

# WESTSIDE MEDIA CENTER LOS ANGELES, CA

**Ambitious. Fun. Distinct.**



**KILROY**





# PROPERTY OVERVIEW

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Westside Media Center is a premier creative office and studio campus located in West Los Angeles at the Santa Monica border, easily accessible by freeway and public transportation, and a short walk away from a variety of amenities.

[westsidemediacenter.com](https://westsidemediacenter.com)

<b>No. of Buildings</b>	3
<b>Campus Size</b>	~380,000 sq. ft.
<b>No. of Floors</b>	4
<b>Available Space</b>	~137,792 sq. ft.
<b>Year Built</b>	2000
<b>Typical Floor</b>	~40,000 sq. ft.
<b>Slab to Slab</b>	~13'11"
<b>Clear Height</b>	~9'4"



# HIGHLIGHTS

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## Access

Close proximity to 405 and 10 freeways



## Parking

3/1,000 ratio (with 3 levels of subterranean parking)



## Transit

Steps from Olympic/Bundy Expo Station



## Private Courtyard

~49,000 sq. ft. outdoor space



## On-Site Gym

Full service fitness center by IconFit



## Prominent Signage Opportunity

Building and monument sign available
















**INSIDE LOOK**





# NEIGHBORHOOD

-  Restaurant
-  Retail
-  Athletic Facility
-  Hotel
-  Park

**WESTSIDE  
MEDIA CENTER**





# ACCESS



Steps from the train station



Right off the freeway




10 mins to Downtown Santa Monica and the beach







# AVAILABLE SPACE

FLOOR	SUITE	RSF	AVAILABLE	DESCRIPTION	VIRTUAL TOUR
<b>12200 W. OLYMPIC BLVD.*</b>					
1 <sup>ST</sup>	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 <sup>ST</sup>	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 <sup>ND</sup>	250	~7,680	NOW	Plug n' play, high end creative space. 6 offices, 2 conference rooms, 2 huddle rooms, kitchen, expansive open space	
3 <sup>RD</sup>	300**	~40,809	12/1/23	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 <sup>TH</sup>	400**	~40,566	12/1/23	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.	
<b>12100 W. OLYMPIC BLVD.</b>					
2 <sup>ND</sup>	200	~40,385	12/1/23	Second generation creative space formerly occupied by Riot Games with 16 conference rooms, 17 offices/focus rooms, 4 storage rooms, 2 copy/print 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.

