

40 E Verdugo Ave
Burbank, CA



COMMONGROUNDS

+/- 24,475 SF stand
alone building

New creative plug-n-play
workspace in the heart
of Downtown Burbank

Gibran Begum
Managing Director
213.596.2281
begum@ngkf.com

Brad Feld
Vice Chairman
213.596.2266
brad.feld@ngkf.com



Downtown Burbank



40 E Verdugo's unique creative build-out is designed to inspire creativity and encourage collaboration to maximize productivity and workplace experience.

40 E Verdugo Ave, Burbank, CA

Building Features

- High visibility building with grand lobby entrance off the street level parking lot
- Outdoor patio and espresso lounge
- Spacious ceiling height with skylights providing great natural light
- Numerous nearby restaurants and entertainment options within walking distance
- Free onsite parking and abundant street parking available
- Direct access to 5 Freeway, connected to DTLA and Hollywood

Experience Matters




- Scalable creative office options: hot desks, small offices, large team offices, full floor or entire building available
- Customizable design with Tecno's innovative wall solutions
- Fully furnished offices with 60" sit-stand desks and chairs
- Reception, secure delivery, and 24/7 access
- Video ready meeting and conference rooms
- Activated enterprise grade solutions
- Flexible lease terms

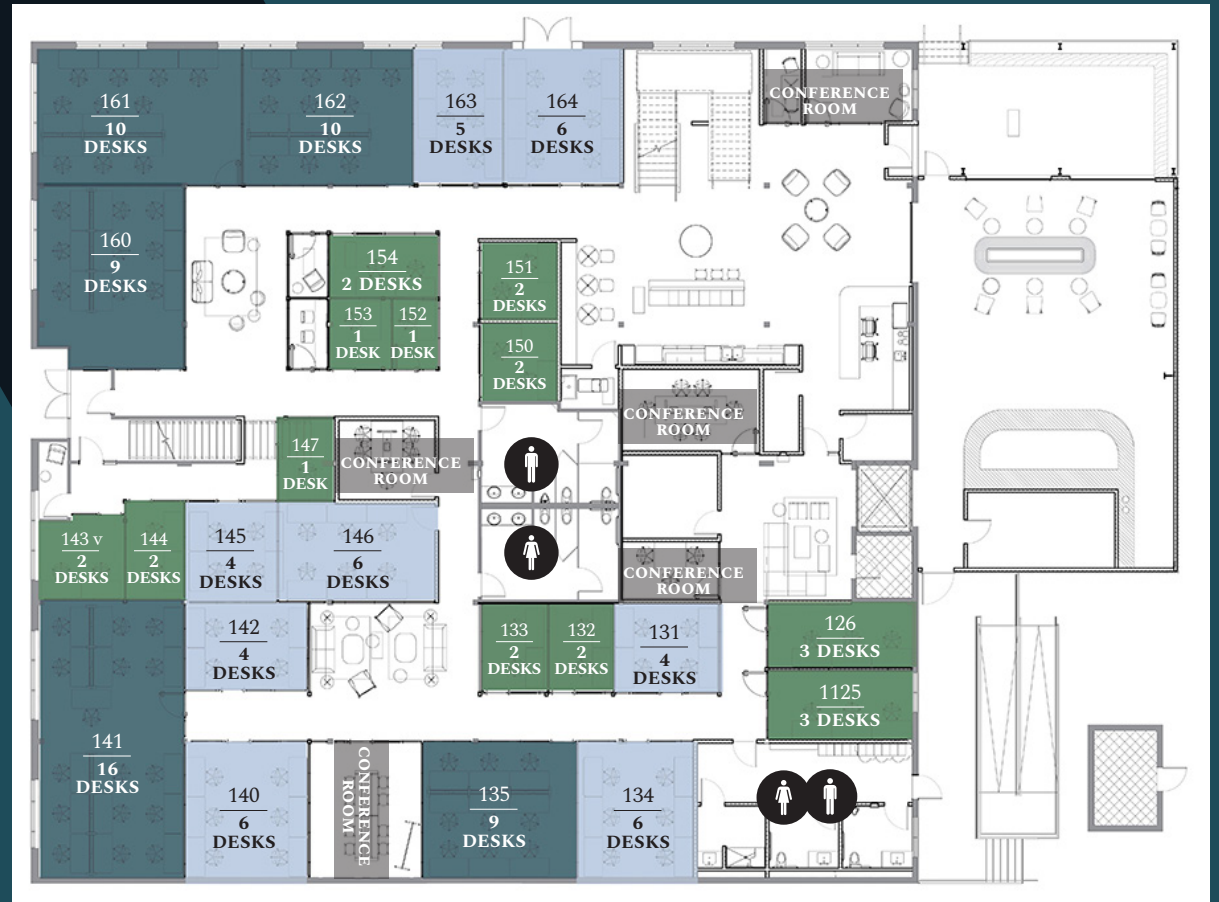




Floorplan: Floor 1

CommonGrounds' "hackable" offices can be easily modified to suit evolving spatial demands

