

AKS STAGES

1101-1117 W Isabel Street

46,927 SF

Flex Campus for Lease or Sale



BURBANK, CA 91506

CBRE

THE PROPERTY

1101-1117 W Isabel presents a rare opportunity to secure a highly flexible, infrastructure-rich creative compound designed to support a wide range of production, content, and operational uses.

The property can be leased as individual stages or as a full-campus environment, allowing tenants to scale their footprint based on real-time needs. Whether occupying a single stage for short-term production, establishing a long-term content studio, or securing the entire compound for a full operational takeover, the layout supports both immediate usability and long-term growth.

Originally purpose-built for film and production, the asset is equally well-suited for modern content creators, digital media companies, streaming platforms, brand studios, e-commerce operators, and experiential production teams seeking a controlled, private environment with significant built-in infrastructure.

Tenants benefit from the ability to consolidate creative, production, and operational functions into a single location, reducing reliance on multiple facilities while improving efficiency, speed to execution, and overall cost control.

Flexible lease structures are available, ranging from short-term occupancy to long-term commitments, making the property adaptable to project-based users as well as companies seeking a permanent or semi-permanent creative headquarters.

In a market where functional, flexible space is increasingly difficult to secure, Isabel offers a unique combination of scale, adaptability, and immediate usability rarely available in a single offering.



ADDRESS 1101-1117 W. Isabel St, Burbank, CA 91506

PROPERTY SIZE	ADDRESS	TOTAL SF
	1101	15,177 SF
	1103-7	21,318 SF
	1117	10,432 SF
	Total	46,927 SF

LOT SIZE 81,662 SF (1.87 Acres)

PARKING Dedicated surface parking included; additional overflow parking available in adjacent connected lot at **\$100/space/month**. Final allocation subject to building selection and site configuration.

PARKING RATE \$100/space/month

TERM Flexible

POWER Up to 1800A

ASKING RATE (LEASE) \$2.50/SF/Month NNN (Estimated Nets \$0.50/SF/Month)

ASKING PRICE (SALE) Contact Broker

PROPERTY HIGHLIGHTS



GATED & SECURED

Secure, gated facility with ample power and production features that support crew depend on