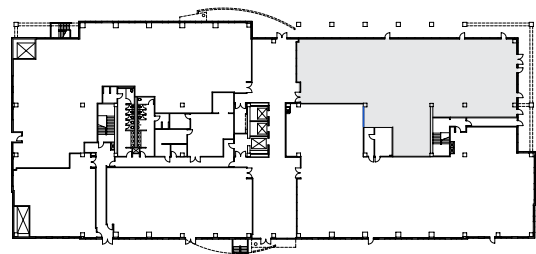
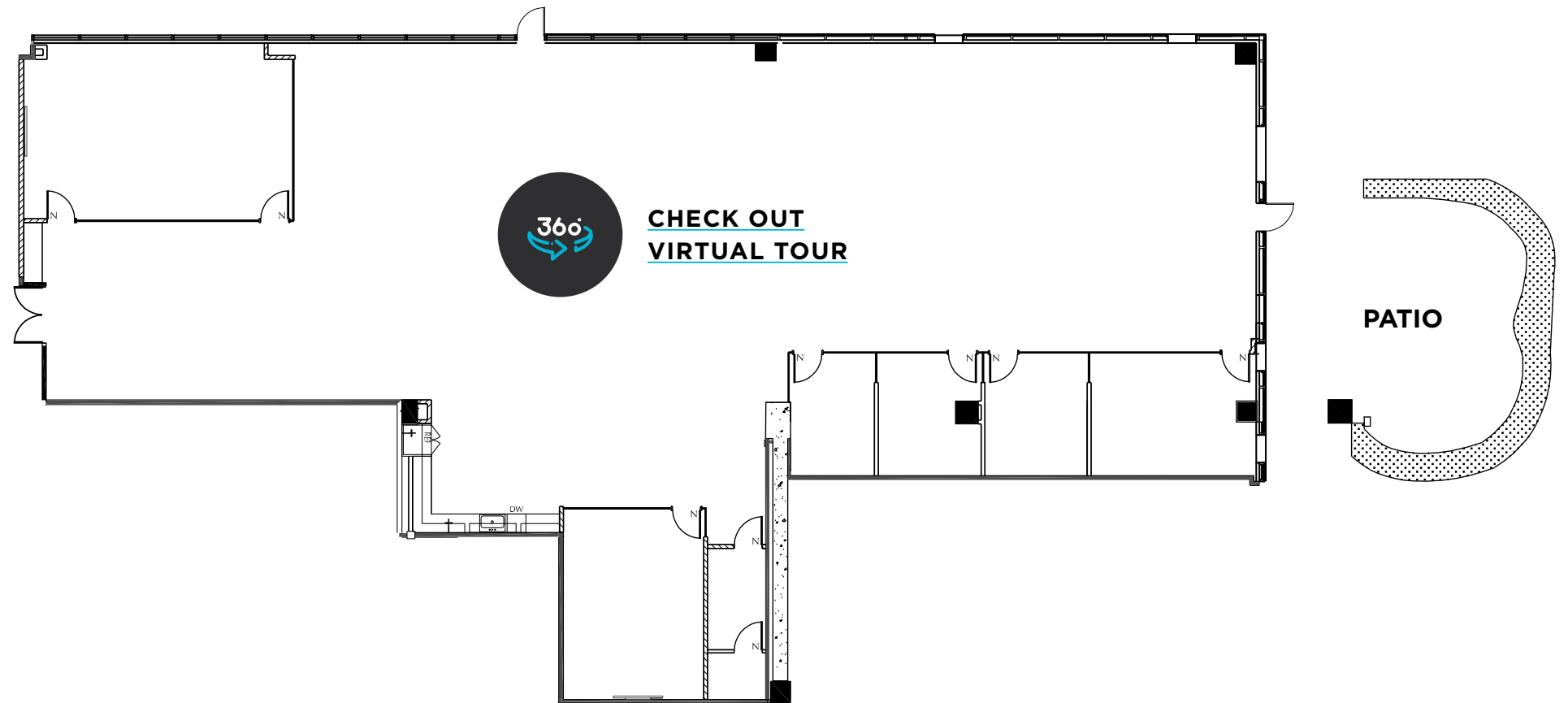
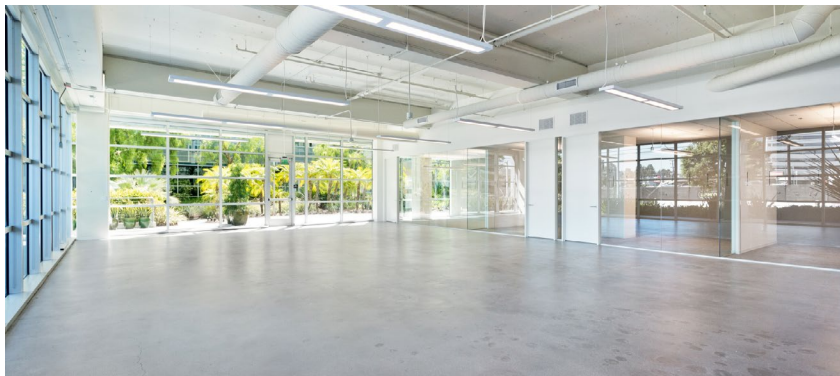
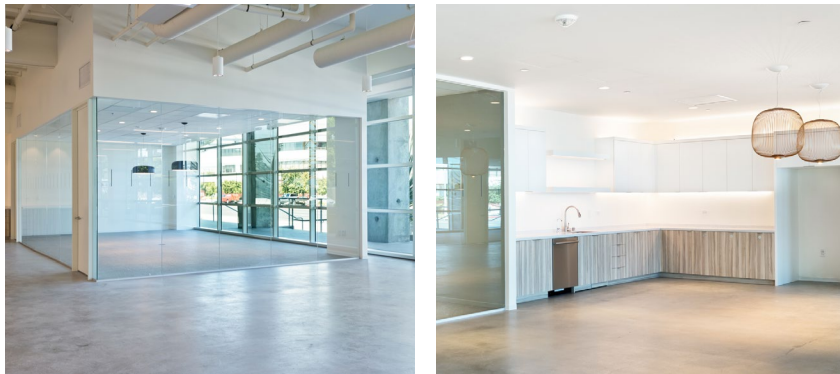
\*\*Suites 300 and 400 are contiguous for ~81,375 RSF



