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01974451

212 W.
MAGNOLIA

212 W MAGNOLIA BLVD
BURBANK, CA 91506



4,000 RSF

INDUSTRIAL OFFICE SPACE FOR LEASE
FORMER HOME INFUSION PHARMACY

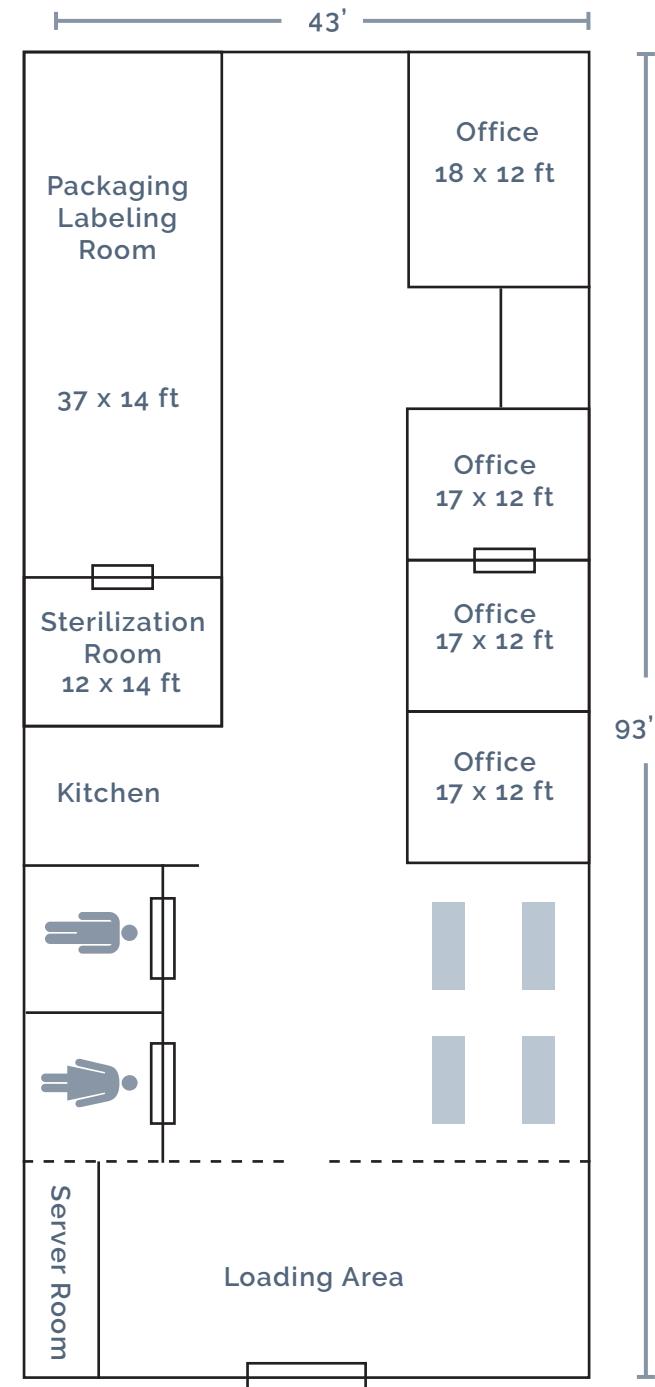
SUITE 212

\$2.50 MG/RSF

SIZE	4,000 RSF
OFFICES	4 Private Offices
RESTROOMS	2 In-Suite ADA Restrooms
LOADING AREA w/ SLIDING GATE	9.5 x 7.3 ft

Explore our expansive office space featuring 4 large private offices, ideal for individual work and meetings. Complementing these private offices is a large open area, perfect for setting up cubicles or workbenches, making it an ideal environment for collaborative projects and design work. This versatile space is designed to cater to the dynamic needs of modern professional businesses, providing both privacy and openness for optimal productivity.

- 4 Large Private Offices
- Full Kitchen
- 2 ADA Accessible Restrooms
- 200 SF Open-Workspace Includes 4 Desks
- Exposed Bowstring Truss with 17 FT Ceiling Clearance
- Loading Area with Sliding Gate/Loading Dock
- 2 x 5 Ton AC's
- 3 Ceiling Fans for Ventilation
- Special Sterilization Room (For Pharmacy Rx Use)







BUM2 ZONING/GENERAL INDUSTRIAL



EXCELLENT VISIBILITY

Located on Magnolia Blvd near
Downtown Burbank



BUILDING FEATURES

Parking: 7 Spaces
Rear Sliding Gate/Loading Area
Exposed Bowstring Truss Ceilings

