

1919 W. Empire Avenue

Burbank, California 91504

Property Features

- Fully air conditioned flex/industrial facility with major visibility on Empire Avenue. Extensive office build out, which includes multiple kitchen/lounge areas, conference rooms, large reception area, multiple private offices and bullpen areas, showroom area and 11 restrooms.
- Sale Price: \$9,567,740 (\$245 / SF)
- Lease Rate: Negotiable
- Building Size: 39,052 SF
- Parcel Size: 67,082 SF
- Minimum Ceiling Height: 16'
- Ground Level Loading: 3 Doors (12' x 12')
- Parking: 67 striped stalls
- Distributed Power: 2,000 amps; 120/208 volt; 3 phase; 4 wire
- Heart of Burbank location near Warner Bros, Disney, Universal, NBC, Dreamworks Animation, Nickelodeon and others. Located across the street from the dining, shopping, banking and hotel amenities of the Burbank Empire Center. Immediate access to the Burbank Airport, Interstate 5 and the 134, 101 and 170 Freeways



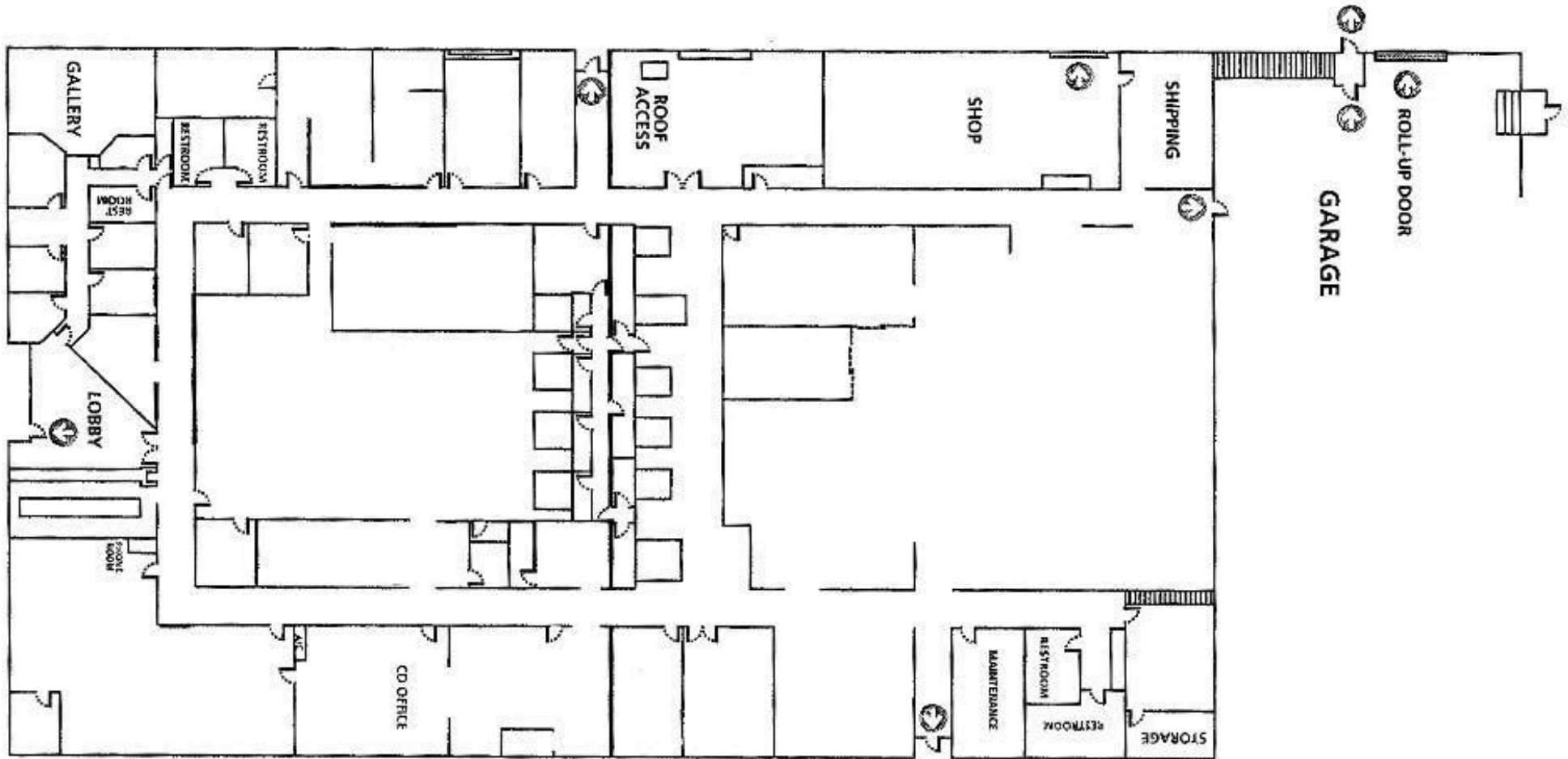
Property Overview

1919 W. Empire Avenue is a 39,052 SF Flex/Industrial Building located in the heart of Burbank's media district. This unique purchase opportunity benefits from a major presence of media companies, affiliated support businesses, as well as major and smaller studios alike. The property offers a high image location with major visibility and frontage on Empire Avenue. The property has superior access to Interstate 5 with immediate connections to the 134 freeway and the 170 Hollywood freeway. Interstate 5 is the major north-south trucking corridor for the state of California, making Burbank a well positioned hub for businesses that service a wide geographic area. The ease of accessibility to the Burbank International Airport, surrounding hotels and shopping is an additional strong feature of the building.

Location Overview

The City of Burbank is located approximately twelve miles north of Downtown Los Angeles. Encompassing approximately 17 square miles, the city is bounded by the city of Glendale to the east, the cities of North Hollywood and Toluca Lake on the west, Griffith Park to the south and the Verdugo Mountains to the north. Billed as the "Media Capital of the World" and located only a few miles northeast of Hollywood, much of Burbank's economy is based on the entertainment industry. Many core media and entertainment companies are headquartered or have significant production facilities in Burbank including The Walt Disney Company, Warner Bros. Entertainment, Warner Music Group, Warner Bros. Entertainment, Warner Music Group, NBC Universal, ABC, Cartoon Network and Nickelodeon. While Hollywood may be the symbol of the industry, much of the actual production is supported by companies either headquartered or located in Burbank, including Arri Cameras, Cinelease, Entertainment Partners, JL Fisher and Matthews Studio equipment.