12200 W OLYMPIC BLVD

# STE 100

~7,242 RSF

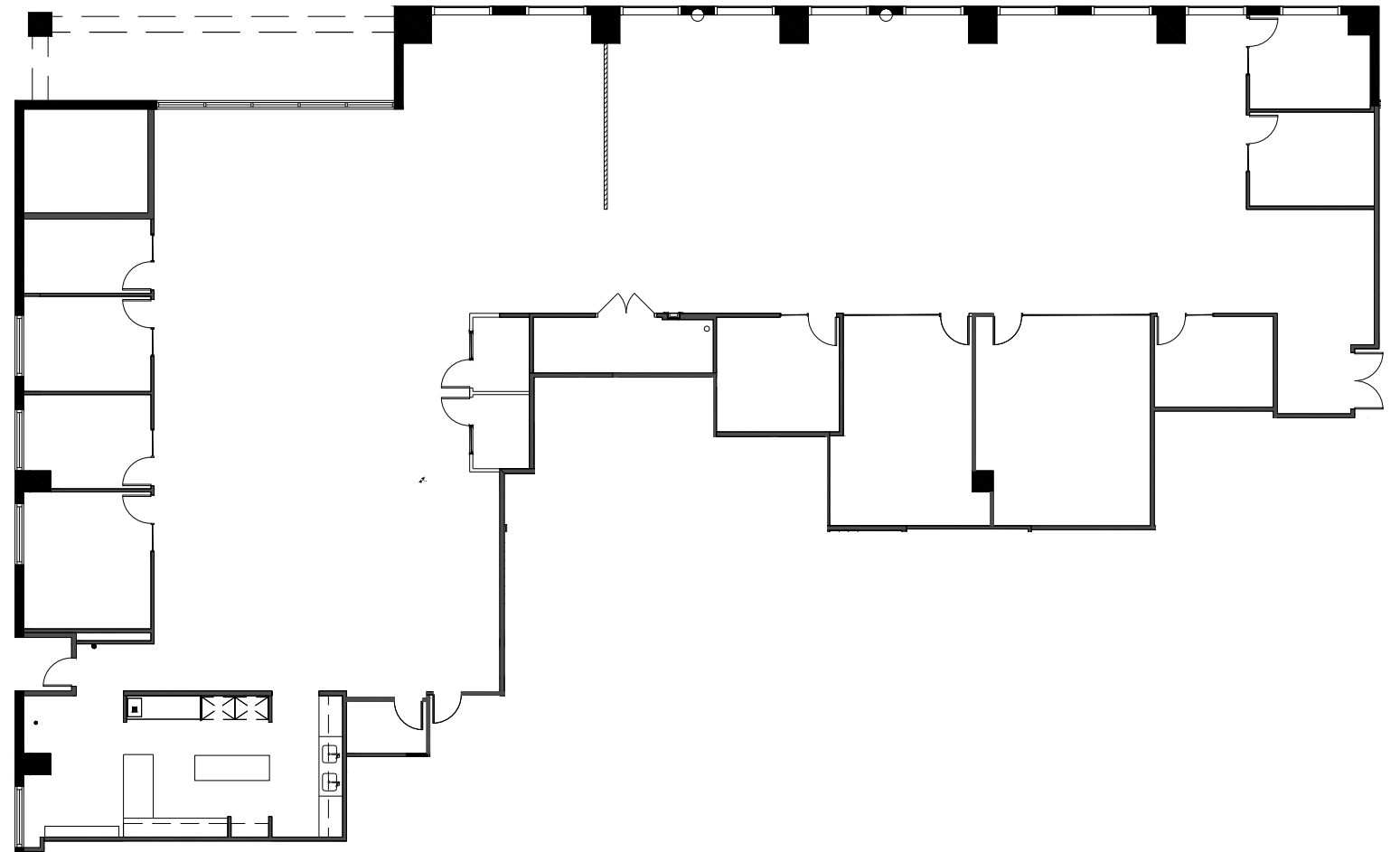
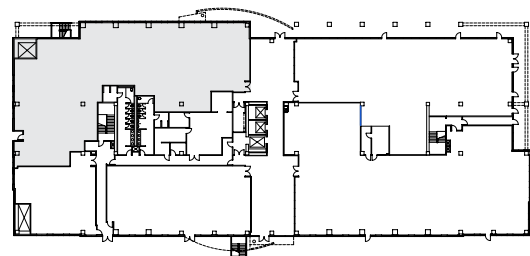




