

FREE STANDING BUILDING FOR LEASE
42,537 SF (DIVISIBLE)

Vibe[®]
Burbank

FULLY RENOVATED



THE AVAILABILITIES

LEASE RATE
\$4.25 | SF FSG

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

CREATIVE
PLUG & PLAY
SUITES
AVAILABLE

AVAILABILITIES

Suite 100 @ 12,739 SF (divisible to 1,600 SF)
Suite 200 @ 15,359 SF (divisible to 7,000 SF)
Suite 300 @ 14,439 SF (divisible to 6,900 SF)
TOTAL SF: 42,537 SF

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
Full building opportunity
Steps from Lakeside Golf Club
Walking distance to major studios

SIGNAGE OPPORTUNITY



BUILDING CROWN SIGNAGE

BUILDING MONUMENT SIGNAGE

W. OLIVE AVENUE

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.



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 their 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, fostering 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
EMPIRE CENTER

BURBANK
TOWN CENTER

METROLINK

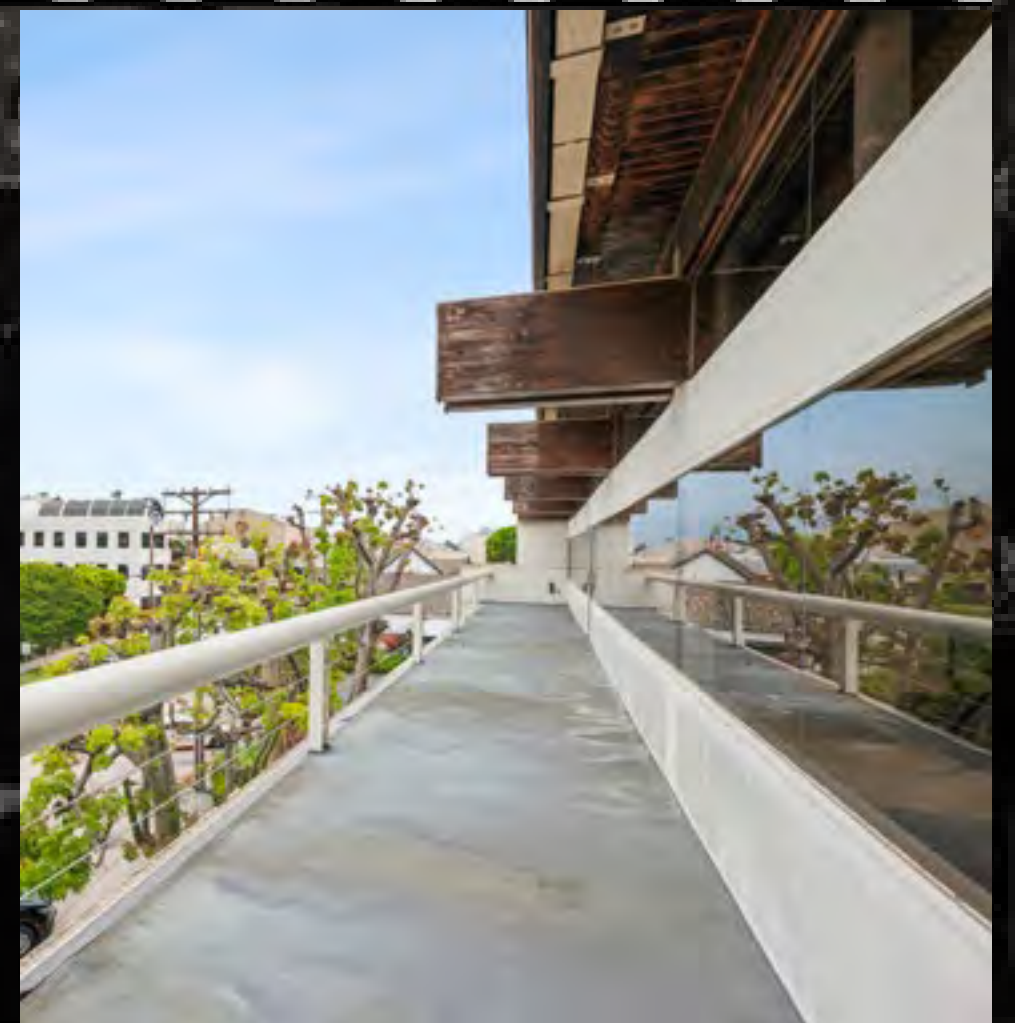
BURBANK TOWN CENTER

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

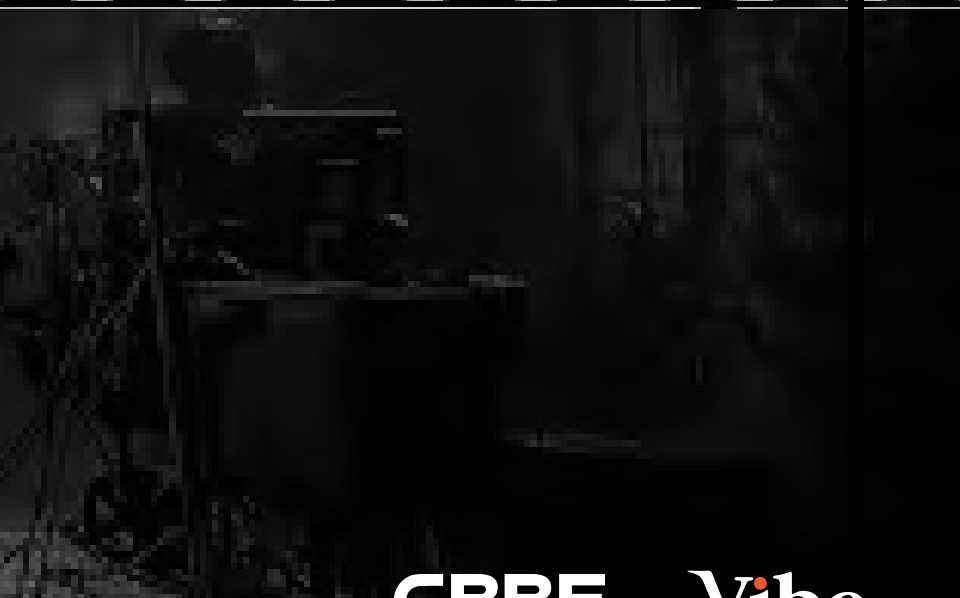
Housing 455 licensed beds, this medical facility claims the position of the second-largest hospital catering to the San Fernando and Santa Clarita Valleys. The hospital's workforce comprises approximately 2,500 employees and over 600 physicians. Within its campus, multiple specialized centers are dedicated 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, spanning 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.

