

RUNWAY

16300 - 16380 ROSCOE BOULEVARD
VAN NUYS, CA

UNCOMMON
WORK UNCOMMON

MODERN OFFICE SPACE
IN THE SAN FERNANDO VALLEY

Colliers

Accelerating success.



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Property Overview



Up to 95,000 SF of Modern Office Space Available on Campus Including a Mix of Individual Suites, 14,600 SF Entire Floor Offices and 29,300 SF Single-Tenant Buildings



Full Campus Renovation Underway



Exterior Improvements Including Outdoor Patios, Barbeques and other Recreational Amenities



Abundant Parking in New Structure to Provide 4.26 spaces per 1,000 RSF



Signage Opportunity—Building and Monument



Potential for 24/7 HVAC Service in Single-Tenant Buildings



Only 0.8 Miles from 405 Freeway



Roscoe Blvd. Daily Traffic Count of 44,665 Cars

RUNWAY

premiere modern office space



Originally home to headquarters for toy manufacturer MGA Entertainment, most well known for its popular Bratz dolls, this sizeable campus is currently undergoing an extensive renovation. Upon completion, the property now known as Runway will have transformed into a haven of premier modern office space located immediately adjacent to the Van Nuys Airport in the heart of the San Fernando Valley.

With up to 95,000 square feet available for lease, including two single-tenant buildings nearly 30,000 square feet in size, tenants and their employees can enjoy an abundance of inspired space sprawled across acres of park-like grounds. Centering on a reimagined environment that encourages both work and play, major exterior upgrades include beautiful outdoor patios that feature barbeques, table tennis, basketball courts and other recreational amenities

Meanwhile its central San Fernando Valley location promotes exceptional convenience, including easy commutes, a plethora of local amenities and proximity to creative corporate neighbors. In the fall, adding to this convenience, employees will benefit from ample dedicated parking in a newly constructed structure.





RUNWAY

a reimagined environment that encourages both work and play

Availability

16300 Roscoe Boulevard

Suite #	Rsf	Rate/Rsf	Available
150	22,634	\$2.75 FSG	Immediately

16320 Roscoe Boulevard

Suite #	Rsf	Rate/Rsf	Available
200	14,700	\$2.75 FSG	Immediately

16340 Roscoe Boulevard

Suite #	Rsf	Rate/Rsf	Available
200	2,781	\$2.75 FSG	Immediately
220	5,139	\$2.75 FSG	Immediately