-  SMALL OFFICE
1-3 DESKS
-  MEDIUM OFFICE
4-6 DESKS
-  LARGE OFFICE
7-10 DESKS



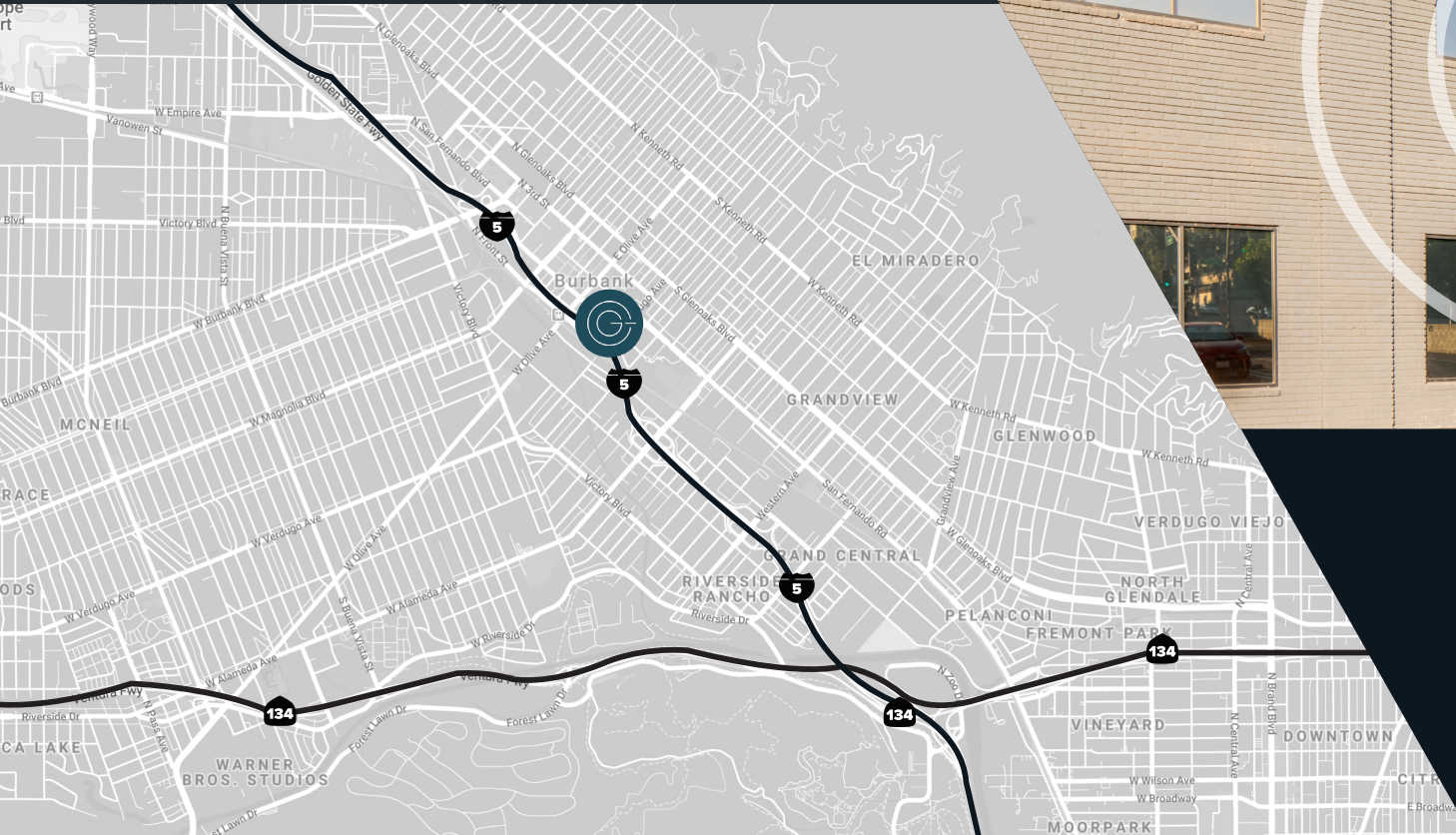
Floorplan: Floor 2

CommonGrounds' "hackable" offices can be easily modified to suit evolving spatial demands

- SMALL OFFICE
1-3 DESKS
- MEDIUM OFFICE
4-6 DESKS
- LARGE OFFICE
7-10 DESKS
- PRIVATE OFFICE
16 DESKS



**CommonGrounds Workplace
provides flexible solutions for both
workspace and enterprise members**



**For more information,
please contact:**

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