ACTIVATED BALCONIES & SPEC SUITES

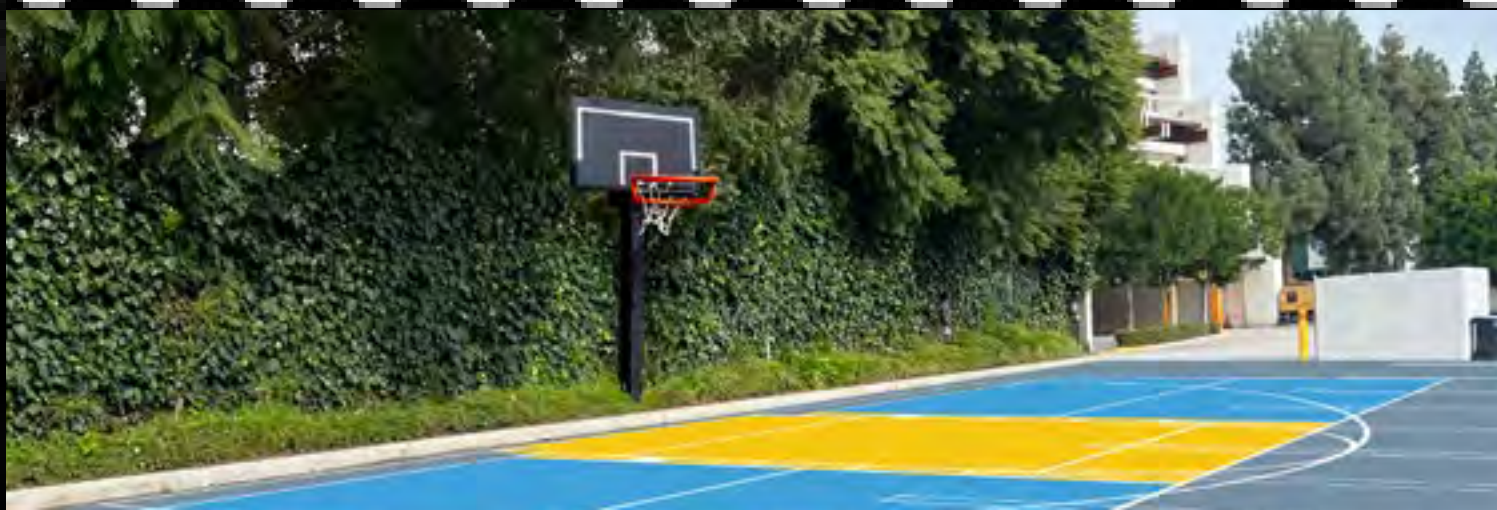


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NEW GYM & SHOWERS



PICKLEBALL AND BASKETBALL COURTS

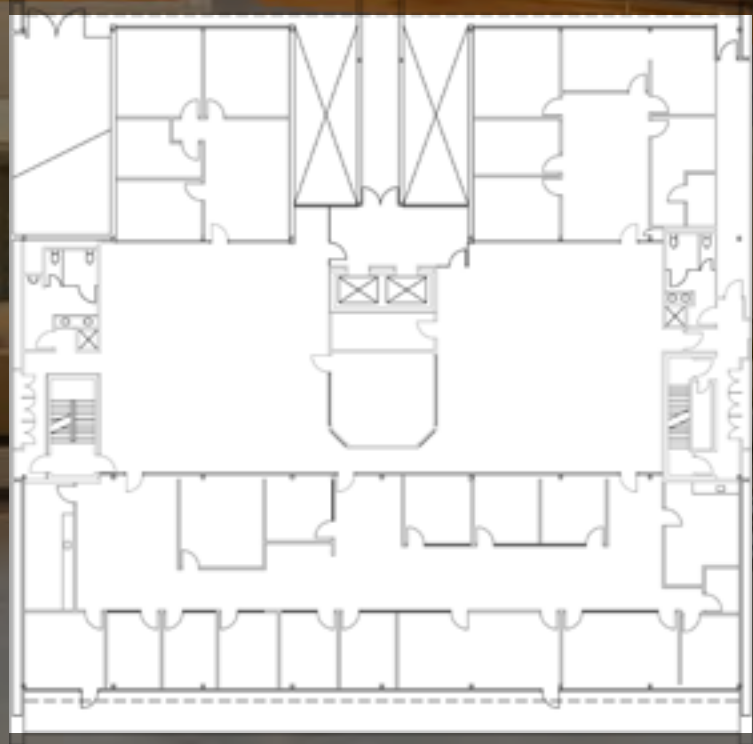