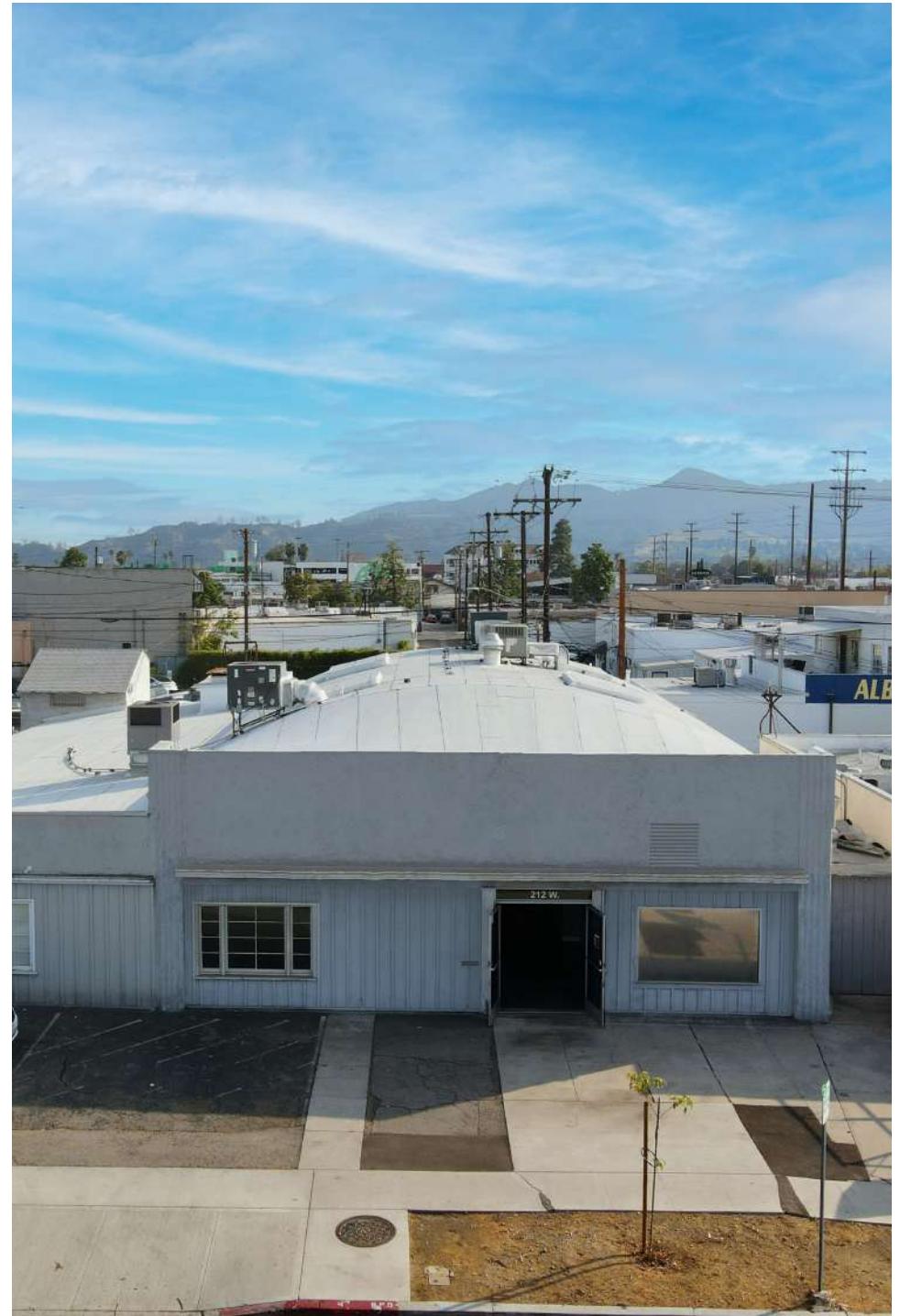


STATE-APPROVED HOME INFUSION PHARMACY

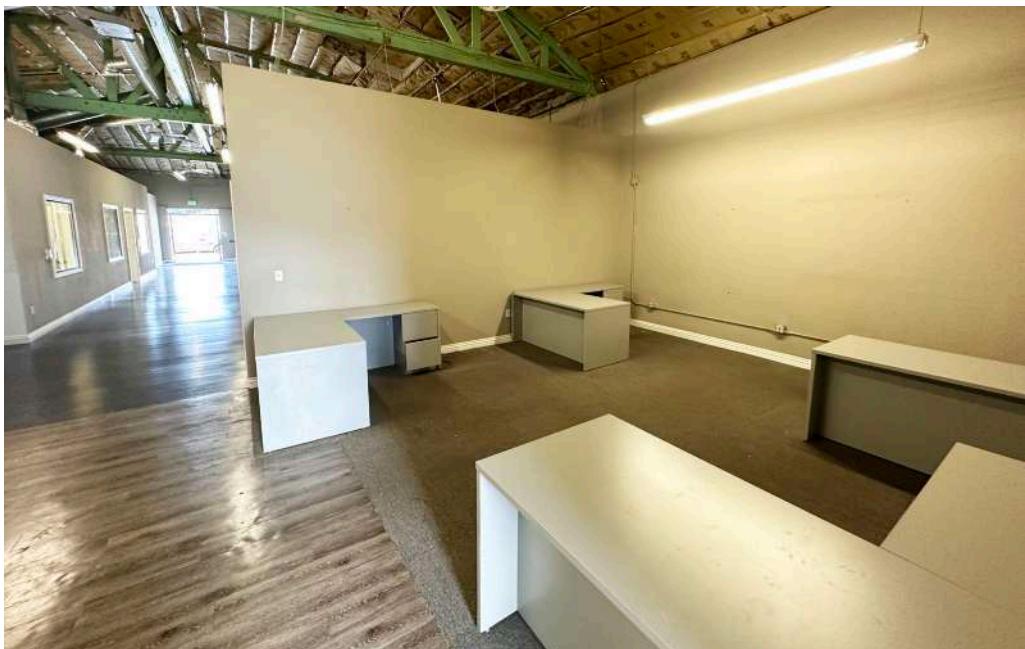


