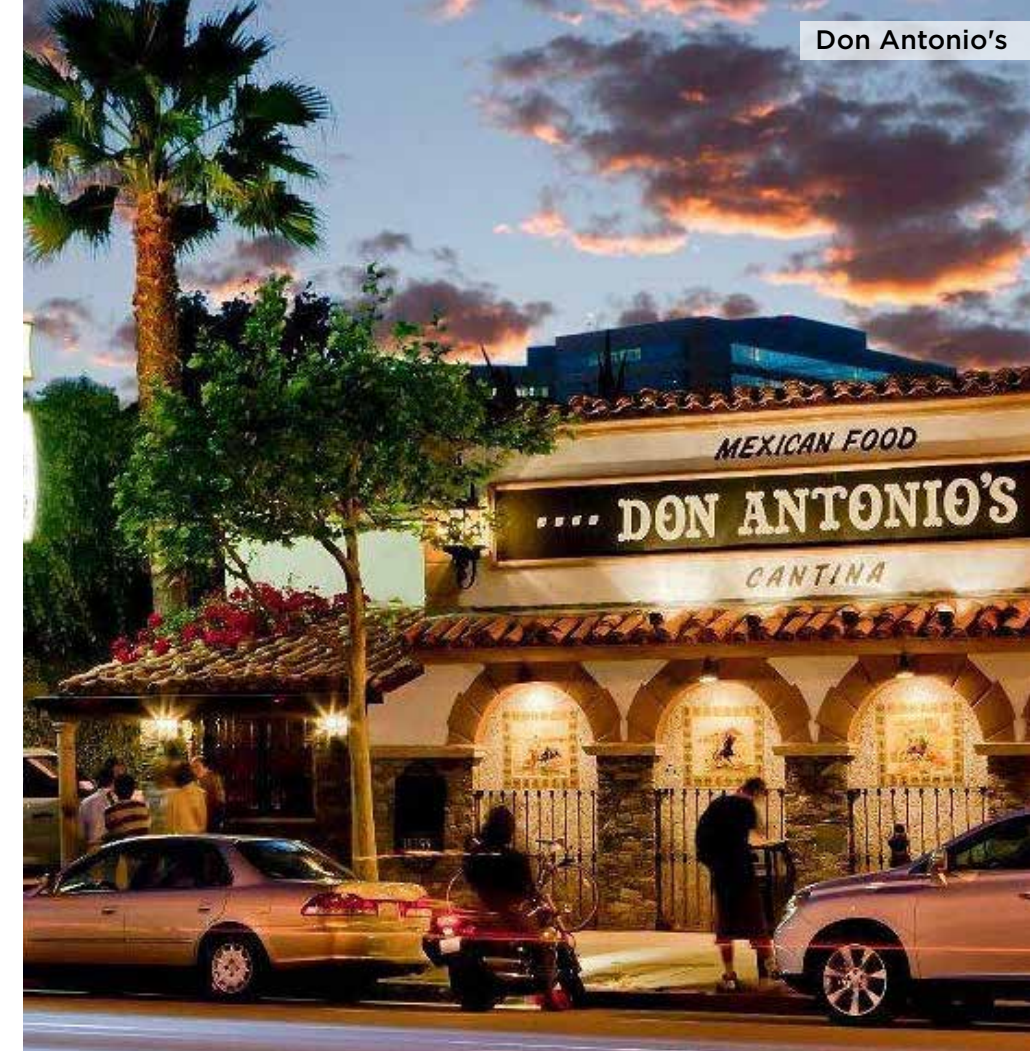




Gelson's



Rockreation



Don Antonio's



Blueys

NEARBY AMENITIES



[Solid]Core

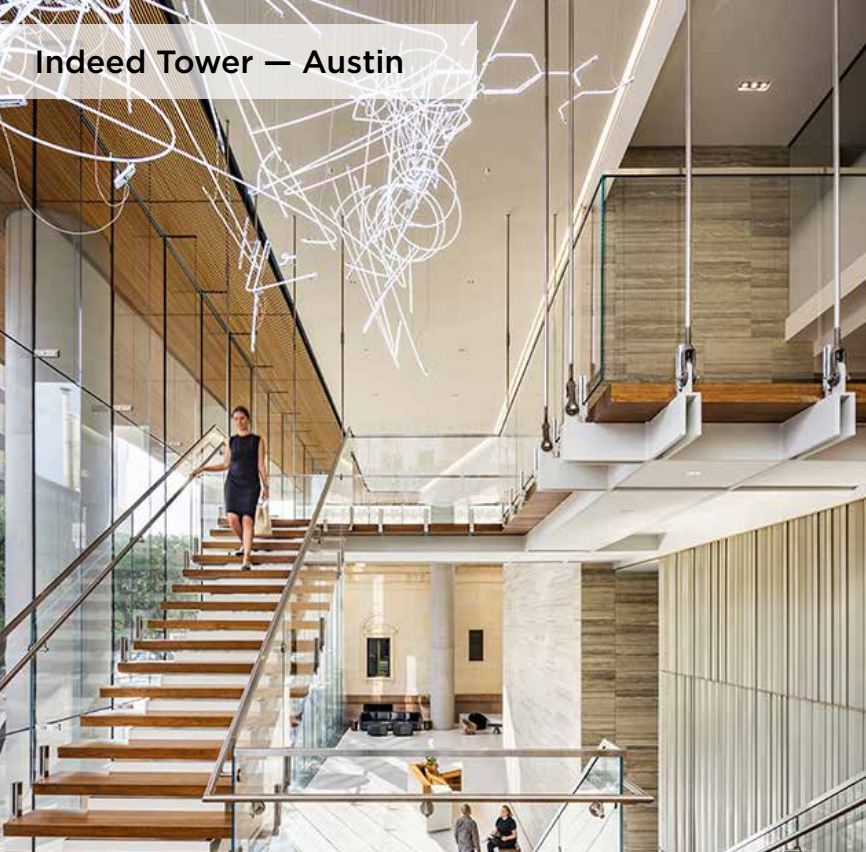


The Coffee Bean

NEIGHBORHOOD

-  Restaurant
-  Retail
-  Athletic Facility
-  Hotel
-  Park





Indeed Tower — Austin



One Paseo — San Diego

The Kilroy Experience— Redefining places for new work

Kilroy Realty is a leading West Coast real estate company focused on creating sustainable, high-quality workplaces that support tenant well-being and contribute positively to the environment and community.

Sustainable, Innovative Design

- Kilroy properties emphasize sustainable design and practices, aligning with tenants' environmental goals.
- Buildings feature top-tier amenities, along with retail, public art, and community spaces, creating dynamic environments for work and leisure.

Tenant-focused Management

- Kilroy's property management approach includes sustainability-focused programs and proactive support to enhance tenants' experience.
- Workspaces are designed to promote employee well-being and foster a sense of community, making them attractive to companies in tech, media, life sciences, and other innovative and creative industries.



On Vine — Hollywood



333 Dexter — Seattle

KILROY IS DRIVING ENVIRONMENTAL PROGRESS THROUGH DESIGN AND OPERATIONS.