FLEXIBLE OFFICE SPACES

Private offices, conference rooms, and green rooms included on site

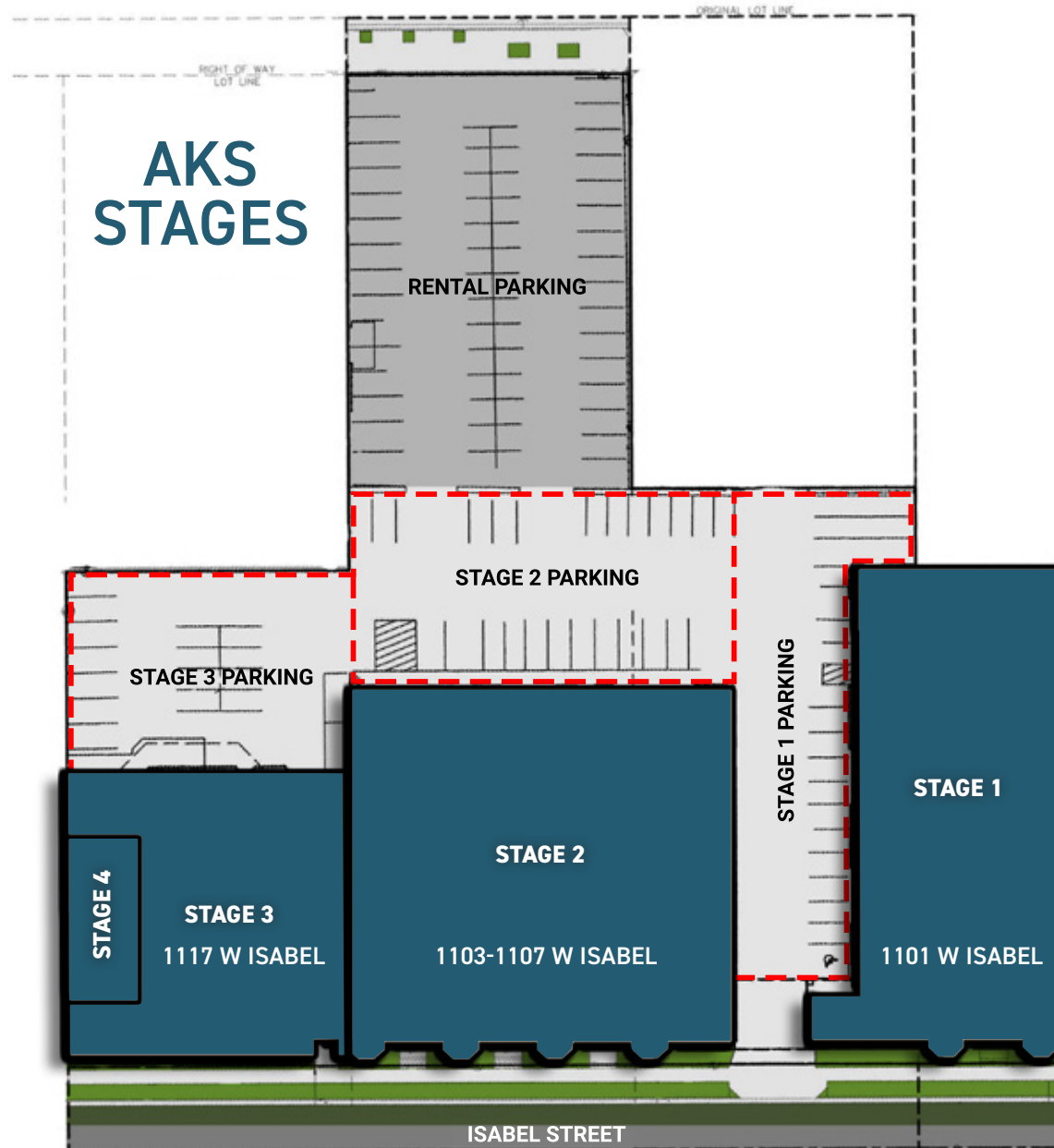


AMPLE ON-LOT PARKING

Convenient, secure parking for cast and crew



SITE PLAN



STAGE 1

STAGE SPECIFICATIONS

10,000
SqFt

68'-9"
Wide

144'-0"
Length

17'
Height

1,800A
Power



STAGE 1

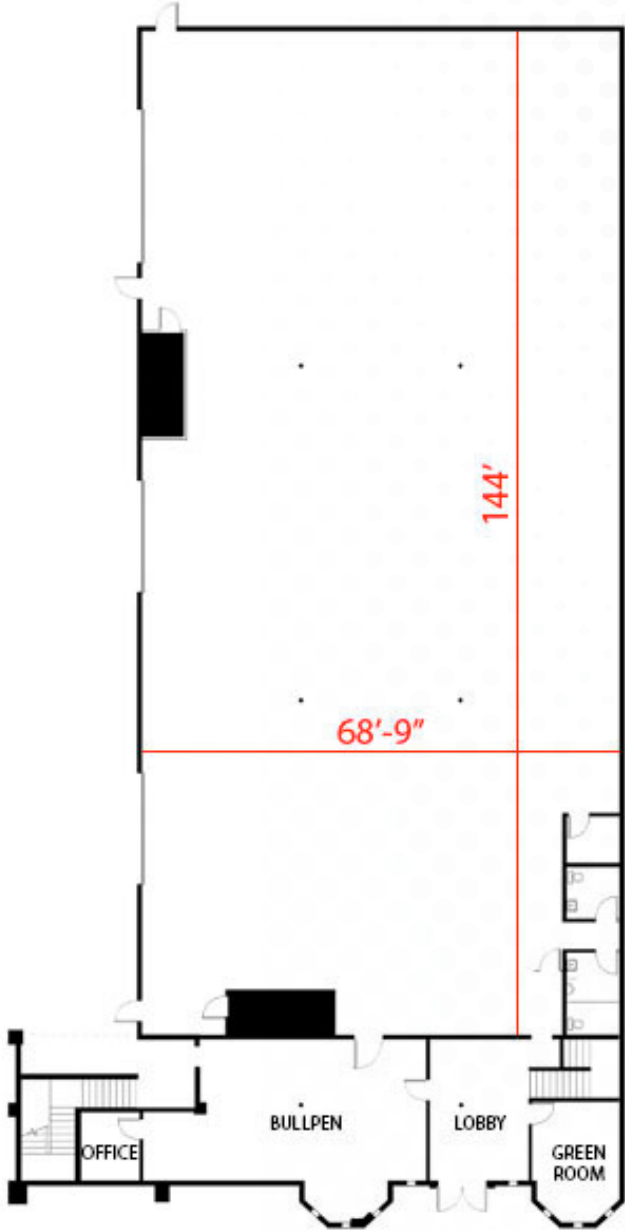
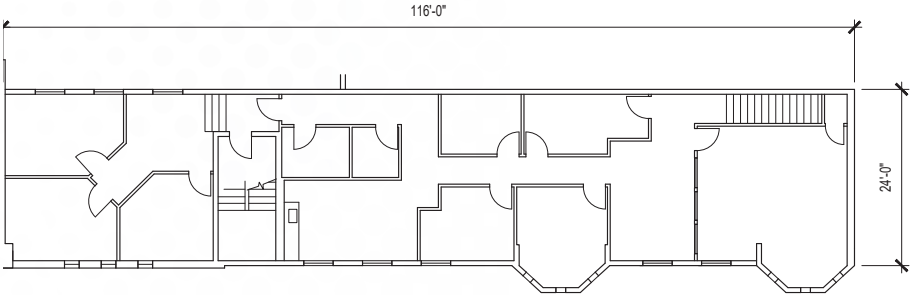
FLOOR PLANS