16360 Roscoe - Suite 106

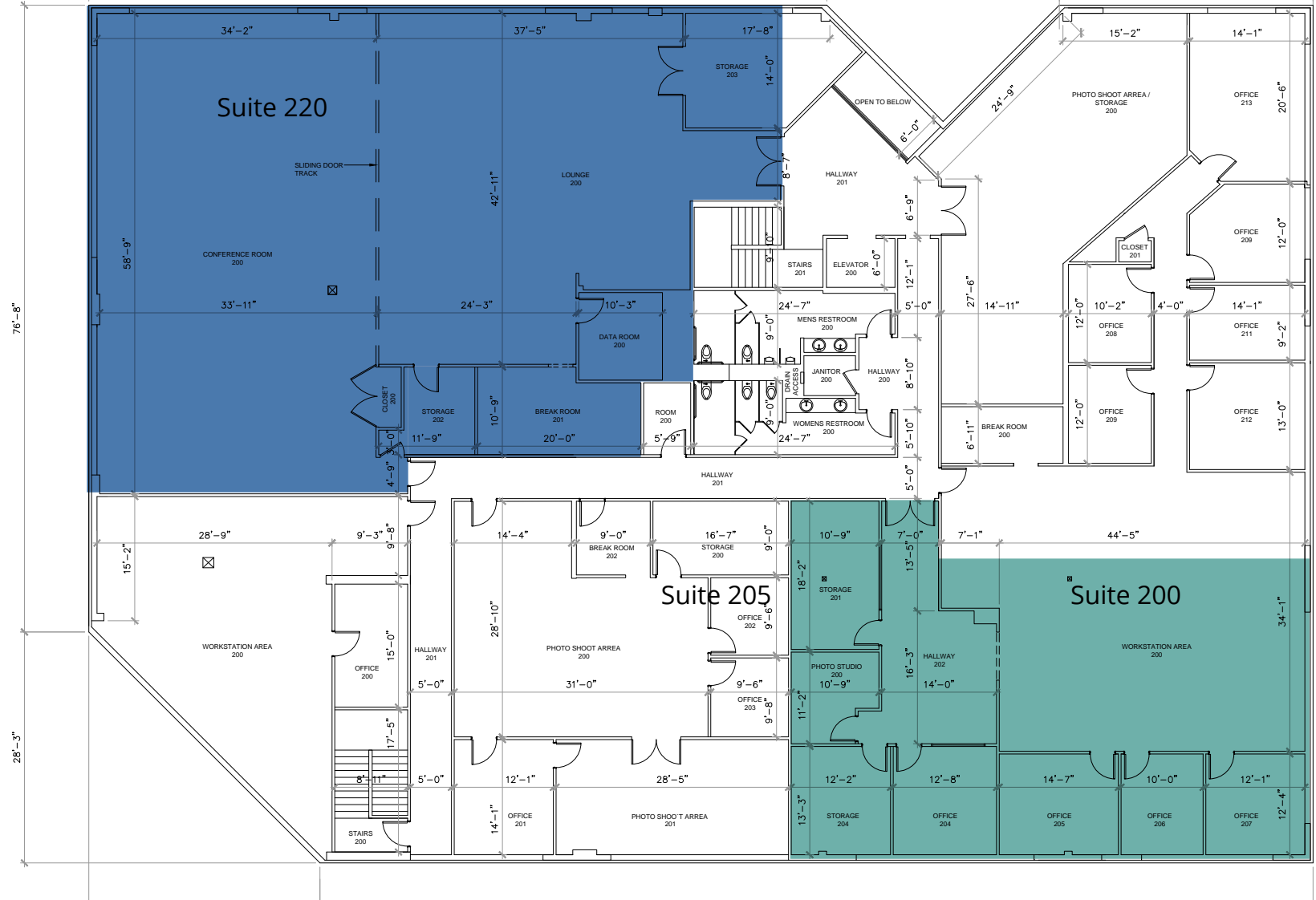
16360 Roscoe Boulevard

Suite #	Rsf	Rate/Rsf	Available
106	1,809	\$2.75 FSG	Immediately