Kilroy differentiates itself through an unmatched focus on sustainability and wellness. Kilroy properties are designed to the highest standards, with numerous LEED and WELL certifications, carbon-neutral operations since 2020, and extensive energy efficiency initiatives.

Our sustainability efforts are broad, and include a focus on energy, carbon, water, waste, health & wellness, and stakeholder engagement. We identify climate change as both a risk and an opportunity to our business and we build these factors into our strategy and risk management efforts. Our sustainability programs contribute to long-term value creation and help shape our corporate strategy.

This commitment to green practices positions Kilroy as a leader in environmentally responsible real estate.

Learn more: kilroyrealty.com/sustainability

SUSTAINABILITY ACHIEVEMENTS & ACCOLADES



Carbon Neutral Operations
Kilroy has achieved carbon neutral operations across our portfolio since 2020



Best in Building Health
Fitwel Excellence Award, Most Certifications of All Time, 2019-2022



Energy Star
Partner of the Year, 2014-2024
Sustained Excellence, 2016-2024



Newsweek
Listed on America's Most Responsible Companies, 2020-2025



GRESB
5-Star Designation for Standing Assets & Development, 2015-2024



Green Lease Leaders
Leader, 2014-2024
Gold Level, 2018-2024
Champion of the Decade, 2024



US EPA Green Power Partnership
National Top 100 Green Power User, 2021-2024



Bloomberg Gender-Equality Index
Member, 2020-2023



Where Innovation Works

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