

ACORE Lends \$52M on Fox Media Campus Acquisition in LA

BY [CATHY CUNNINGHAM](#) DECEMBER 6, 2021 5:02 PM



FOX DEPORTES OFFICES IN FEBRUARY 2021. PHOTO: AARONP/BAUER-GRIFFIN/GC IMAGES

[Beacon Capital Partners](#) has landed \$51.7 million in acquisition financing for its purchase of the **Fox Sports** media office campus at **1440 South Sepulveda Boulevard** on L.A.'s Westside, Commercial Observer has learned.

[ACORE Capital](#) provided the 60-month loan, which will also partially fund a renovation of the 110,553-square-foot asset, while [Cushman & Wakefield](#) negotiated the debt.

Fox Corporation purchased the building's site for \$50 million in the late 1990s.

In April, CO reported that Fox was [seeking a buyer](#) for the asset, and pursuing a sale-leaseback transaction. The media conglomerate was targeting a seven-year deal for approximately 40,190 square feet — or roughly one third of the space — sources told CO at the time, leaving the remainder of the building vacant for new tenants.

The campus sits in a prime location, opposite the 405 Freeway and near the **University of California, Los Angeles** campus, and in close proximity to other tech and media giants including **Amazon, Google, Apple** and **Facebook**.

With the purchase, Boston-headquartered Beacon Capital is only adding to its already well-established L.A. portfolio. The firm owns a number of assets in the area, including **Pacific Concourse**, a three-building office campus close to **Los Angeles International Airport**, which it acquired in 2018.

Beacon Capital, ACORE Capital and C&W officials declined to comment.

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