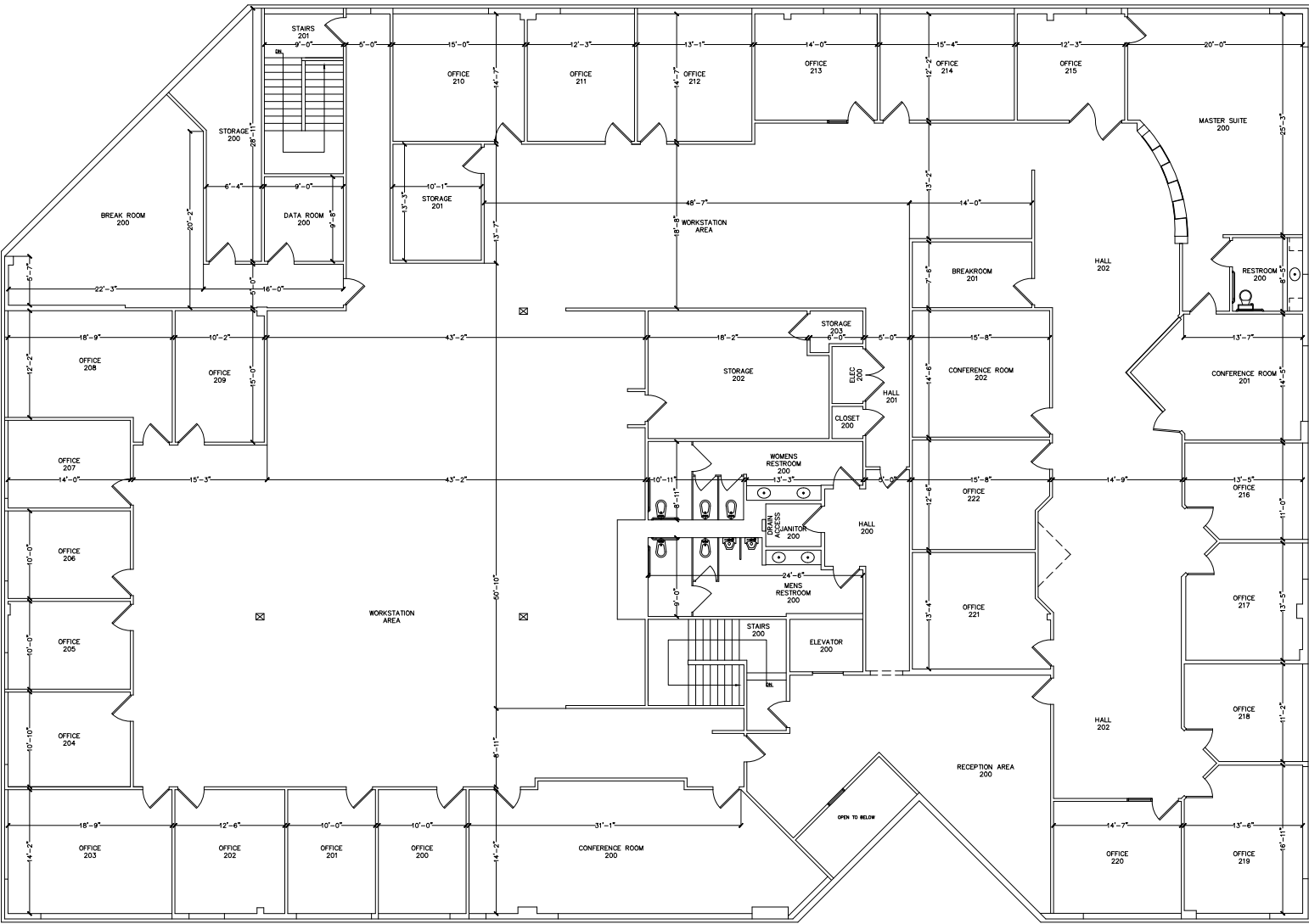
16380 Roscoe Boulevard

Suite #	Rsf	Rate/Rsf	Available
102	3,363	\$2.75 FSG	Immediately
200	14,700	\$2.75 FSG	Immediately

