



3220 WINONA AVENUE

HIGH IMAGE CREATIVE OFFICE / CORPORATE HQ OFFICE BUILDING



TOTAL BUILDING SIZE:

26,070 SF

AVAILABLE SPACE:

13,035 SF – 26,070 SF

LEASE RATE:

\$2.50 / SF Modified Gross
(+ Utilities & Janitorial)

LEASE TERM:

5 - 10 Years

NUMBER OF STORIES:

2

BUILDING FAR:

0.26

SITE AREA:

92,961 SF (2.13 Acres)

PARKING:

5.00 / 1,000 SF (131 Parking Stalls)

YEAR BUILT:

1985 (Fully Remodeled in 2018)

TENANCY:

Single or Multi-Tenant

ZONING:

Burbank M2

ELEVATORS:

1

HVAC:

Zoned Roof Mounted Units

RESTROOMS:

2 Large Restrooms and 1 Executive Restroom
on the 2nd Floor
2 Large Restrooms and 2 Individual Unisex on
the Ground Floor

FIRE PROTECTION:

Wet Pipe Sprinkler System

3220 Winona Avenue is a recently renovated two-story creative office building boasting sleek glass panels, and a modern looking blend of polished concrete floors and contemporary lighting. A strategically placed blue glass paneled conference room provides a vibrant splash of color to the bright space and pairs well with modern office furnishings. A fenced oversized parking lot offers a massive 5.00 / 1000 parking ratio which makes parking extremely easy for employees and visitors alike.

3220 Winona Avenue represents a rare opportunity to expand your business in one of the most desirable submarkets in the United States. Burbank holds an essential place in the entertainment industry's ecosystem, serving as both a creative powerhouse and a logistical hub with its concentration of major studios—including Warner Bros, Disney, and multiple animation giants. Burbank's accessibility, infrastructure, and business-friendly environment offer one of the best cities in the country to do business.

Thriving, energetic and densely amenitized, the area surrounding 3220 Winona Avenue features countless shopping, dining, and entertainment options as well as immediate access to Interstate 5. Located adjacent to The Burbank Airport and within walking distance of two major hotels, 3220 Winona Avenue offers a supreme accessibility to easily conduct business both locally and across the region.



