



157 Providencia Avenue

APPROXIMATELY ± 40,000 SQUARE FOOT SPACE FOR LEASE IN PRIME BURBANK: THE BINDERY

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WESTMAC
Commercial Brokerage Company

THE BINDERY OFFERS A UNIQUE LARGE BUILT OUT SPACE FOR LEASE

WESTMAC Commercial Brokerage Company is pleased to present the rare opportunity to Lease this massive open space in prime Burbank. Comprised of multiple buildings, a parking lot consisting of one hundred (100) parking spaces, this flexible space can be tailored for a variety of needs. Currently operated ATB studios.

Burbank stands as a powerhouse of economic stability and creative energy, anchored by industry titans such as The Walt Disney Company, Warner Bros. Discovery, and Nickelodeon Animation Studios. This “Media Capital of the World” attracts a highly educated and affluent demographic, with a workforce characterized by high-earning professionals in the tech, entertainment, and aviation sectors. The local population is a blend of ambitious young creatives and established families, resulting in an average household income of roughly \$134,249. With a daytime population that swells as thousands of professionals pour into the city’s creative campuses, Burbank offers a robust consumer base with significant purchasing power and a demand for premium services.



PROPERTY INFORMATION

ADDRESS

157 W Providencia Avenue,
Burbank, CA 91502

BUILDING SIZE

Approximately 40,000 square feet
(bonus storage of approximately 3,000 sq.ft)

LAND SIZE

Approximately 86,720 square feet

YEAR BUILT

1959, 1965

PARKING

±100 striped spots, gated

ZONING

BUM2

PROPERTY TYPE

Industrial/Flex/Creative

BUILDING FEATURES

Upgraded HVAC throughout, multiple rollup doors, 14 - 16 foot ceilings, concrete floors, office space, ADA bathrooms, abundance of warehouse/flex space and heavy electric in two buildings

RENTAL RATE

\$2.00 per square foot, per month, NNN
(NNN are estimated at \$0.12 sq.ft/month)

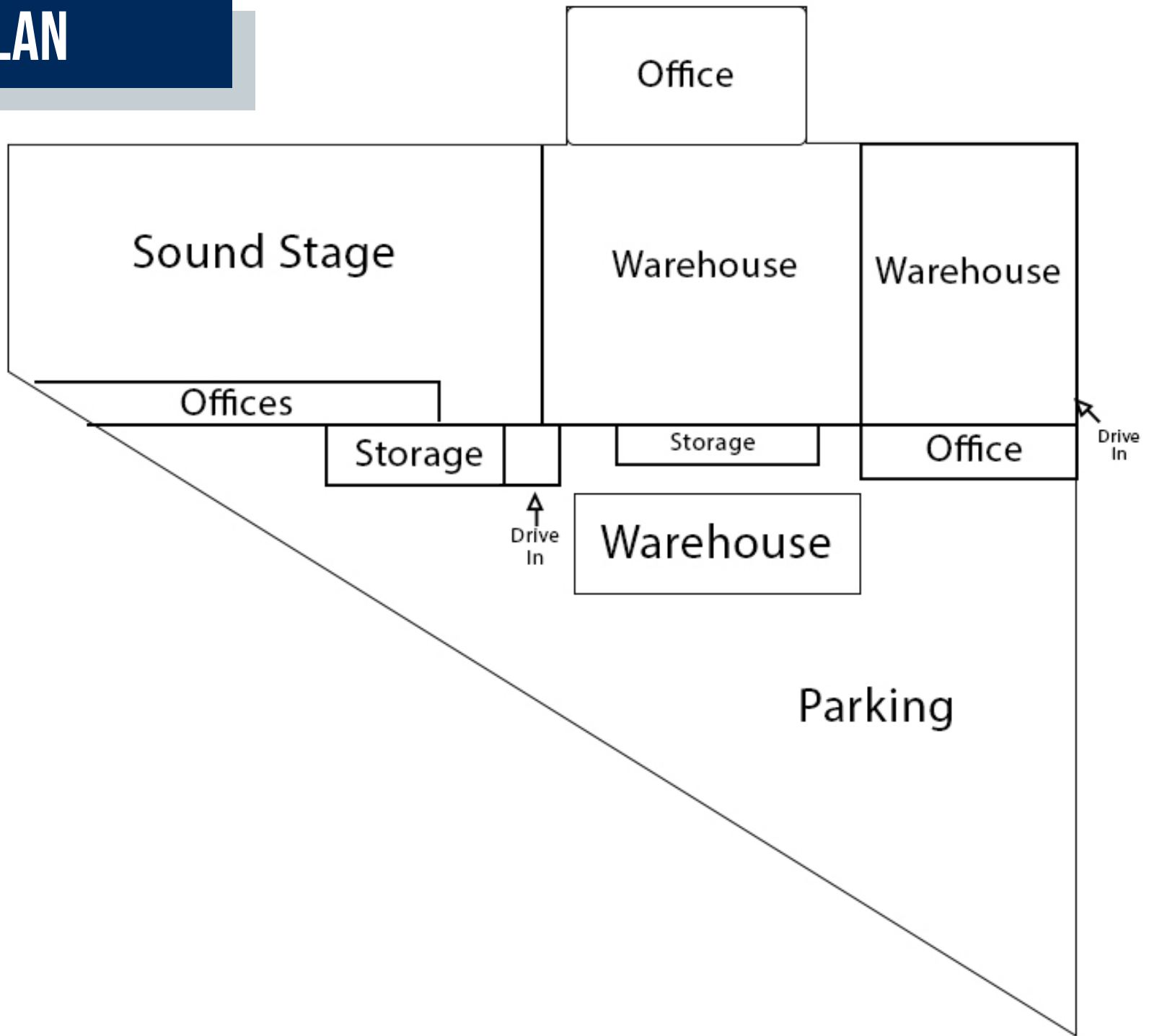
IMAGES: INTERIOR



IMAGES: EXTERIOR



FLOOR PLAN



Not To Scale

AERIAL



W. Verdugo Ave

157
PROVIDENCIA

W. Providencia Ave

S. Lake St



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