1101 W Isabel Street

MEZZANINE & GROUND FLOOR

GROUND OFFICE	GROUND WAREHOUSE	MEZZANINE	TOTAL
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2,164 SF	10,150 SF	2,863 SF	15,177 SF
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STAGE 2

STAGE SPECIFICATIONS

13,000
SqFt

132'-9"
Wide

94'-0"
Length

20'
Height

1,800A
Power



STAGE 2

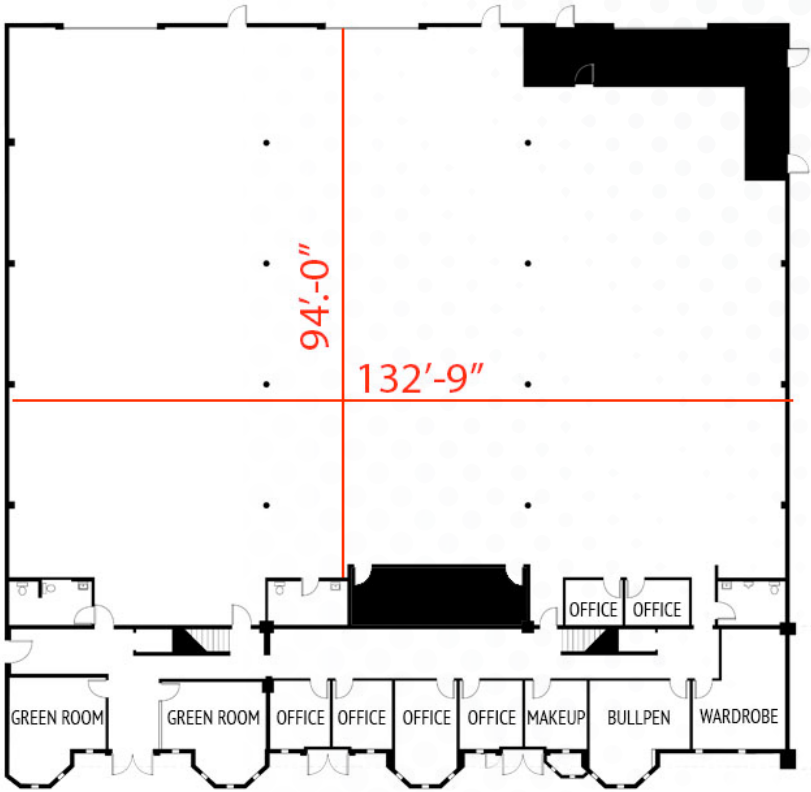
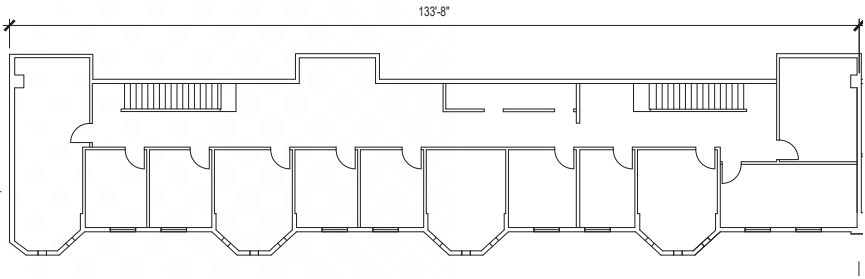
FLOOR PLANS

1103-1107 W Isabel Street

GROUND OFFICE	GROUND WAREHOUSE	MEZZANINE	TOTAL
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4,304 SF	12,850 SF	4,164 SF	21,318 SF
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MEZZANINE & GROUND FLOOR