NO CITY INCOME TAX

No Gross Sales Receipt



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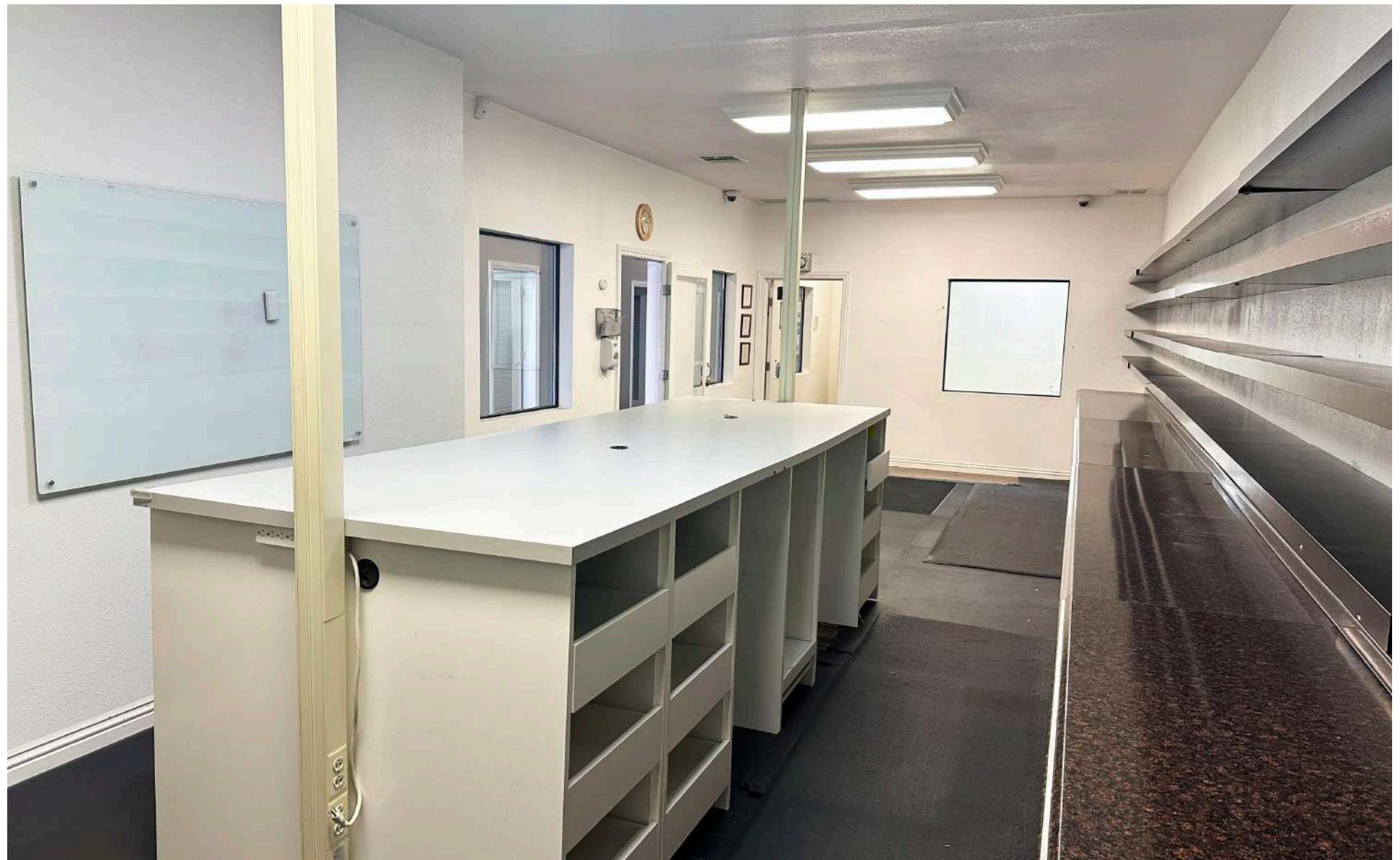


