



# Vibe® Burbank

FULLY RENOVATED BUILDING

# CREATIVE OFFICE FOR LEASE

LEASE RATE  
\$4.25 | SF FSG

PARKING  
2/1,000 SF  
\$165/month per stall

AVAILABILITIES  
Suite 200 @ 16,017 SF (divisible to ~3,600 RSF)

BUILDING AMENITIES  
Crown and monument signage available  
Multiple private conference rooms  
Newly activated lobbies  
New on-site gym with showers  
Pickleball and basketball courts  
Large private balconies with sweeping views  
Ample secured parking  
Move-in ready space  
Steps from Lakeside Golf Club  
Walking distance to major studios

CBRE Vibe

# TENANT SUITE CUSTOM BUILD-OUT



CBRE Vibe



PHOTOGRAPHER:  
[WWW.BYCPHOTOGRAPHY.COM](http://WWW.BYCPHOTOGRAPHY.COM)



PHOTOGRAPHER:  
[WWW.BYCPHOTOGRAPHY.COM](http://WWW.BYCPHOTOGRAPHY.COM)



PHOTOGRAPHER:  
[WWW.BYCPHOTOGRAPHY.COM](http://WWW.BYCPHOTOGRAPHY.COM)

# SECOND FLOOR

16,017 SF

Full second floor available with direct access to both terraces, 24 offices, 2 large conference rooms, kitchen, large open area, restrooms and storage.

