

# BURBANK FLEX OFFICE SPACE

## SIX BUILDINGS FOR SALE OR LEASE

**BUENA VISTA ST. &  
EMPIRE AVE.**  
BURBANK, CA

### PROPERTY HIGHLIGHTS

Highly Visible Location

Creative Modern Environment

No Gross Receipts Business Tax

Fully Remodeled 2013

Ideal for a Variety of Uses



**Description:** Rare opportunity for creative and flex office space users in this just-remodeled group of buildings. The properties are ideally sized for small-to mid-sized users with the same creative, modern improvements typically found only on the Westside. Features include concrete floors, exposed ceilings/HVAC ducting/brick, new dual pane windows and glass roll-up doors, and new HVAC units, power panels, restrooms and roofs. Highly visible location near many entertainment companies and amenities.

Buildings Available:	Address	Premises	Sale Price	90% SBA Loan Est.	Lease Rate
	2405 Empire Avenue	6,254 SF	\$1,563,500	\$8,492/Mo.*	\$1.50 NNN
	2409 Empire Avenue	2,000 SF	\$558,000	\$3,031/Mo.*	\$1.50 NNN
	2411 Empire Avenue	2,500 SF	\$697,500	\$3,789/Mo.*	\$1.50 NNN
	2413 Empire Avenue	4,100 SF	\$1,143,900	\$6,214/Mo.*	\$1.50 NNN
	2417 Empire Avenue	2,850 SF	\$795,150	\$4,319/Mo.*	\$1.50 NNN
	2000 Buena Vista St.	3,000 SF	\$867,000	\$4,710/Mo.*	\$1.50 NNN

\*90% SBA financing available - 10% down required

- Amenities:**
- Excellent location near many entertainment companies
  - New dual pane windows & roll-up doors
  - New power/HVAC/roof/restrooms
  - Concrete floors/exposed ceilings, brick & HVAC ducting
  - Modern Improvements and exterior facade
  - City of Burbank fiber optics available
  - Excellent freeway access to Golden State (5) freeway
  - Metrolink station within close proximity
  - Numerous amenities in the area including restaurants, hotels, shopping & the Bob Hope Airport

For more information please contact:

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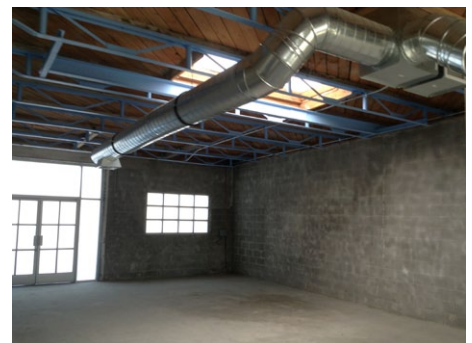
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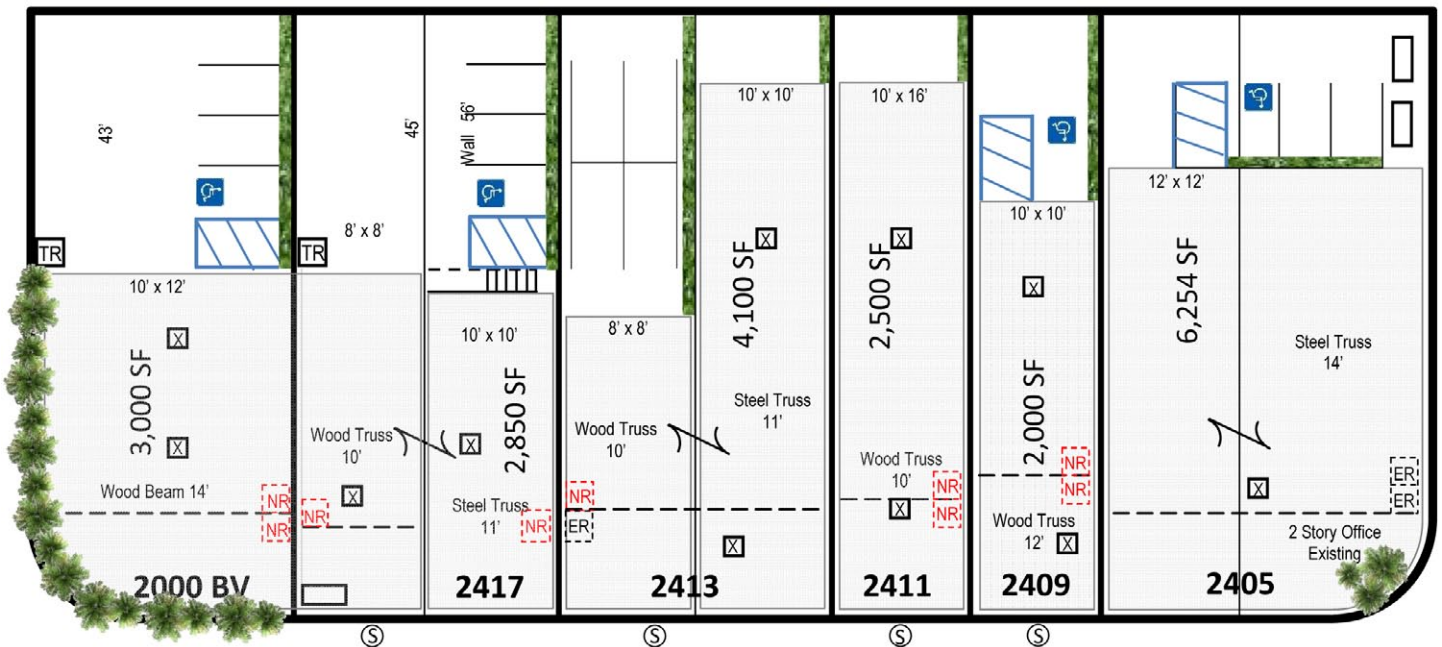
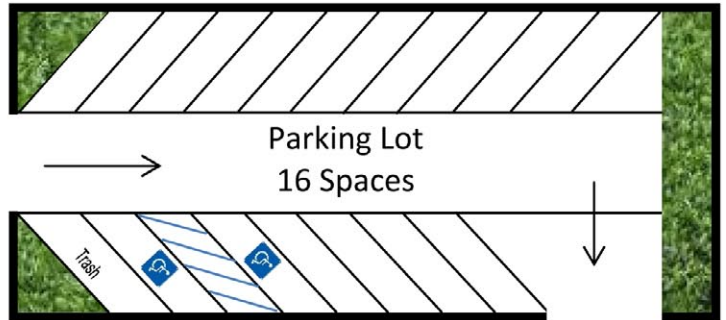
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### Parking Lot Allocation

%	Location	Spaces
6.25	2000 Buena Vista	1
6.25	2417 Empire Ave	1
12.50	2413 Empire Ave	2
25.00	2411 Empire Ave	4
18.75	2409 Empire Ave	3
31.25	2405 Empire Ave	5
Total Spaces:		16



\*Not to scale

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CORPORATE NEIGHBORS & AMENITIES AERIAL



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