PROPERTY SUMMARY

Discover a Versatile 4,000-square-foot Industrial Office space at 212 W Magnolia Blvd, ideal for a variety of uses including Manufacturing & Distribution and/or Executive Office. Currently a state-approved, built-to-suit home infusion pharmacy, 212 W Magnolia features a rare sterilization room along with extensive shelving and cabinetry for optimal organization. There are four (4) spacious office spaces, offering private workspaces or conference rooms. There is a dedicated loading area perfect for your distribution needs. Additionally, it includes two (2) ADA-Accessible Bathrooms and an Open-Workspace which includes 4 L-Shaped Computer Desks.

Situated in the heart of Burbank, 212 W Magnolia is conveniently located near the city's iconic production studios, such as Walt Disney Studios, Warner Bros., Cartoon Network, Netflix, and Nickelodeon. This strategic location makes it an appealing choice for businesses in the manufacturing and distribution space providing a central location nearby the I-5 & CA-134 Fwy.

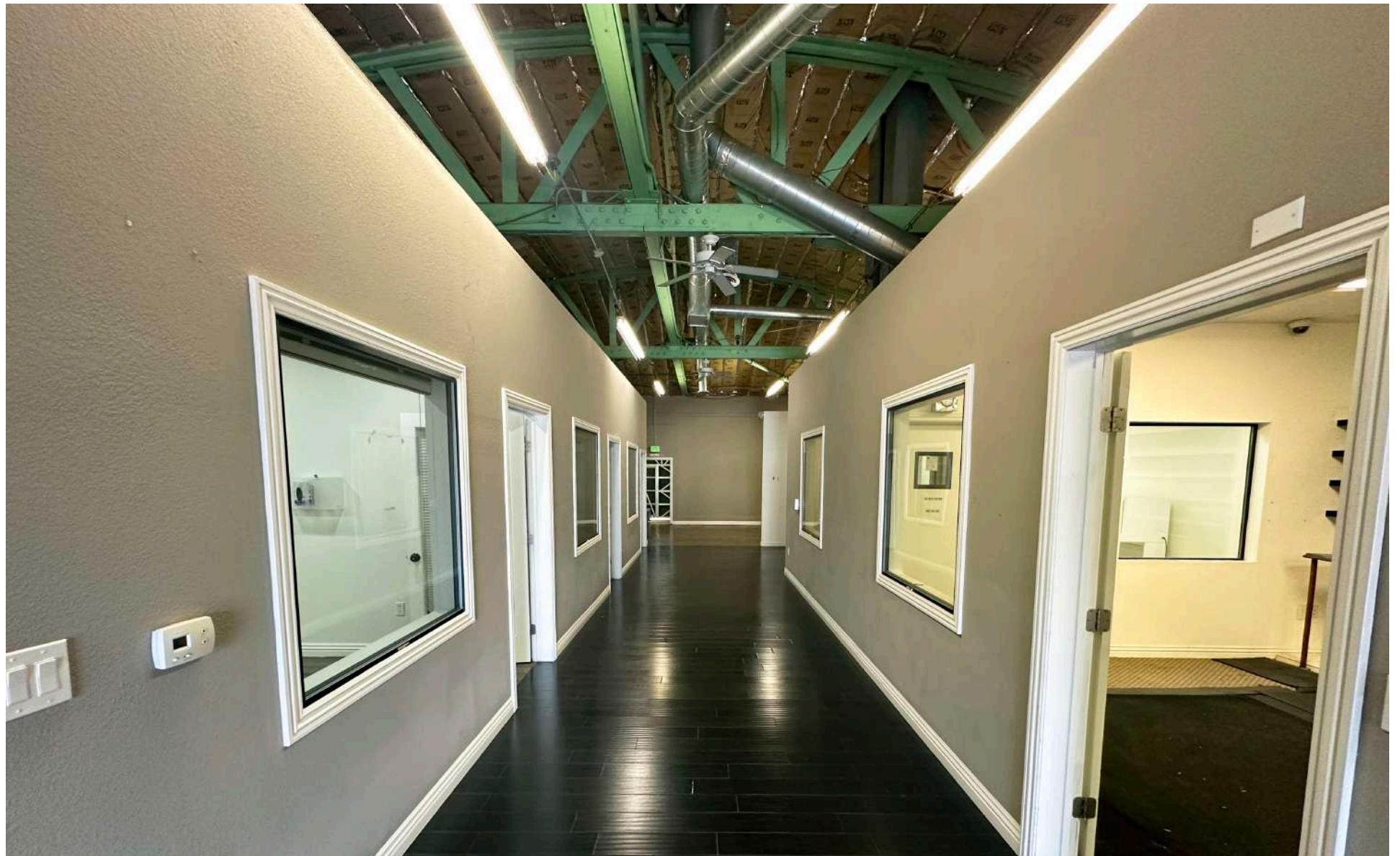
As the "Media Capital of the World," Burbank boasts a thriving marketplace backed by outstanding demographics and strong economic fundamentals. With high barriers to entry, 212 W Magnolia offers a rare opportunity to establish a presence in a prime, centrally located business hub.