OUTSTANDING OPPORTUNITY TO LEASE
A PRIVATE, FREE STANDING
CORPORATE HEADQUARTERS OR
CREATIVE OFFICE FACILITY



LARGE 2ND FLOOR
OUTDOOR PATIO AREA





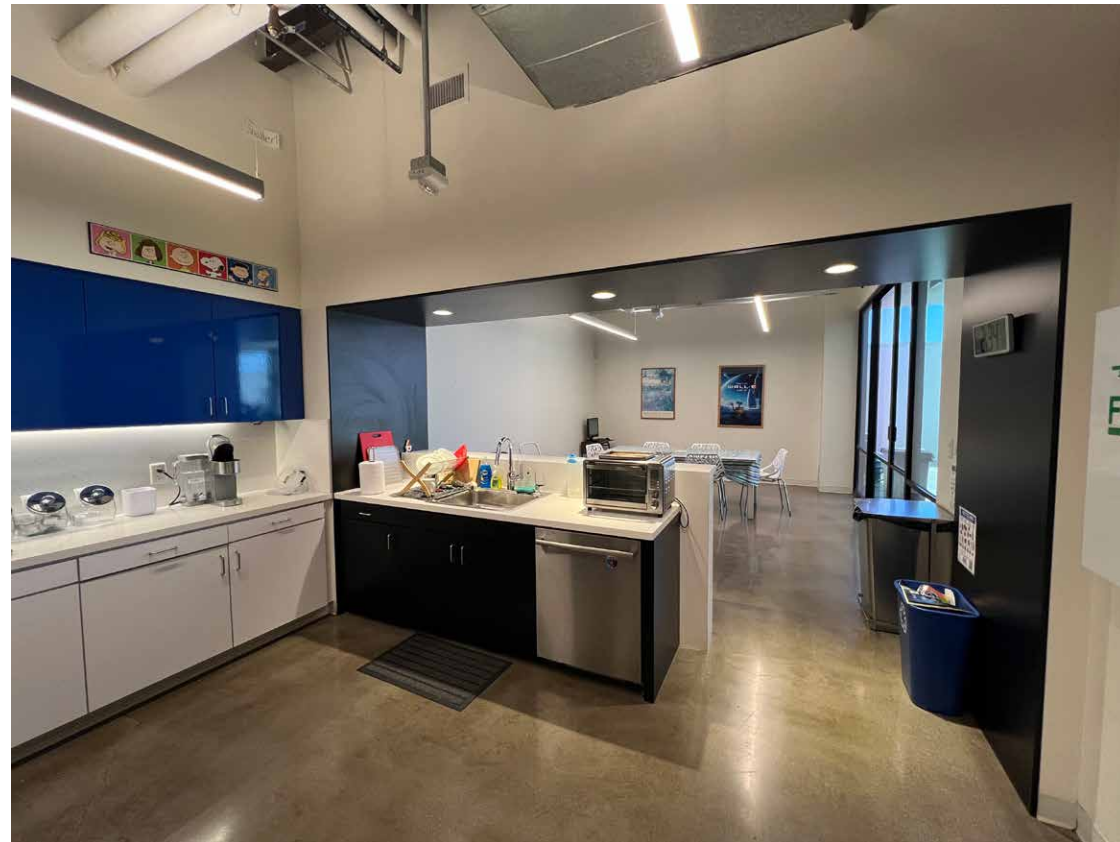