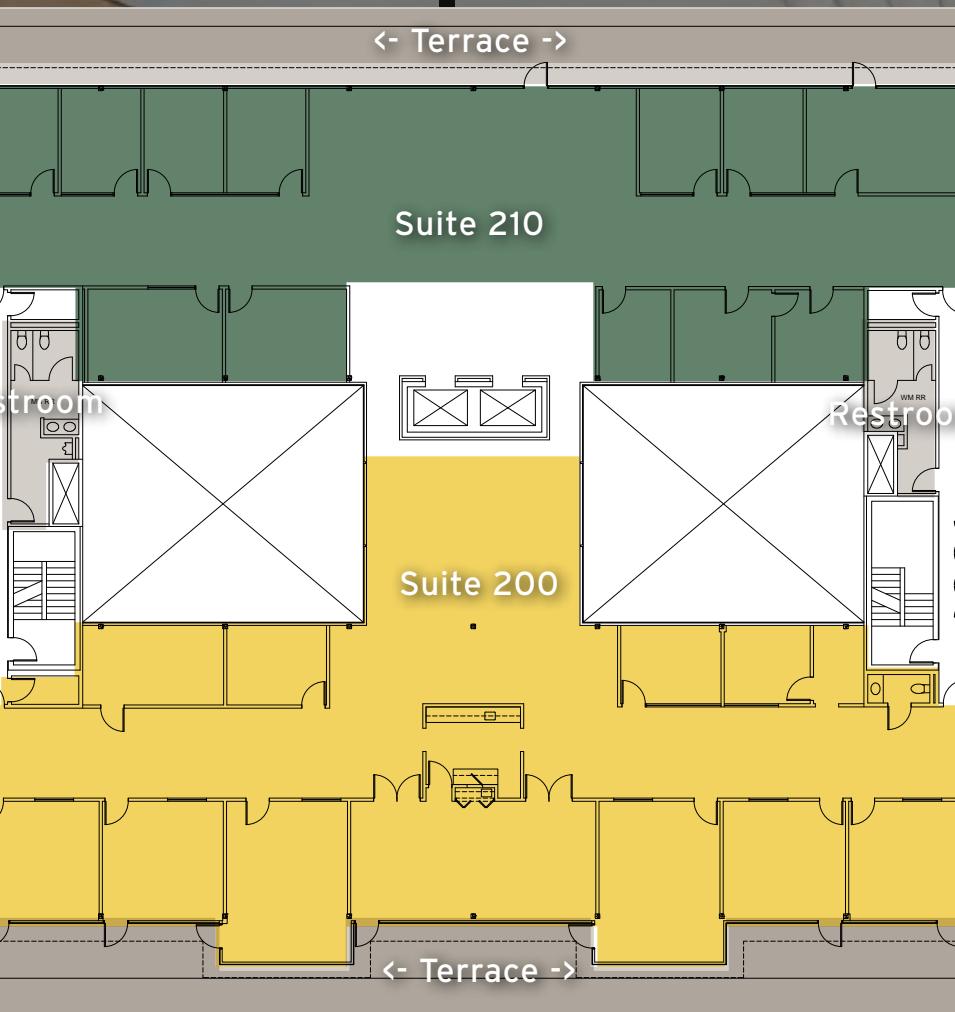
## DIVISIBILITY OPTION 1

**Suite 200 | ~8,784 SF**

10 offices, direct terrace access, large conference room, kitchen, storage, open area

**Suite 210 | ~7,233 SF**

13 offices, direct terrace access, large conference room, kitchen, restroom, storage