12200 W OLYMPIC BLVD

# STE 145

~8,790 RSF



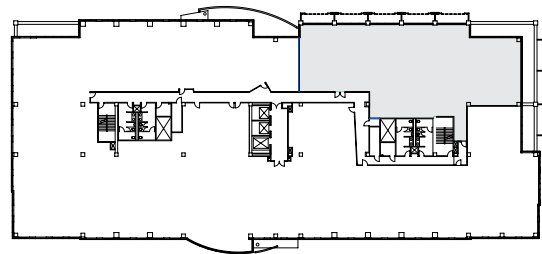
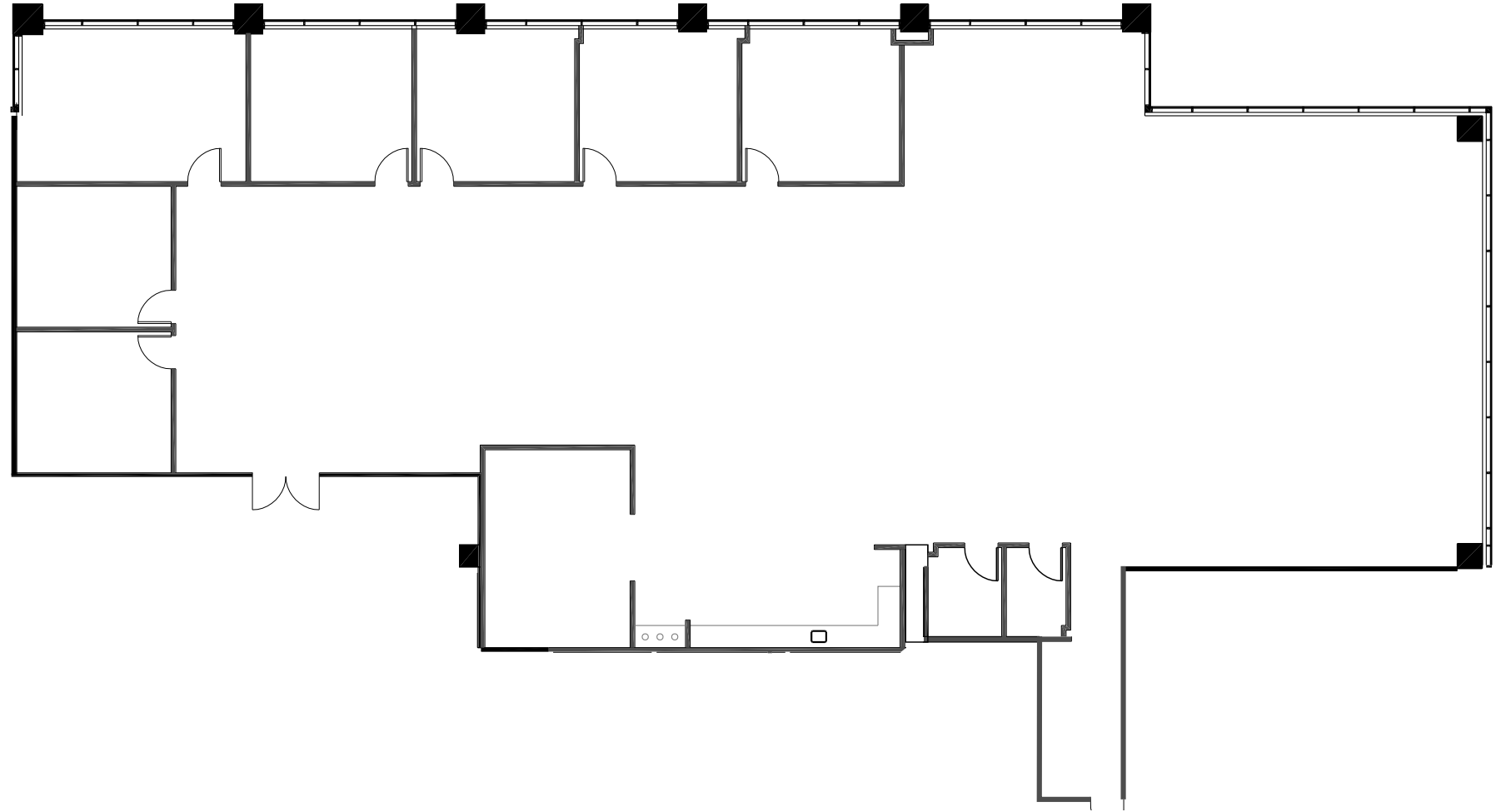
North