STAGE 3 & 4

STAGE SPECIFICATIONS

STAGE 3

4,850
SqFt

68'-9"
Wide

51'-3"
Length

11'
Height

400A
Power

STAGE 4

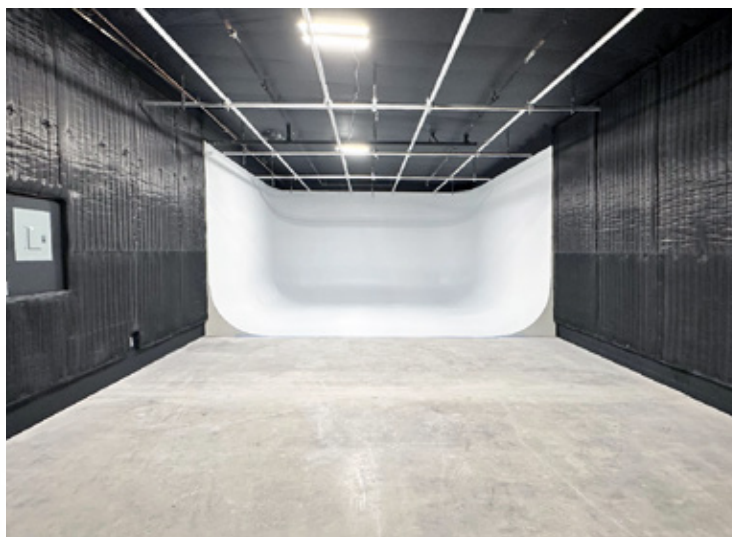
1,160
SqFt

20'-0"
Wide

62'-0"
Length

11'
Height

120A
Power



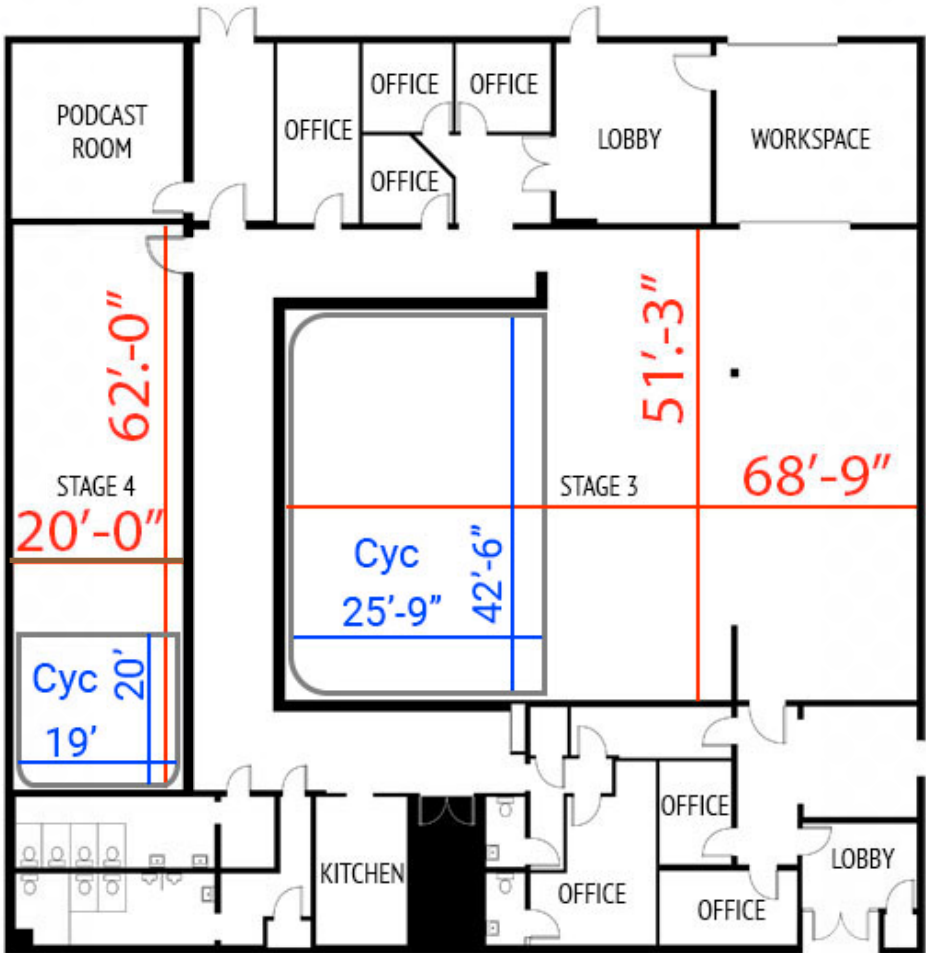
STAGE 3 & 4