## DIVISIBILITY OPTION 1

## DIVISIBILITY OPTION 2



## DIVISIBILITY OPTION 2

**Suite 200 | ~4,392 SF**

6 offices (3 with direct terrace access), kitchen, restroom, storage/IT room

**Suite 210 | ~4,392 SF**

6 offices (4 with direct terrace access), kitchen, restroom, storage/IT room

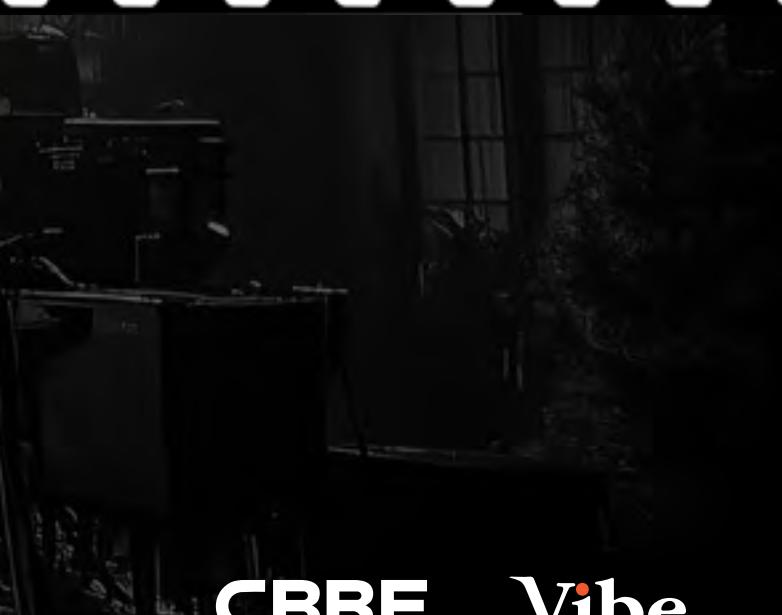
**Suite 220 | ~3,615 SF**

6 offices, 2 conference rooms

**Suite 230 | ~3,619 SF**

6 offices (2 with terrace access), large conference room, kitchen

2ND & 3RD FLOORS  
**PRIVATE  
BALCONIES  
WITH  
VIEWS**



# 2ND & 3RD FLOOR PHOTOS



# 2ND & 3RD FLOOR PHOTOS

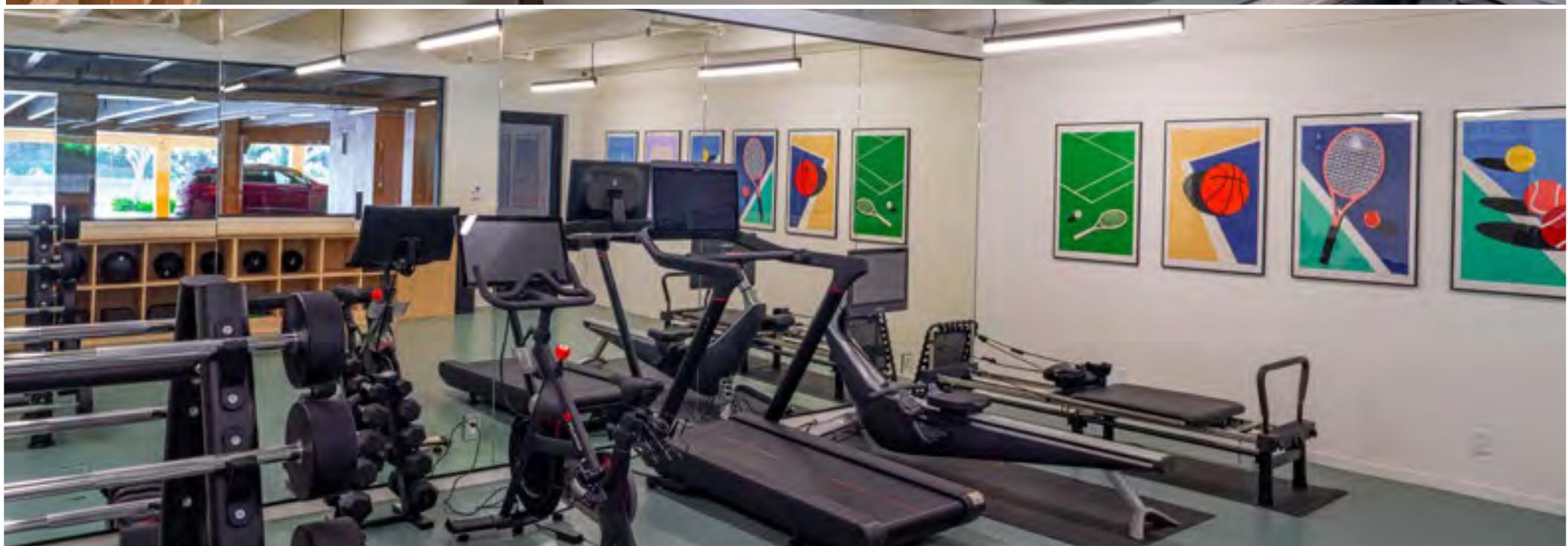


# TENANT LOUNGE



CBRE Vibe

# NEW GYM & SHOWERS



CBRE Vibe

# PRIVATE BALCONIES WITH VIEWS



CBRE Vibe

# PICKLEBALL AND BASKETBALL COURTS



CBRE

Vibe

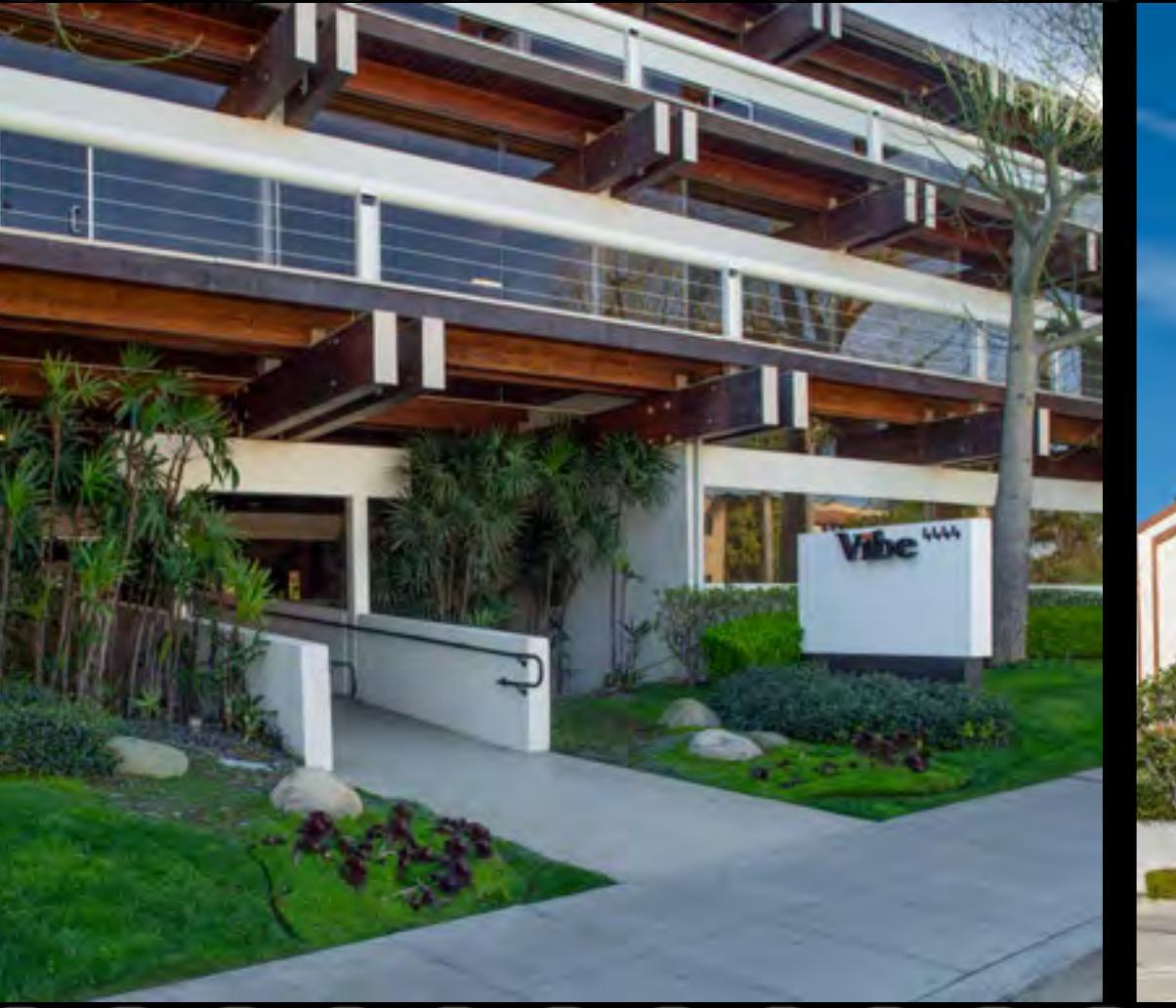
# HIGH VISIBILITY SIGNAGE AVAILABLE



4444 LAKESIDE DRIVE, BURBANK CA 91505

CBRE Vibe

# BUILDING EXTERIOR SECURED PARKING



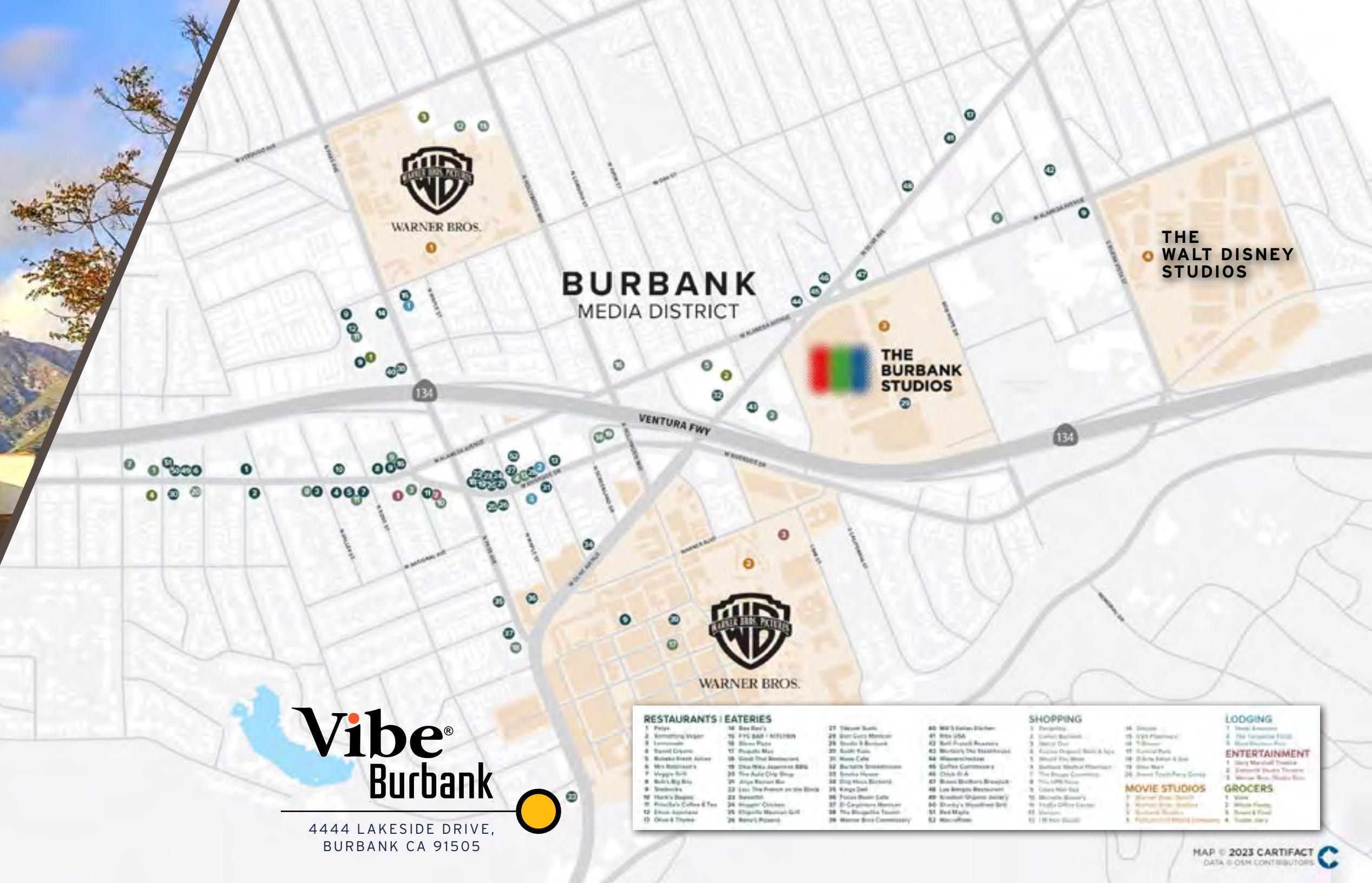