CBRE

Vibe

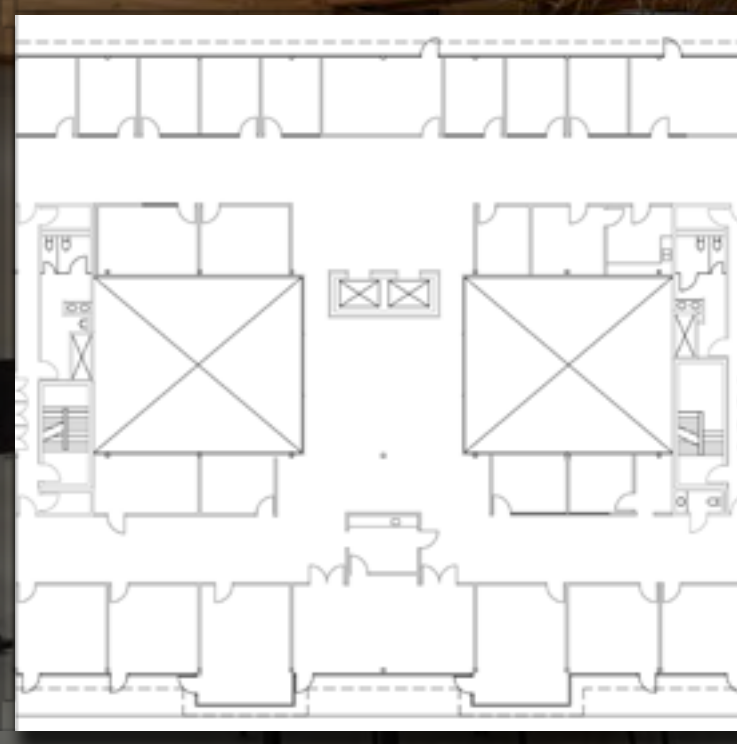
FULL BUILDING 42,537 SF

Single Tenant



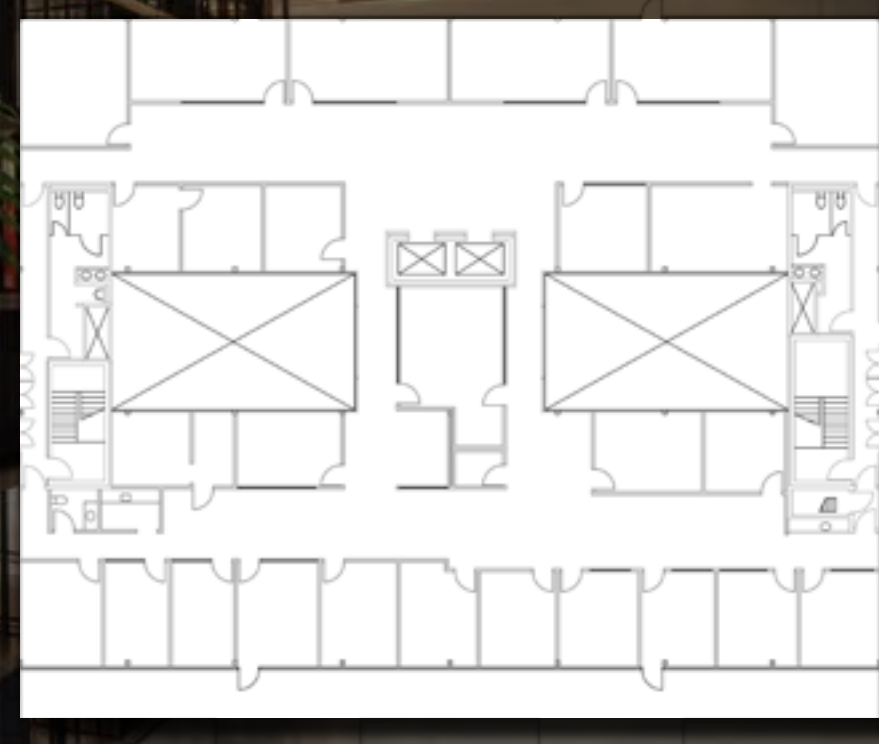
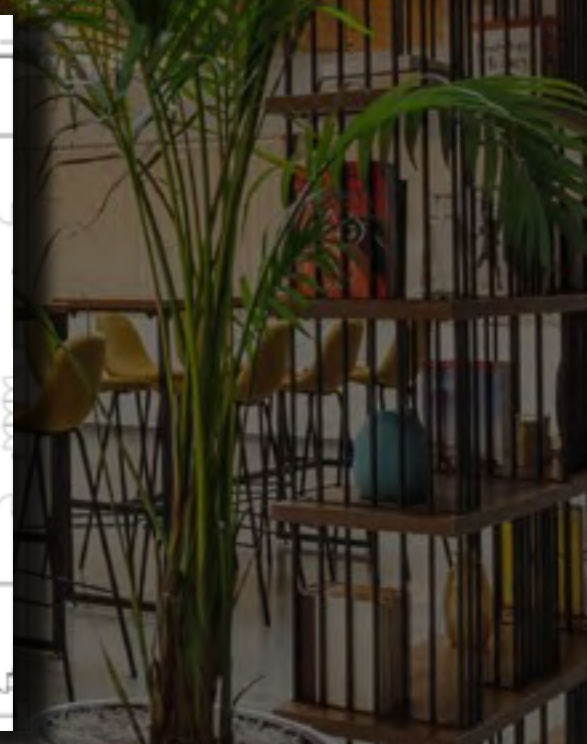
suite 100