12200 W OLYMPIC BLVD

# STE 250

~7,680 RSF

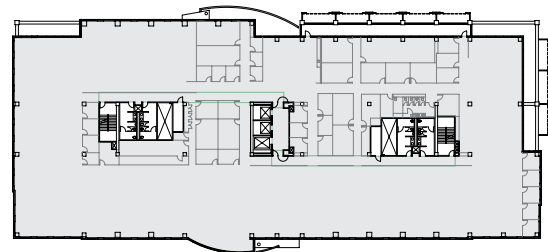
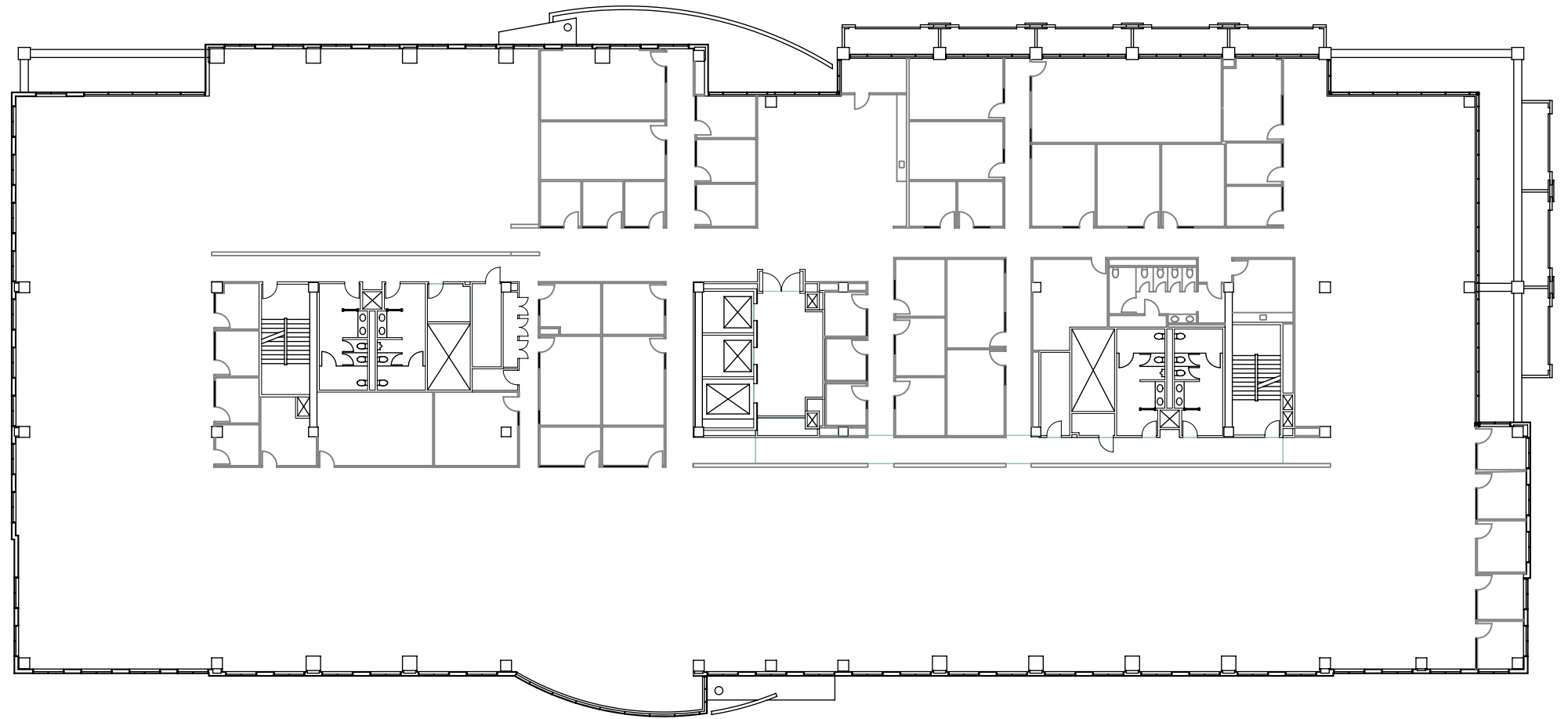