# AREA AMENITIES

**Burbank**, situated about twelve miles north of Downtown Los Angeles, spans approximately 17 square miles. It is bordered by Glendale to the east, North Hollywood and Toluca Lake to the west, Griffith Park to the south, and the Verdugo Mountains to the north.

Known as the "Media Capital of the World," Burbank is closely located to Hollywood and hosts major media and entertainment companies such as The Walt Disney Company, Warner Bros., NBCUniversal, ABC, DreamWorks, and Nickelodeon. The city offers safety through its own police and fire departments, self-managed utilities, excellent schools and hospital, and a charming small-town atmosphere while remaining close to Downtown LA and the Westside. Burbank is business-friendly, boasting low business taxes, no gross receipts tax, and affordable electricity.

**CBRE**

**Vibe**



# ABOUT BURBANK

## HOLLYWOOD BURBANK AIRPORT

Serving as a convenient alternative to the bustling Los Angeles International Airport, the Hollywood Burbank Airport offers a congestion-free option for residents, tenants, and visitors of Burbank. Formerly known as the Burbank-Glendale-Pasadena Airport, it stands as the closest airport to both downtown Los Angeles and Hollywood, serving as a hub for major film and television studios. The airport is a hub for numerous corporate jets utilized by prominent film studios, celebrities, and entertainment industry leaders. Alongside this, it offers regular flights in partnership with major airline carriers. Situated in the northwestern part of the city, this airport accommodates around 5 million travelers annually, operating with seven carriers and providing over 70 daily flights.

## AMTRAK

Situated a brief stroll away from the Hollywood Burbank Airport, the Amtrak station at Hollywood Burbank Airport caters to a diverse range of travelers including airport-goers, drivers, Amtrak and Metrolink riders, pedestrians, and MTA transit bus users. An airport shuttle service further enhances accessibility, providing seamless travel options for passengers journeying to Ventura, Santa Barbara, and San Luis Obispo counties. The station is also well-connected, allowing travelers to reach Downtown Los Angeles within minutes via the Amtrak Pacific Surfliner or Metrolink commuter train.