Floor Plans - 16340 Roscoe



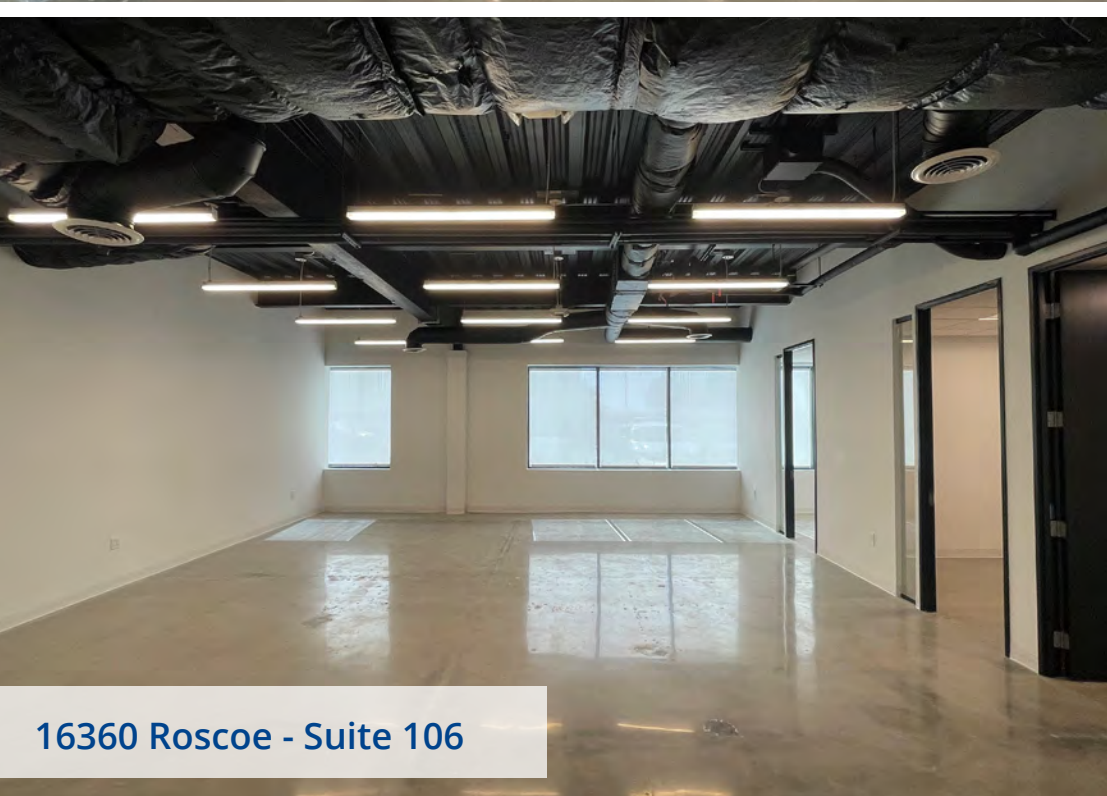
Floor Plans - 16380 Roscoe





16300 Roscoe - 22,634 RSF

- Highly Creative Space
- Demo Complete - TI Ready
- Skylights to be added, pending Space Design
- Deck-to-Deck Clearance Height of 21'2"
- Under Beam Clearance Height of 18'6"
- Direct Access from Parking Area
- Self-Contained Restrooms









Area Overview

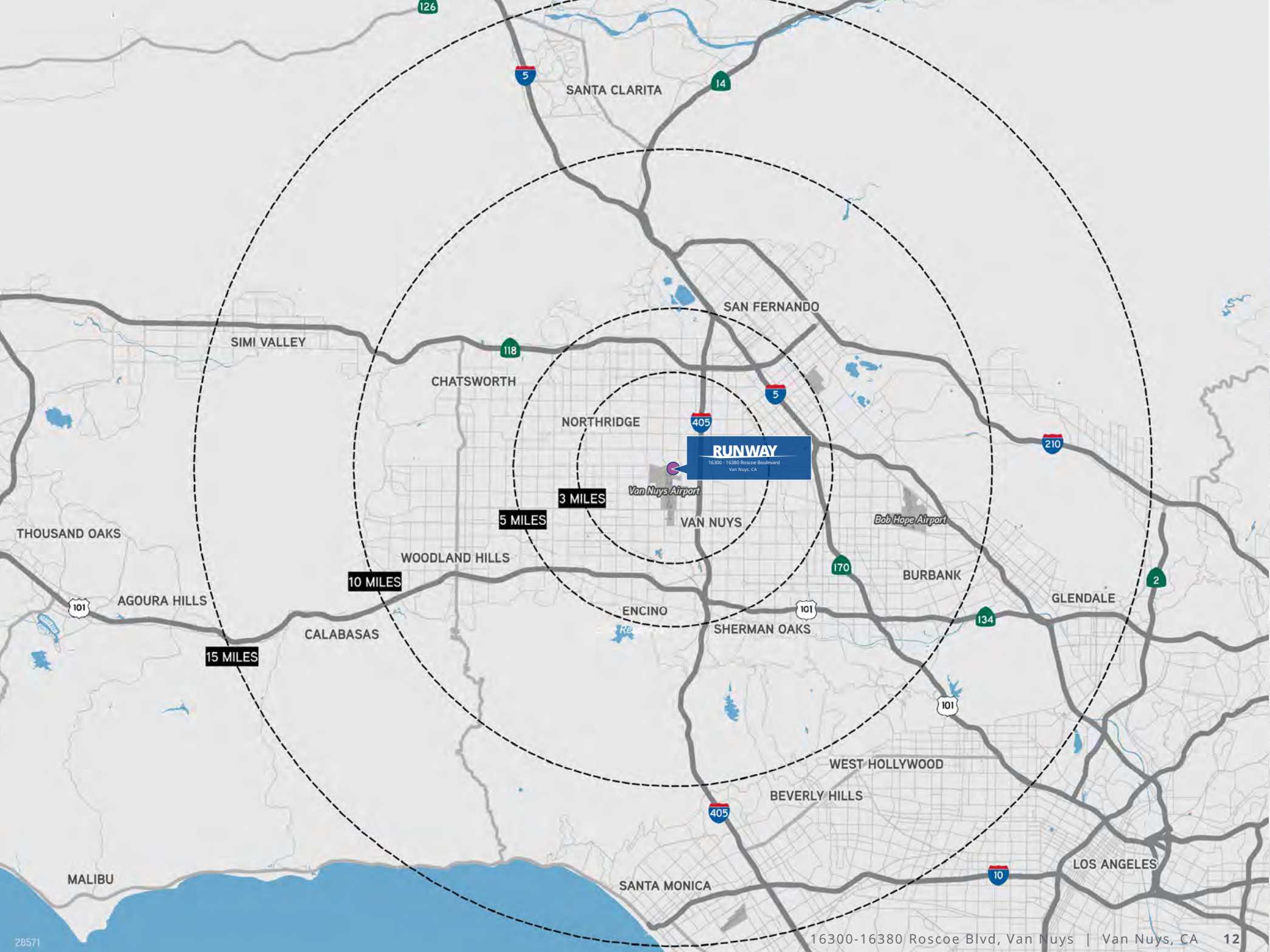
Centered in the heart of Van Nuys, the most populous neighborhood in the San Fernando Valley, Runway is nestled between the Santa Monica Mountains and the neighboring communities of North Hollywood and Studio City to the east, Woodland Hills to the west, Northridge to the north and the well-to-do neighborhoods of Encino, Bel Air and Beverly Glen to the south. Van Nuys often serves as a welcome respite from the urban grind of Hollywood and other major employment centers nearby and as a result its population has seen a steady increase over the past several years. Situated next to the Van Nuys Airport and minutes from both the 405 and 101 freeways, commuting to and from this nine-square-mile city is especially accessible.