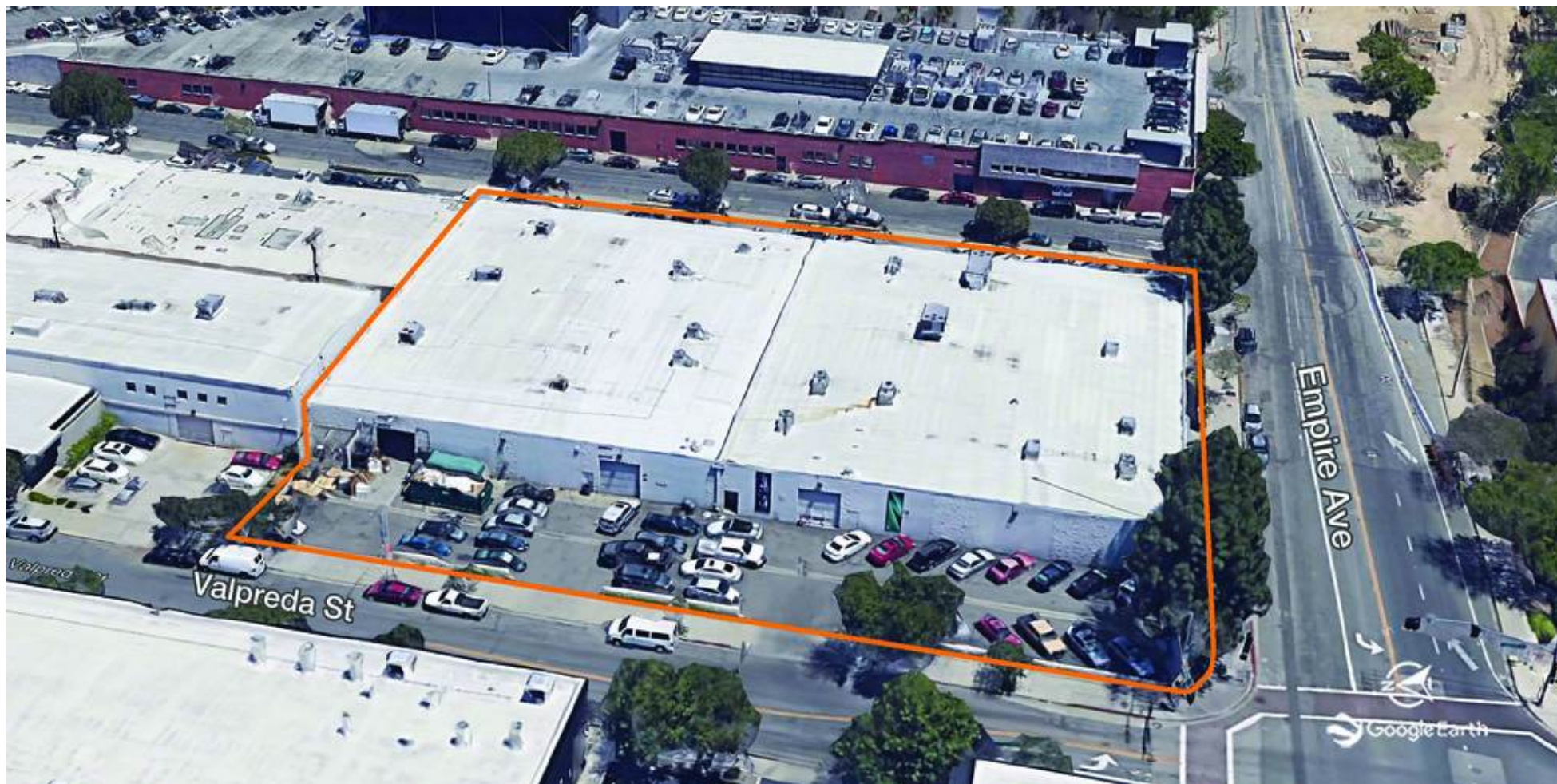


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Chad Gahr
818.742.1626
cgahr@naicapital.com
CalDRE #01230414