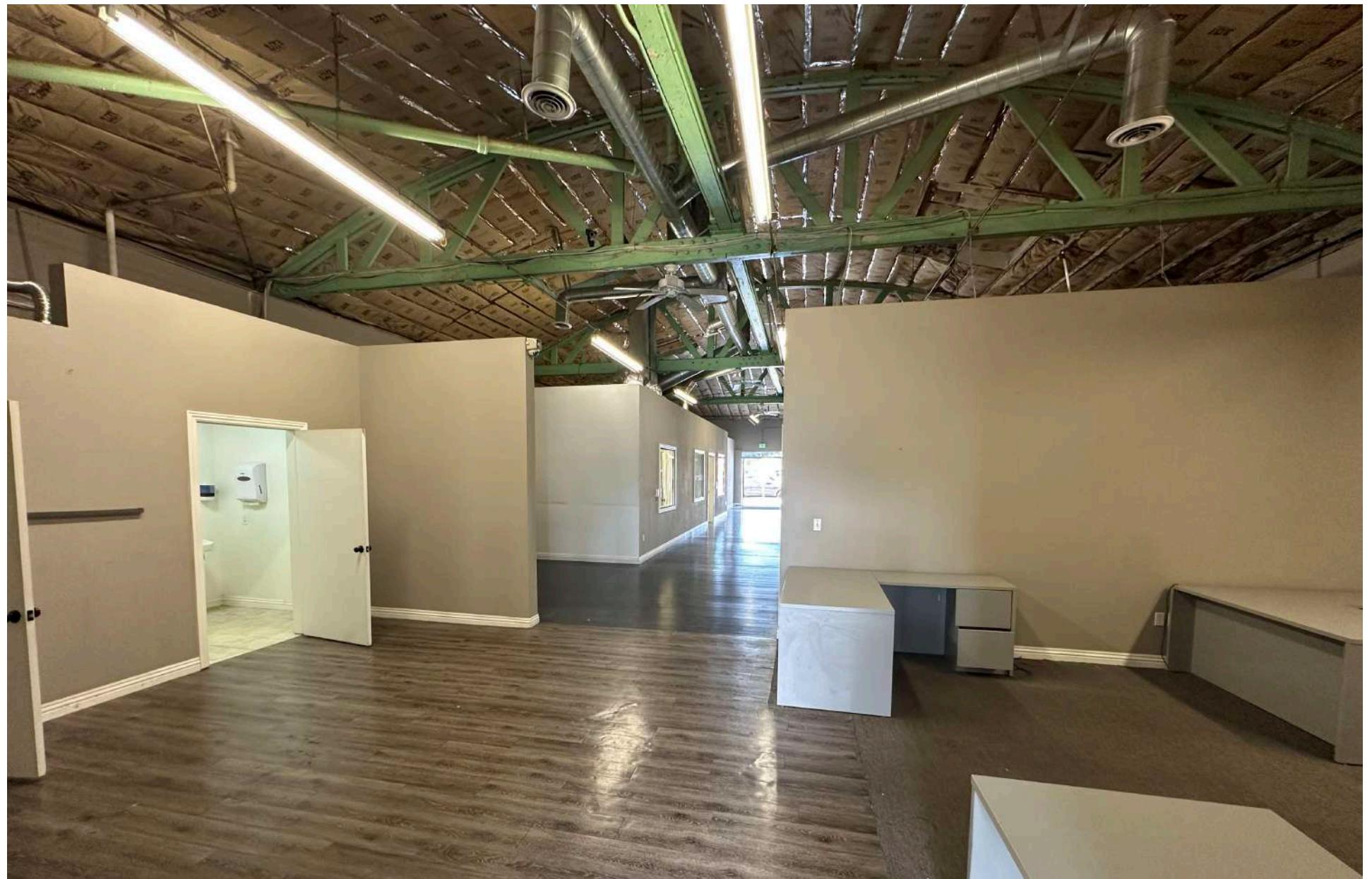
212 W MAGNOLIA BLVD - 7 CAPITAL





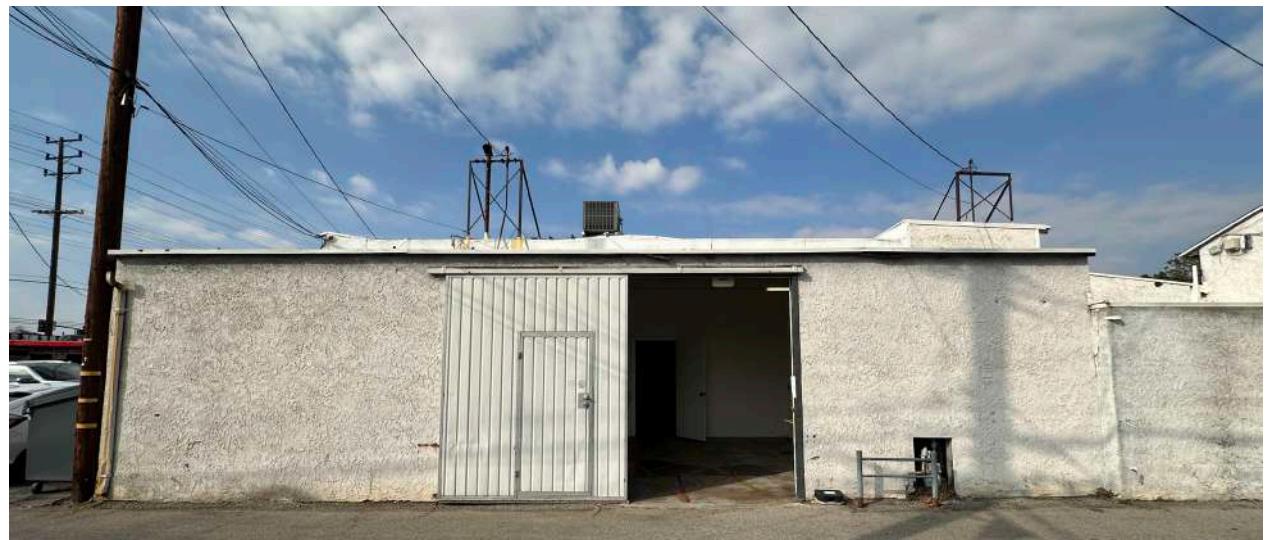


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EXTERIOR/LOADING





THE BURBANK STUDIOS

MAGNOLIA BLVD



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Major Employers



Burbank is recognized as "Media Capital of the World," convenient to many of Los Angeles' most exciting attractions. Burbank is home to four distinct neighborhoods: Downtown Burbank, Magnolia Park, the Airport District, and Media District. Hollywood Burbank Airport allows for easy access and is close to