12,739 SF



suite 200

15,359 SF



suite 300

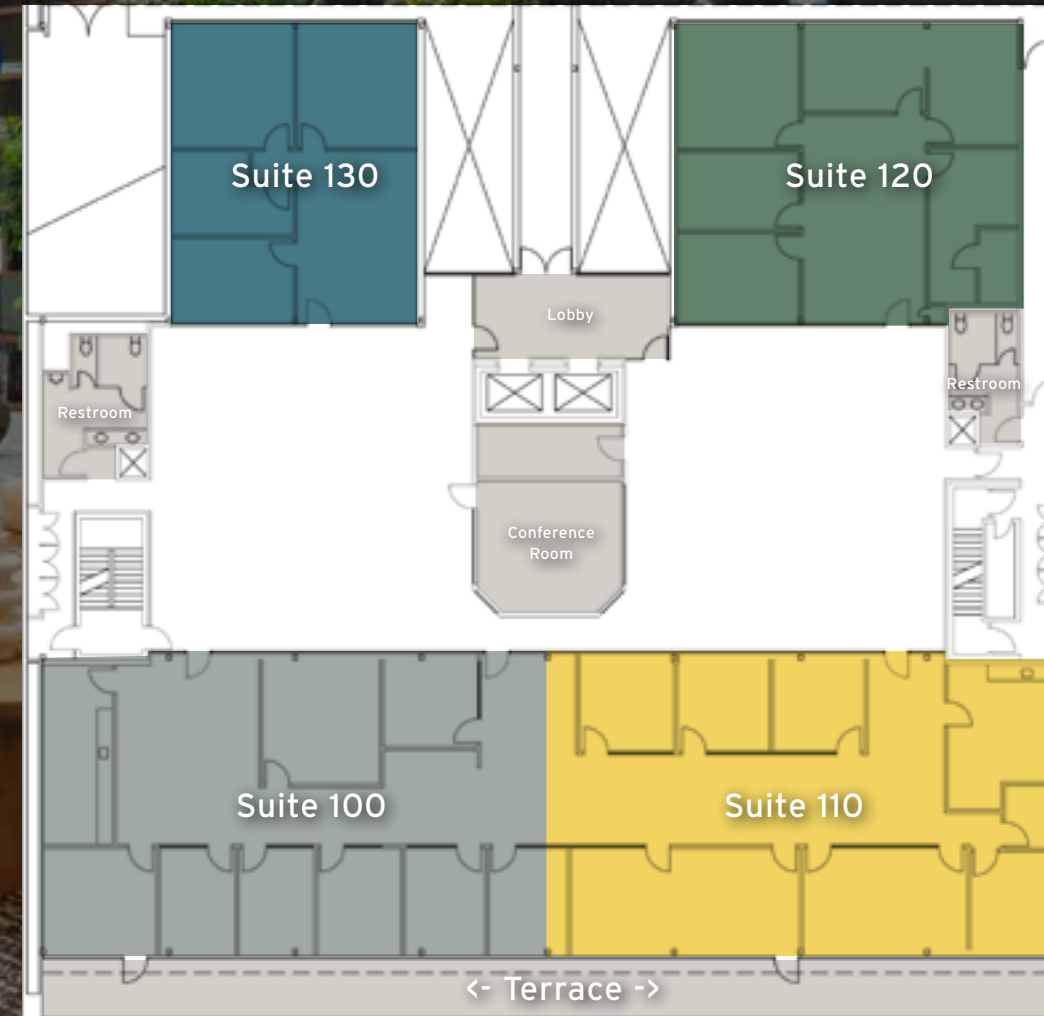
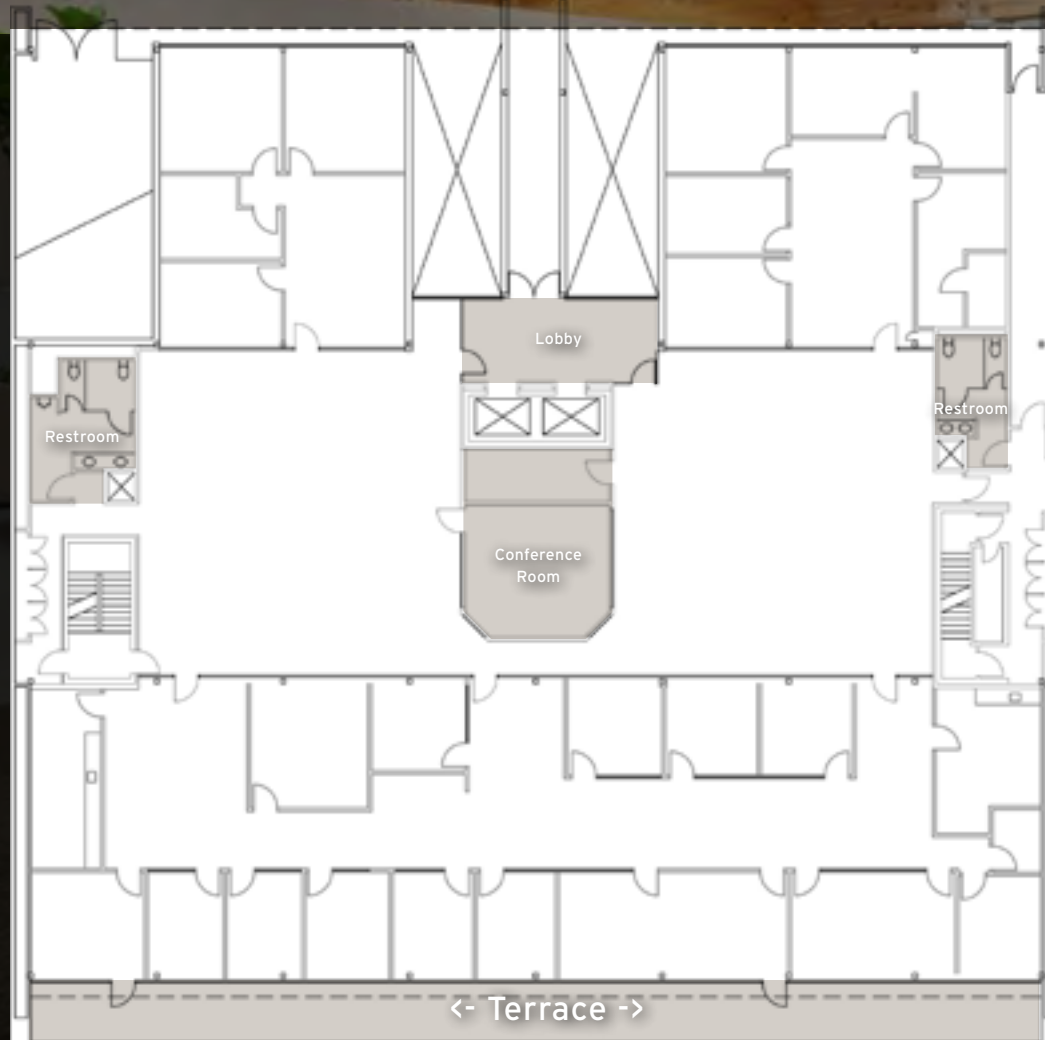
14,439 SF

FIRST FLOOR

12,739 SF

FULL FLOOR

Full ground floor available with direct lobby access, large open area with high ceilings and lots of natural light from roof skylights, glass tenant conference room, 2 restrooms and storage.