12200 W OLYMPIC BLVD

# STE 300

~40,809 RSF



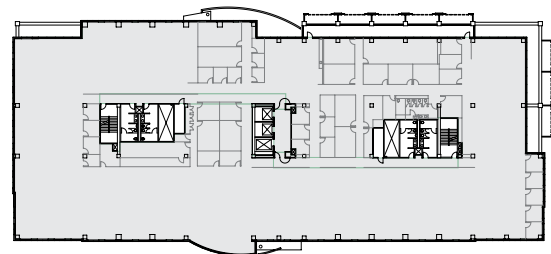
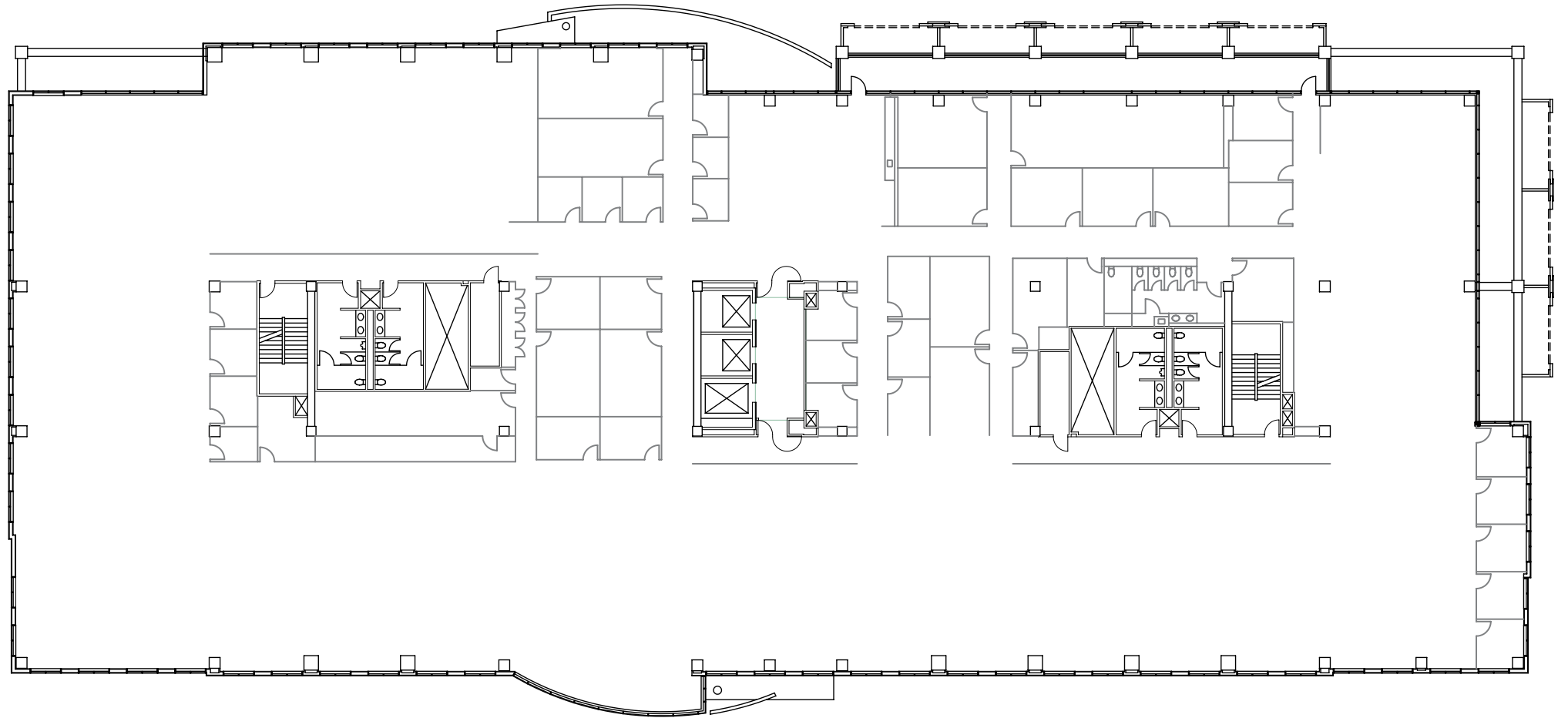
North