about 20 Burbank hotels, which include everything from the charmingly affordable and family-friendly to sophisticated chic boutiques.

From retro-hip vintage shopping in Magnolia Park to Downtown's chic, outdoor street scene, to the Empire Center and more, Burbank's retail mix offers fashion choices from eclectic to classic to mod, and everything in between.

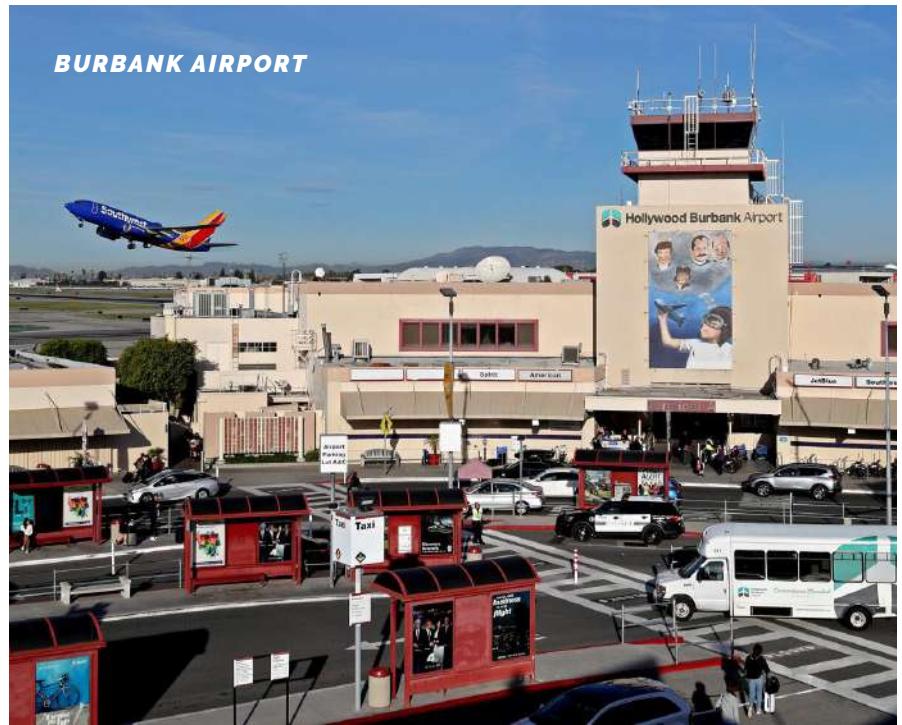
ABOUT BURBANK

From Burbank, it's easy to experience the best of Los Angeles. Adjacent to Universal Studios Hollywood, and just minutes from the Hollywood Bowl, the Walk of Fame, and Griffith Observatory.