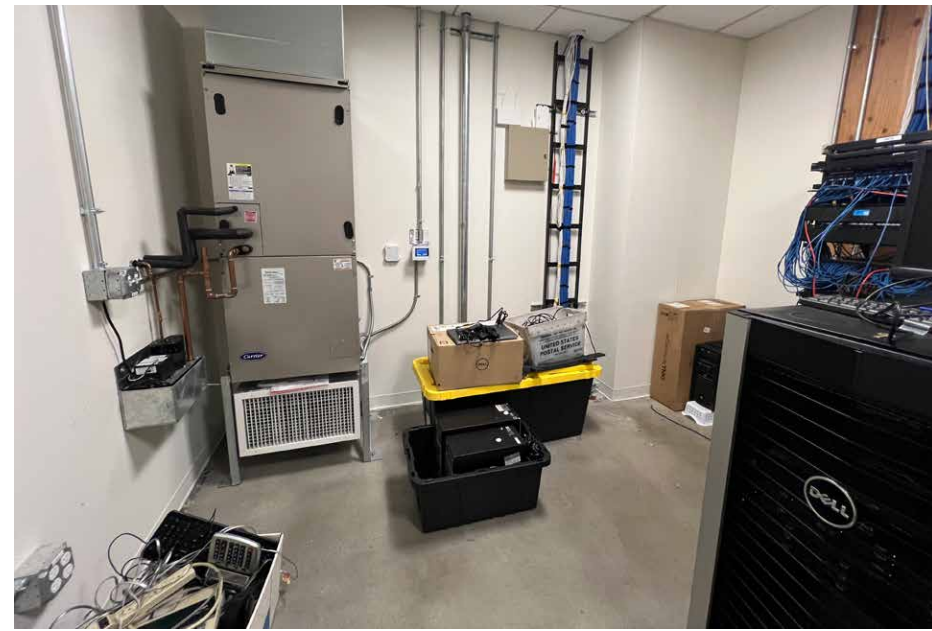
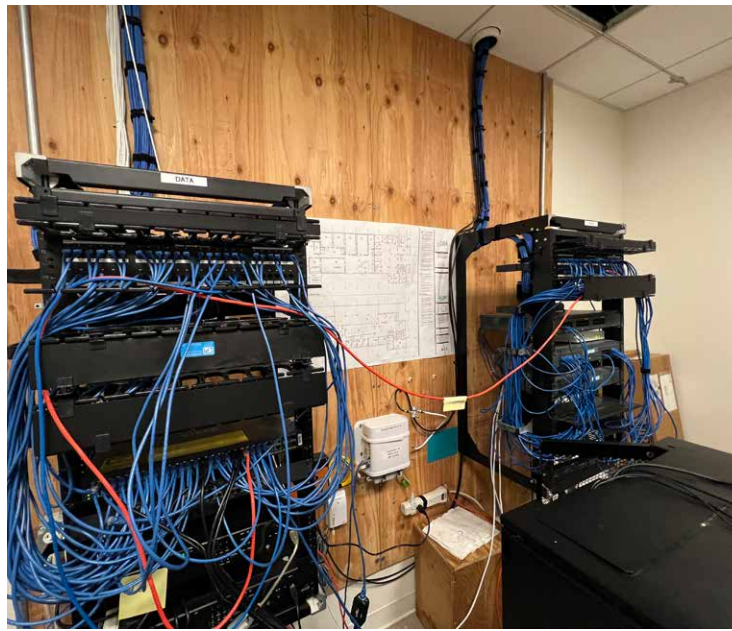
SLEEK WINDOW LINED
PRIVATE OFFICES,
MODERN GLASS LINED
CONFERENCE ROOMS