FLOOR PLANS

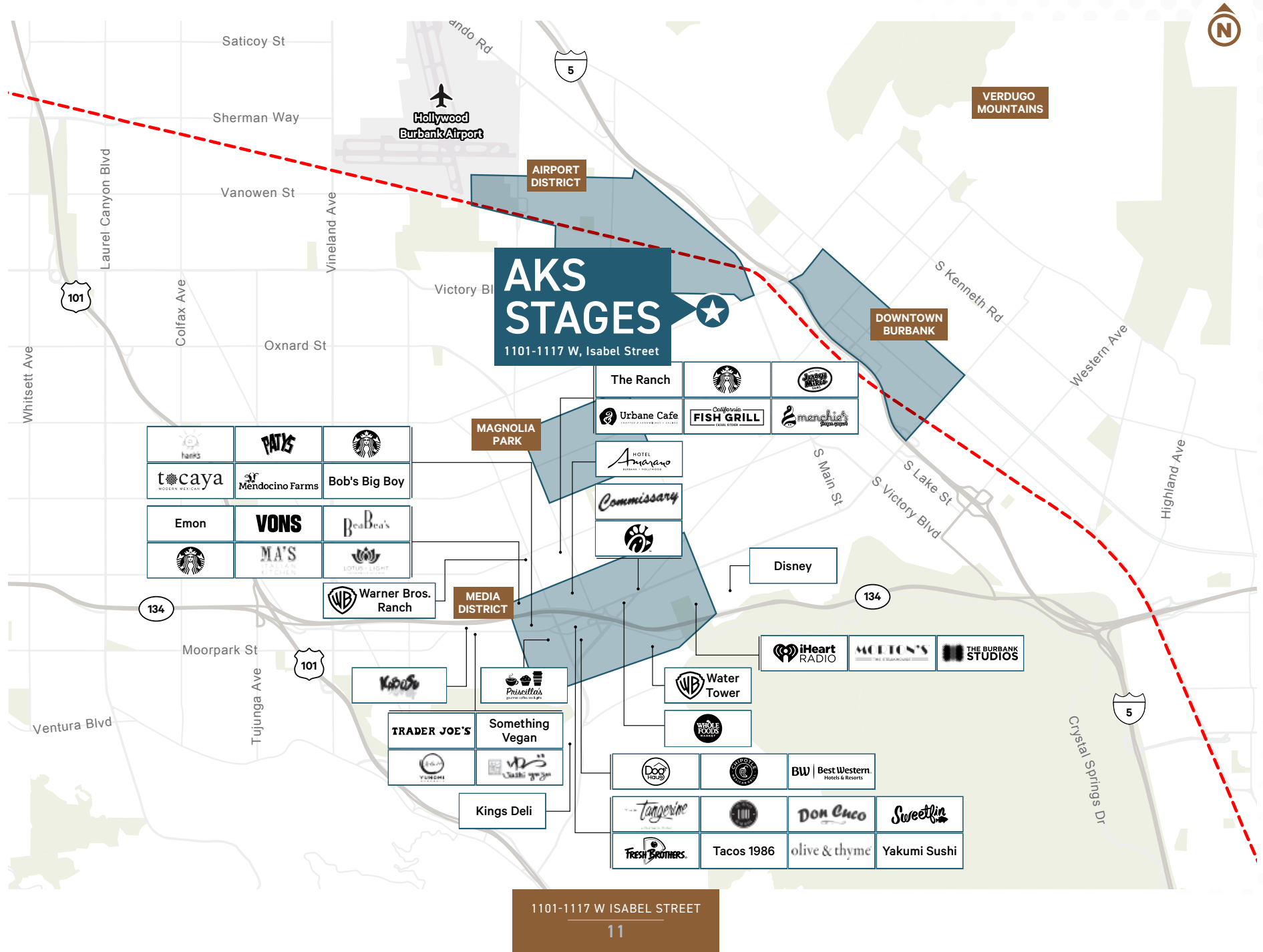
1117 W Isabel Street

STAGE 3 & 4

GROUND OFFICE	GROUND WAREHOUSE	MEZZANINE	TOTAL
3,352 SF	7,080 SF	-	10,432 SF



LOCATION MAP



AKS STAGES

1101-1117 W Isabel Street

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