David Young
818.742.1651
dyoung@naicapital.com
CalDRE #00914504

NAI Capital
15821 Ventura Blvd.
Encino, CA 91436
818.905.2400
www.naicapital.com

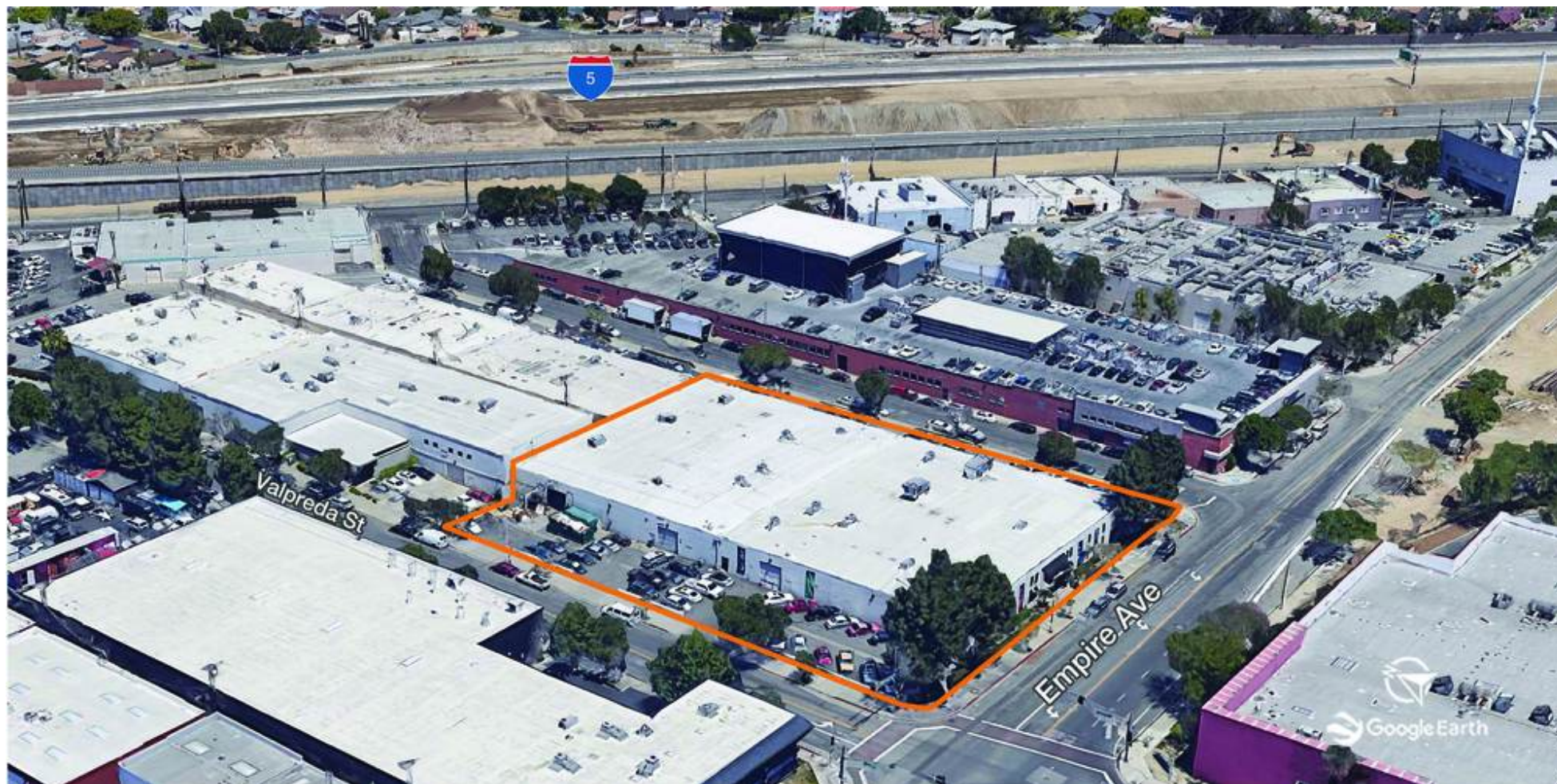


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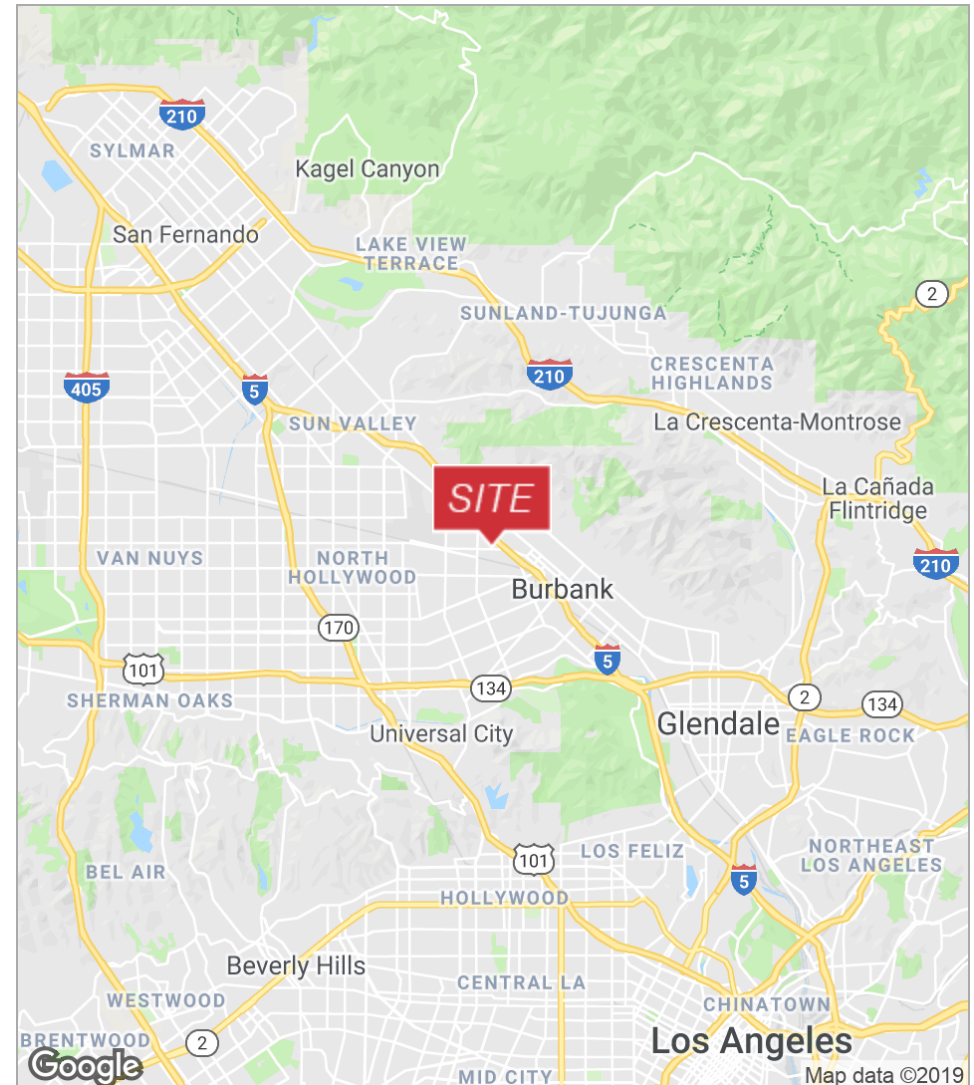
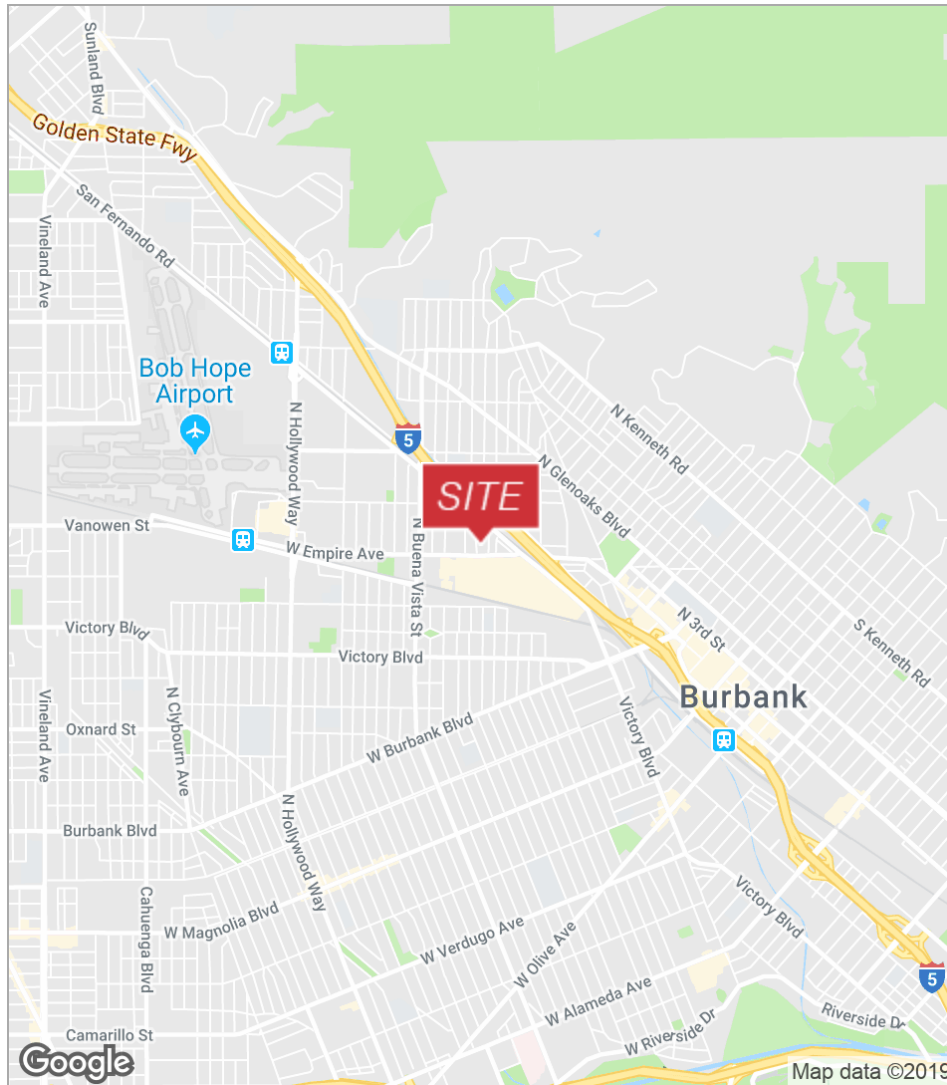


Commercial Real Estate Services, Worldwide.

For Sale or Lease

Flex/Industrial

39,052 SF



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