EXECUTIVE OFFICE



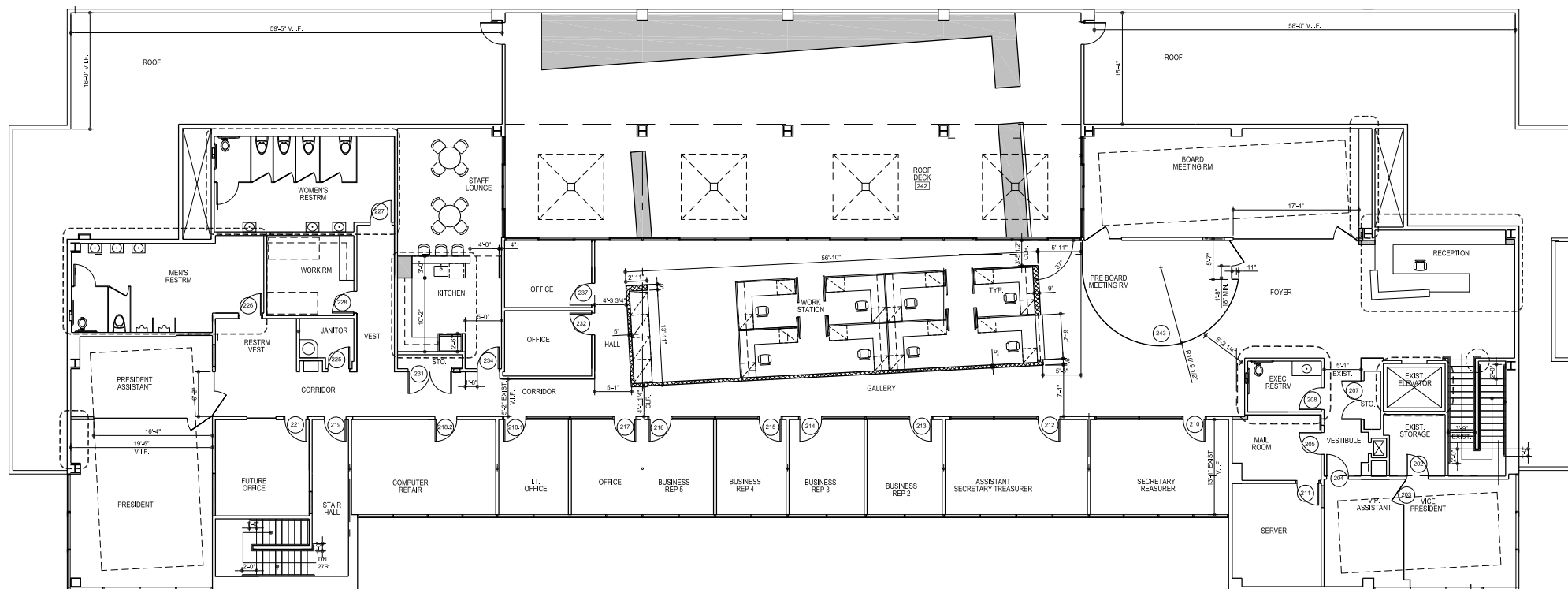
AIR-CONDITIONED SERVER ROOM WITH EXTENSIVE DATA CABLING



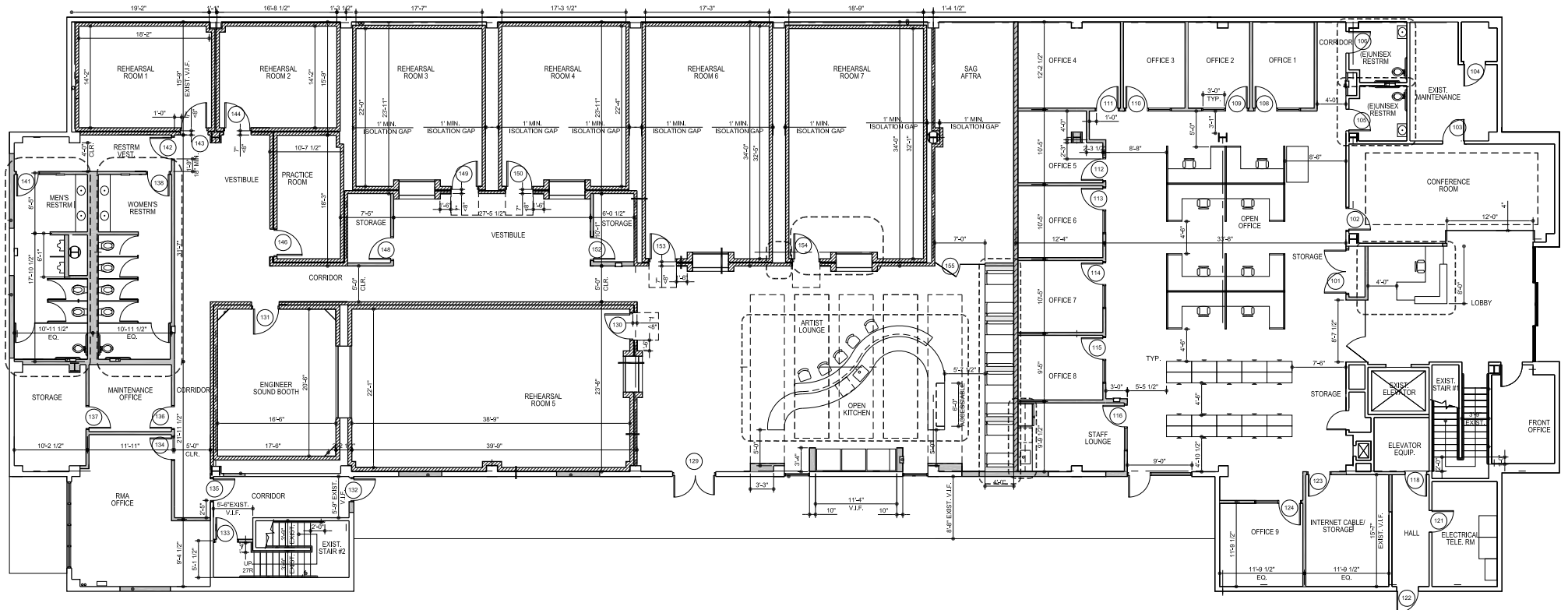
PRIME BURBANK LOCATION
ADJACENT TO THE BURBANK AIRPORT,
ONE BLOCK EAST OF HOLLYWOOD WAY



SECOND FLOOR PLAN



FIRST FLOOR PLAN





N HOLLYWOOD WAY

3220 WINONA AVENUE

WINONA AVE

Google Earth
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image Landsat / Copernicus



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