

# 115 NORTH 1st STREET

## BURBANK



FOR LEASE | 86,000 SF IN THE HEART OF DOWNTOWN BURBANK

AVISON  
YOUNG



## PROPERTY DETAILS

115 N. 1st STREET  
BURBANK

### PREMISES

Ground Floor: ±2,500 USF

3rd Floor: ±40,000 USF

Total Available: ±42,500 USF

### TERM

5 -10 years

### RENT

\$3.15 per RSF

### PARKING

3 / 1,000 RSF  
Free of Charge  
Gated, Subterranean

*\*Additional Parking Available within  
the Building & Adjacent City Parking Lots*

## THE IDEAL **CAMPUS** ENVIRONMENT



Features exclusive access to the building's lobby creating a stand alone space



Prime location, in Downtown Burbank, walking distance to restaurants & shops



Private patios and outdoor areas



± 3/1000 parking spaces in gated, subterranean structure



Ideal branding opportunity with freeway visibility

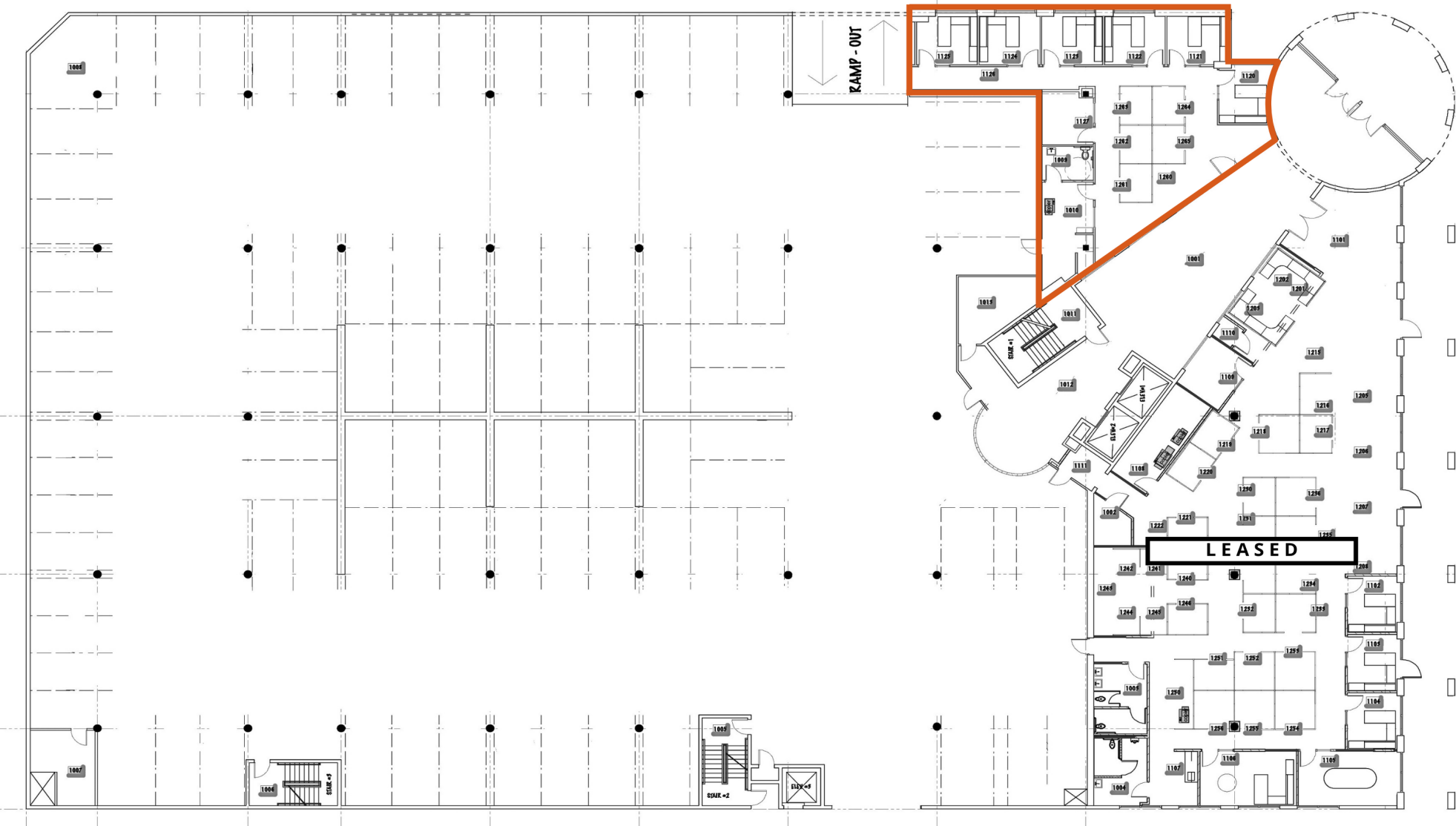


Great mix of private offices and open plan



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YOUNG**

GROUND FLOOR SPACE AVAILABLE | ± 2,500 USF





**ENTIRE THIRD FLOOR AVAILABLE | ± 40,000 USF**



### AT THE **CENTER** OF IT ALL

Downtown Burbank, California, pulsates with an eclectic charm that seamlessly blends contemporary urban vibes with a touch of old Hollywood glamour. Nestled in the heart of the San Fernando Valley, this vibrant district offers a myriad of attractions, entertainment options, and culinary delights, making it a beloved destination for locals and visitors alike.

Strolling through Downtown Burbank, you'll be greeted by tree-lined streets adorned with stylish boutiques, cozy cafes, and trendy eateries. The area boasts a mix of architectural styles, from historic buildings reminiscent of the city's cinematic past to sleek modern structures that symbolize its dynamic present.

Entertainment is abundant in Downtown Burbank, with the sleek AMC Burbank 16 providing a diverse array of cinematic experiences. The area also hosts vibrant street fairs, festivals, and live music events throughout the year, adding to its lively atmosphere. Whether you're catching the latest blockbuster or attending a live performance, there's always something captivating happening in this bustling hub.

Foodies will find themselves in culinary heaven in Downtown Burbank, where an array of dining options caters to every palate. From upscale restaurants serving gourmet cuisine to cozy bistros dishing up comfort classics, there's no shortage of gastronomic delights to discover. And with an abundance of craft breweries, wine bars, and cocktail lounges, the nightlife scene is equally impressive.

Whether you're a local resident or a visitor, Downtown Burbank provides a unique blend of culture, entertainment, and community charm.





# AREA MAP

# 115 N. 1st STREET BURBANK



**DOWNTOWN  
BURBANK**

**amc THEATRES** **CLADDER'S COMEDY CLUB AND RESTAURANT**

**Yard House** **BAEY'S BEAVER** **ISLANDS fine burgers & drinks**

**FINNEY'S CRAFTHOUSE** **GRAVILL**

**SUSHI TOP LOS ANGELES** **FIVE GUYS BURGERS and FRIES** **CORNER BAKERY** **BUFFALO WILD WINGS**

**IN-N-OUT BURGER** **tender greens**

**california PIZZA KITCHEN** **Starbucks** **DUNKIN'** **SUBWAY** **COFFEE BEAN TEA LEAF**

**bobotime** **CARVING BOAR**

**BARNES & NOBLE**

**UP URBANPRESS** **FedEx Office** **SLICE HOUSE BY TONY GEMIGNANI** **CHIPOTLE MEXICAN GRILL**

**Office DEPOT**

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YOUNG**



# LOCATION

115 N. 1st STREET  
BURBANK



↓ To Hollywood



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## BURBANK



### FOR MORE INFORMATION:

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