Embracing the entrepreneurial spirit of the growing media and technology firms, Van Nuys is now part of the San Fernando Valley's dynamic creative enclave that is home to entertainment industry giants such as Disney, Warner Brothers, Universal and NBC. While the neighborhood is buzzing with new energy, Van Nuys still embodies the distinct character it revealed in during the '70s with rows of shiny new car dealerships mixed with mismatched thrift shops and retro-styled diners. Boulevards lined with palm trees are filled with food trucks, Latino bodegas and general stores, while adobe-colored single-story homes make up its suburban enclaves. Residents are able to enjoy amenity-rich communities nearby that offer an array of quality retail options such as along Ventura Boulevard, the Westfield Topanga Mall and the Sherman Oaks Galleria.

Area Highlights

-  Convenient to the confluence of the San Diego (405) and Ventura (101) freeways
-  Immediately adjacent to Northridge, Sherman Oaks, and Encino
-  Nearby to amenity-rich Ventura Boulevard and The Westfield Topanga Mall
-  Reverse commute from traffic-heavy West Los Angeles
-  Immediately adjacent to the Van Nuys Airport and 20 minutes from the Burbank Airport
-  Minutes from Cal State University Northridge

16360 Roscoe - Suite 106



Area Demographics

733,853
Est. 2019 Population

3.19%
Population Growth
Expected by 2024

\$88,625
Average Household Income

27%
Population with
Bachelor's Degree or Better

386,341
People with
High School Degree or Better

347,100
Employees



Food

- 1 Original Tommy's
- 2 Panda Express
- 3 Starbucks
- 4 Food 4 Less
- 5 Wok Express
- 6 Heart's Coffee Shop
- 7 Lulu's Restaurant
- 8 Paragon Bar and Grill
- 9 Mc Donald's
- 10 Del Taco
- 11 In-N-Out
- 12 Ralphs

Bank

- 1 Bank of America
- 2 Chase Bank
- 3 Citi Bank
- 4 Bank of the West
- 5 Wells Fargo
- 6 US Bank