5

## BURBANK LOCAL TRANSIT ("BLT")

BLT encompasses a range of services including a single fixed-route shuttle bus, two on-demand responsive service buses, and an electric fleet of four shuttle buses. Referred to as the Media District Shuttle, the fixed-route service operates between the Burbank Regional Intermodal Transportation Center (RITC)—the primary public transportation hub—and the Burbank Media District. Complementing this, two on-demand shuttles—the Downtown Burbank and Golden State/Airport Area shuttles—offer flexible transportation from RITC to any point within the service area. Additionally, the electric fleet of four shuttle buses efficiently navigates the Media District, catering to diverse transportation needs.

## METROLINK

Serving as a dependable commuter rail system, Metrolink effectively connects residential neighborhoods with key employment and activity hubs, facilitating enhanced transportation and mobility across the Los Angeles region. Within Burbank, two essential Metrolink lines operate: the Ventura County line, facilitating travel from Oxnard to the Los Angeles Union Station, and the Antelope Valley line, linking Lancaster, the San Fernando Valley, and the downtown Los Angeles Union Station. These two lines collectively span over 150 miles of rail service, catering to a daily ridership of 40,000 individuals. Notably, the Antelope Valley line also includes a stop at Hollywood Burbank Airport, conveniently situated near Media Studios North, offering added convenience to both tenants and visitors.

# ABOUT BURBANK

## FREeways

The Golden State (5) Freeway traverses through Burbank, serving as a pivotal link to the expansive freeway network across Los Angeles County. Functioning as California's primary north-south freeway, it integrates seamlessly with the local transportation infrastructure. Concurrently, the Ventura (134) Freeway runs along the city's southern expanse, connecting the Hollywood (101) Freeway with the Foothill (210) Freeway.

## RETAIL HUBS

Burbank boasts two of the region's most dominant super-regional malls, strategically positioned at the junctions of Burbank Boulevard and the Golden State (5) Freeway.

## BURBANK EMPIRE CENTER

A captivating open-air promotional hub, the Burbank Empire Center stands out as a convergence point for prominent national-brand retailers. Spanning an impressive 613,902 square feet, it ranks among Los Angeles County's largest and most prestigious power centers. Retail giants such as Target, Lowe's, Best Buy, Sportmart, Marshalls, Shoe Pavilion, Michaels, and Costco form its impressive lineup. The center also serves as a culinary destination for locals and visitors, offering renowned eateries like Olive Garden, Outback Steakhouse, Hometown Buffet, Krispy Kreme, Sharkey's, and Starbucks.



## BURBANK TOWN CENTER

Formerly known as Media City Center, the Burbank Town Center spans an expansive 1.2 million square feet of retail space. Its anchor tenants include Macy's, IKEA, and AMC Theaters. Additionally, the center boasts more than 448,000 square feet of outdoor retail space. A recent renovation has enhanced its appeal, accompanied by the addition of a connected 14-screen AMC Theater. This cinema complex consistently ranks among the nation's top three highest-grossing movie theaters. Standing as a dominant enclosed regional mall along the Golden State (5) Freeway corridor, the Burbank Town Center serves as a significant commercial hub.

## PROVIDENCE ST. JOSEPH MEDICAL CENTER

Housing 455 licensed beds, this medical facility claims the position of the second-largest hospital catering to the San Fernando and Santa Clarita Valley. The hospital's workforce comprises approximately 2,500 employees and over 600 physicians. Within its campus, multiple specialized centers are dedicated to disciplines such as cancer, cardiology, mammography, hospice, and children's services. A noteworthy addition to the medical center is the Roy and Patricia Disney Family Cancer Center, featuring four stories and equipped with the latest high-tech apparatus for cancer treatment and wellness services. The establishment of this \$36 million center was made possible through a generous \$10 million donation from Roy and Patricia Disney.

4444 LAKESIDE DRIVE, BURBANK CA 91505

# Vibe® Burbank

FOR MORE INFORMATION, PLEASE CONTACT:

**DERON WHITE**

Lic. # 00971786

Sr. Vice President

310-550-2547

[Deron.White@cbre.com](mailto:Deron.White@cbre.com)

**CHRISTINA VILLANUEVA**

Lic. # 01847064

Client Services Specialist

310-550-2598

[Christina.Villanueva@cbre.com](mailto:Christina.Villanueva@cbre.com)

**CBRE**

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.