Burbank is economically diverse and consists of numerous businesses and industries. The city is known for being the "Media Capital of the World" because NBC, Warner Brothers, Nickelodeon, Cartoon Network, and the Walt Disney Company are headquartered or have major operations in Burbank. In the next five years, the industries with the most projected expansion are in services, retail and government - equating to a combined 72% total job growth.

SOURCES: econdevburbank.com, www.burbankca.gov, dtbnbur.gov





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BURBANK HIGHLIGHTS

CITY HIGHLIGHTS



- Entertainment production cluster
- Destination for businesses & office space
- High city safety rating
- Housing, shopping & leisure developments in progress
- World class amenities
- Close proximity to Hollywood and Downtown LA

RETAIL & LEISURE



BURBANK TOWN CENTER

- 1.2 Million Square Feet
- 1170+ retail stores, restaurants and lifestyle services
- Anchor tenants are AMC Theatres, Macy's, Sears, Barnes & Noble and Burlington Coat Factory

THE AMERICANA AT BRAND

- 475,000 Square Feet of open-air luxury retail space
- 75+ stores and restaurants
- Anchor tenants are Nordstrom, Pacific Theatres,

ECONOMICS



Burbank is a full-service City with its own Police and Fire Departments, public transit (BurbankBus), and utilities (Burbank Water and Power). The Burbank Unified School District is one of the highest achieving and most competitive school districts in the Los Angeles area, creating housing demand, especially among young professionals and families. Burbank's employment opportunities, high quality public schools, multimodal transportation access (air, rail, road), and competitive location in the Los Angeles metropolitan area drive its population growth and demand for residential and commercial land uses.