Retail

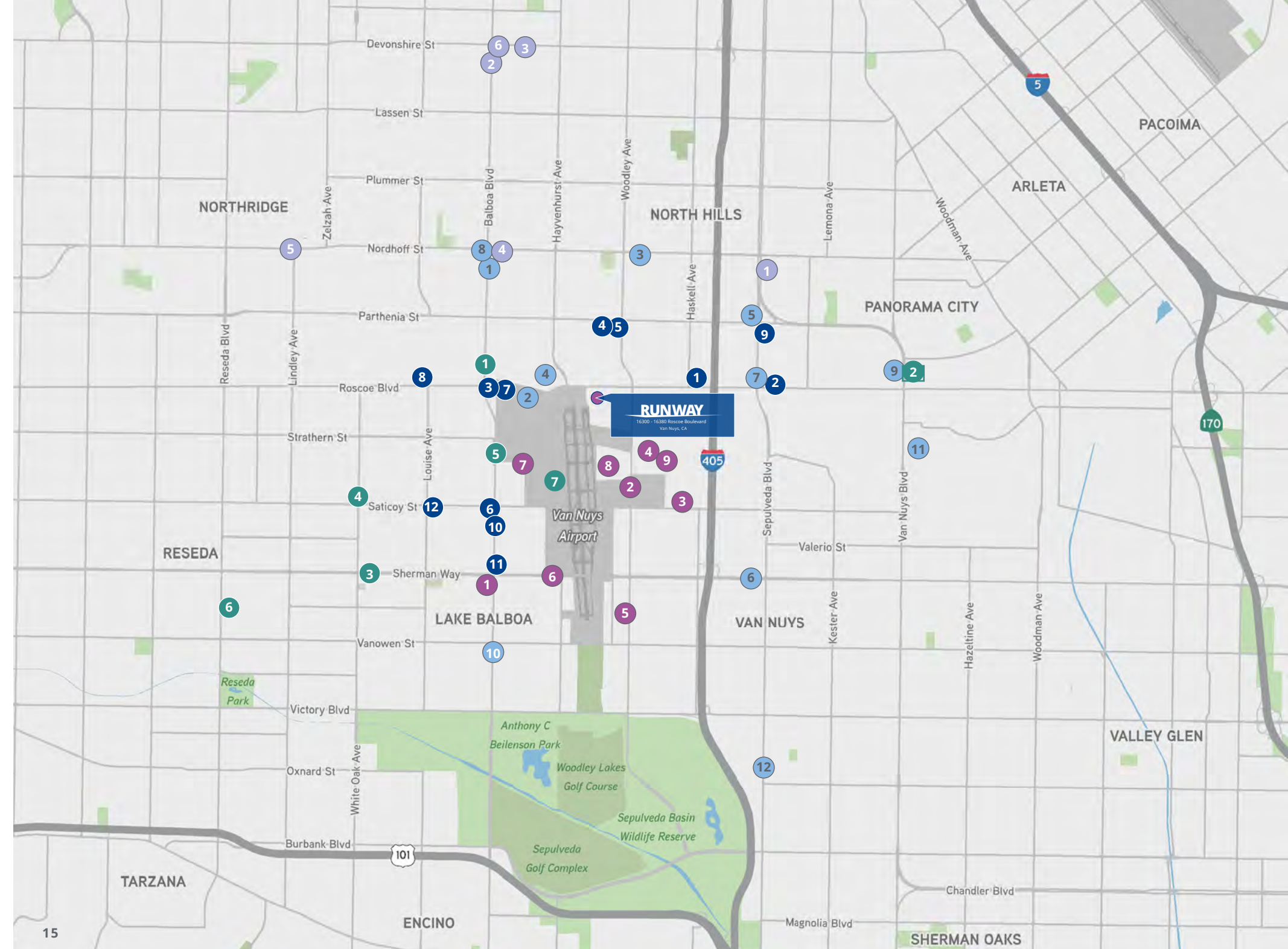
- 1 Target
- 2 Home Depot
- 3 AutoZone
- 4 FedEx
- 5 99 Cents Store
- 6 Village Plaza
- 7 Sepulveda Plaza
- 8 Balboa Nordhoff Shopping Center
- 9 Panorama Mall
- 10 Pear Tree Square
- 11 The Plant Shopping Center
- 12 Costco

Fitness

- 1 LA Fitness
- 2 24 Hour Fitness
- 3 In Shape Personal Fitness
- 4 Body & Brain Yoga
- 5 Rebound Pilates
- 6 USA Fitness
- 7 Sky Zone Trampoline Park

Creative Companies

- 1 Express Media Group
- 2 Eclipse Advertising
- 3 Creative Age Publications
- 4 Gold Metropolitan Media
- 5 Creative Character Engineering
- 6 PIP Marketing
- 7 Creator Print
- 8 New Box Solutions
- 9 On Air Design



Educational Advantage

Students from a number of universities in the Greater Los Angeles and Ventura County regions often move to the San Fernando Valley upon graduation. Likewise, many migrate to the area seeking employment after completing programs at the numerous trade and technical colleges and schools located within the immediate area.

Nearby Universities



Local Trade & Technical Schools



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Another project by **Uncommon Developers**; known for its creative redevelopment. Uncommon develops and manages properties that transform neighborhoods, communities, and day-to-day lives. By offering high tier amenities and functional design, Uncommon creates spaces for people to connect, work more productively, and improve quality of life.



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