12200 W OLYMPIC BLVD

# STE 400

~40,566 RSF



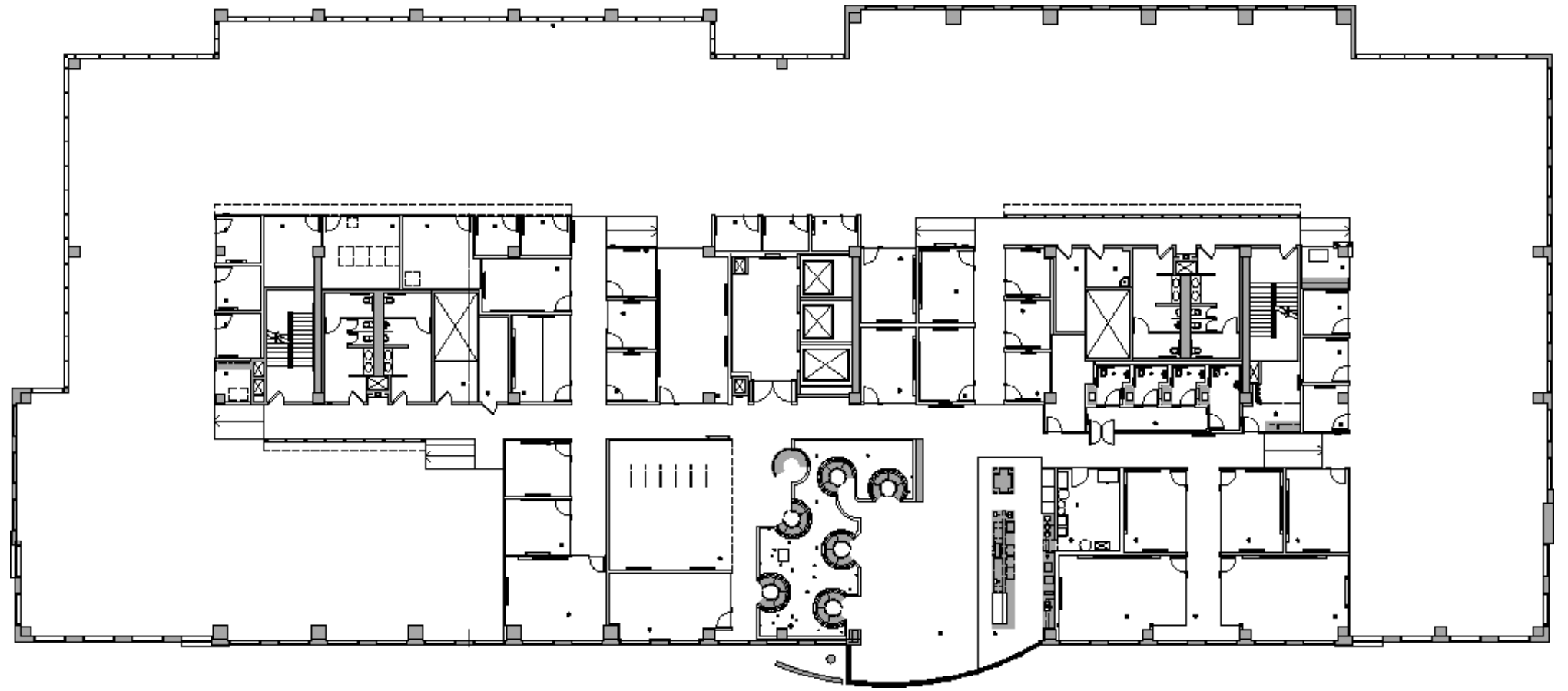
North



12100 W OLYMPIC BLVD

# STE 200

~40,385 RSF



North



# KILROY IS WHERE INNOVATION WORKS

We're committed to inspiring you every day when you come to work through curated art experiences, progressive wellness centers, and vibrant outdoor spaces.

We own and operate ~25M sq. ft. in innovative hubs with a focus on access, amenities, and growth.



**100% CARBON NEUTRAL OPERATIONS** as of 2021  
2022 Sustainability Report







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**K I L R O Y**