NEARBY AIRPORTS



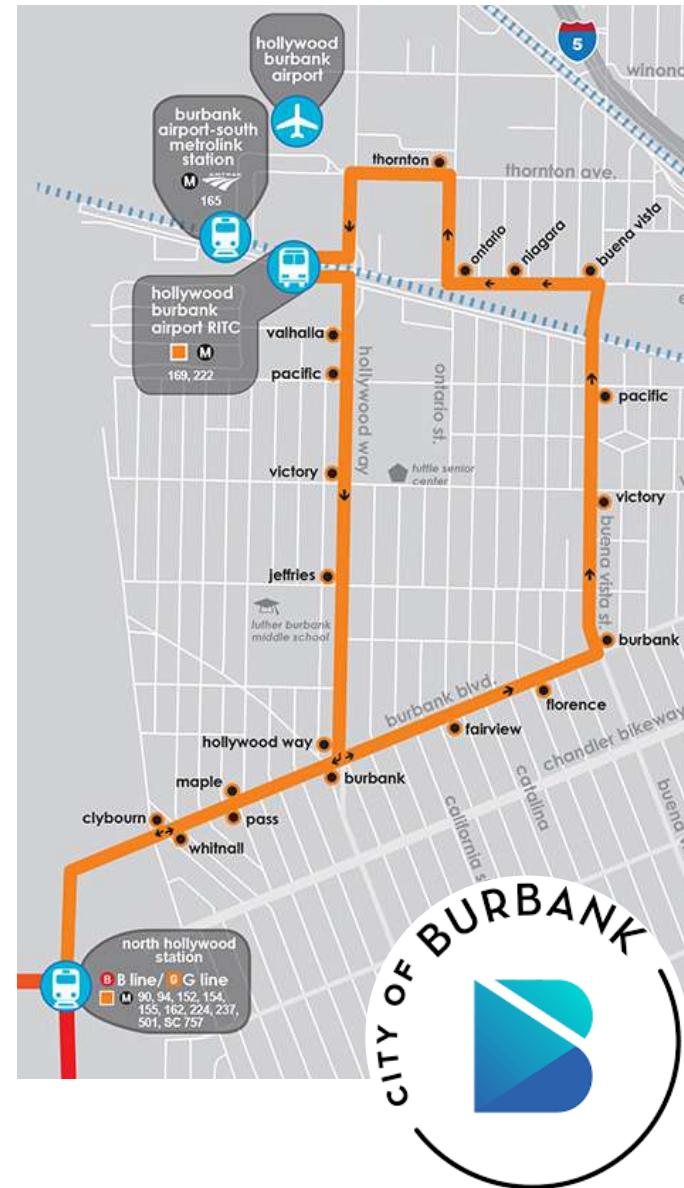
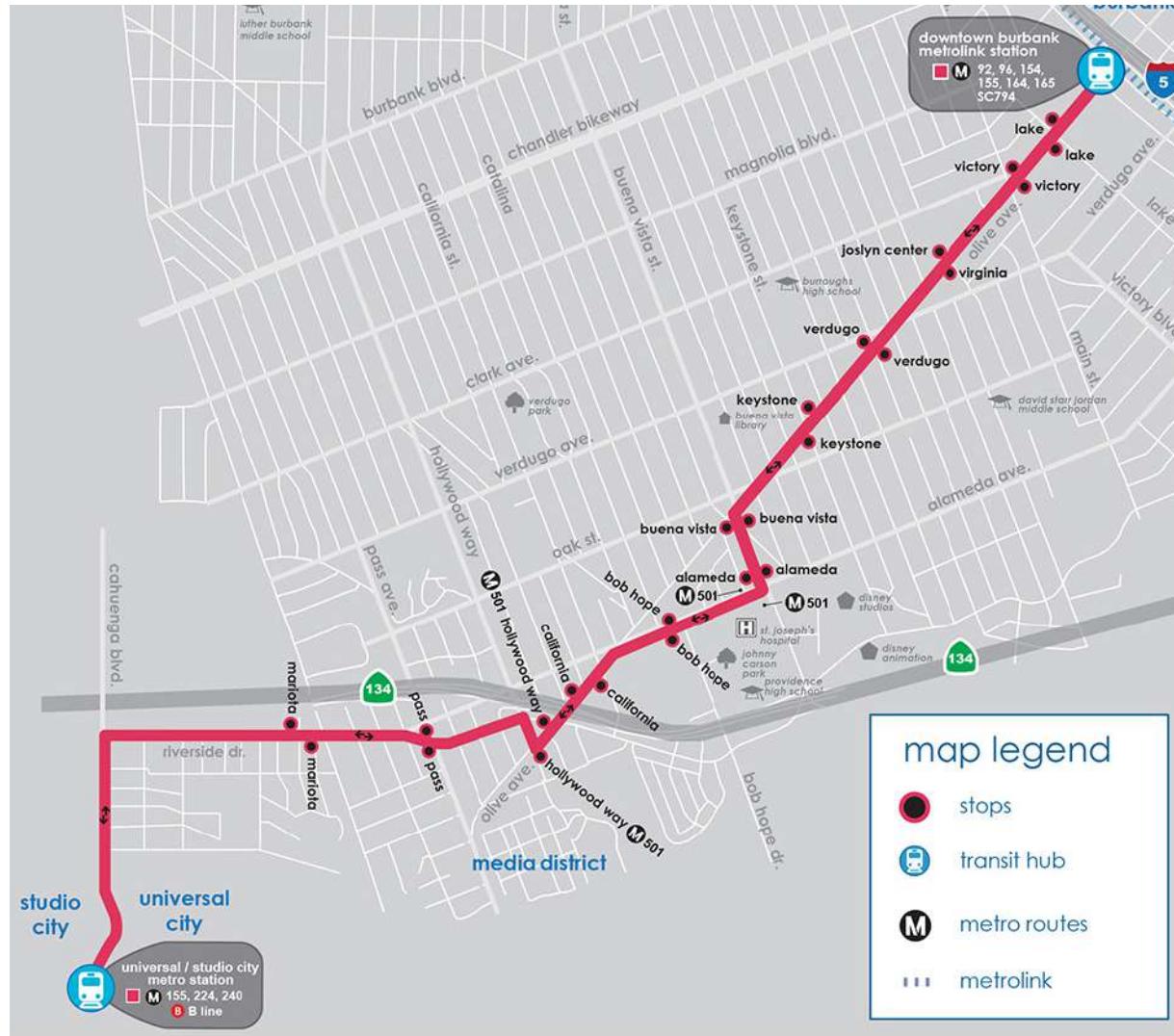
BURBANK AIRPORT

- BUR has over 70 daily flights to regional, domestic and foreign destinations
- 12,440+ employees
- Annual Economic Impact: \$1.8 billion annually; supported ~3.9 million passengers in 2015

LOS ANGELES INTERNATIONAL AIRPORT (LAX)

- 5th busiest airport in the world
- 408,000+ employees
- Annual Economic Impact: \$60 billion annually; supports ~75 million passengers in 2015

burbankbus



TRANSPORTATION



Getting into and around Burbank is easier than ever, thanks to BurbankBus, which offers two local routes that provide easy access to employment hubs and convenient connections to local amenities and regional transportation services.

1415 W. Magnolia is also just over a mile from the Downtown Burbank Metrolink Station, served by 20 Metrolink Ventura County Line trains (ten in each direction) each weekday.



VERY WALKABLE

Most errands can be accomplished on foot



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