DIVISIBILITY OPTION

Suite 100 | 4,068 SF

8 offices (1 with direct terrace access), kitchen

Suite 110 | 4,068 SF

6 offices (1 with direct terrace access), kitchen, IT/storage room

Suite 110 + 120 | 8,136 SF

14 offices (2 with direct terrace access), 2 kitchens, IT/storage room

Suite 120 | 2,207 SF

6 offices, utility/IT/storage room

Suite 130 | 1,616 SF

4 offices, open area

SECOND FLOOR

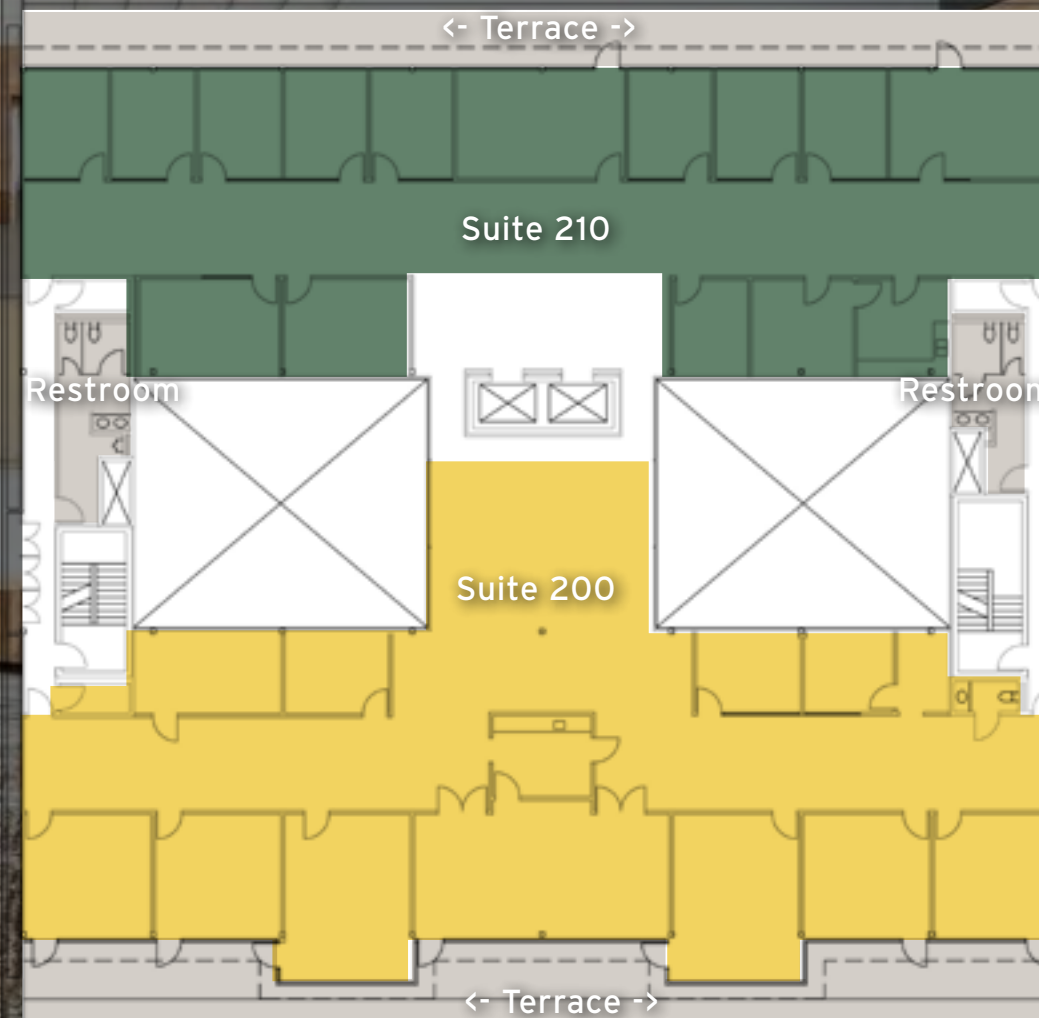
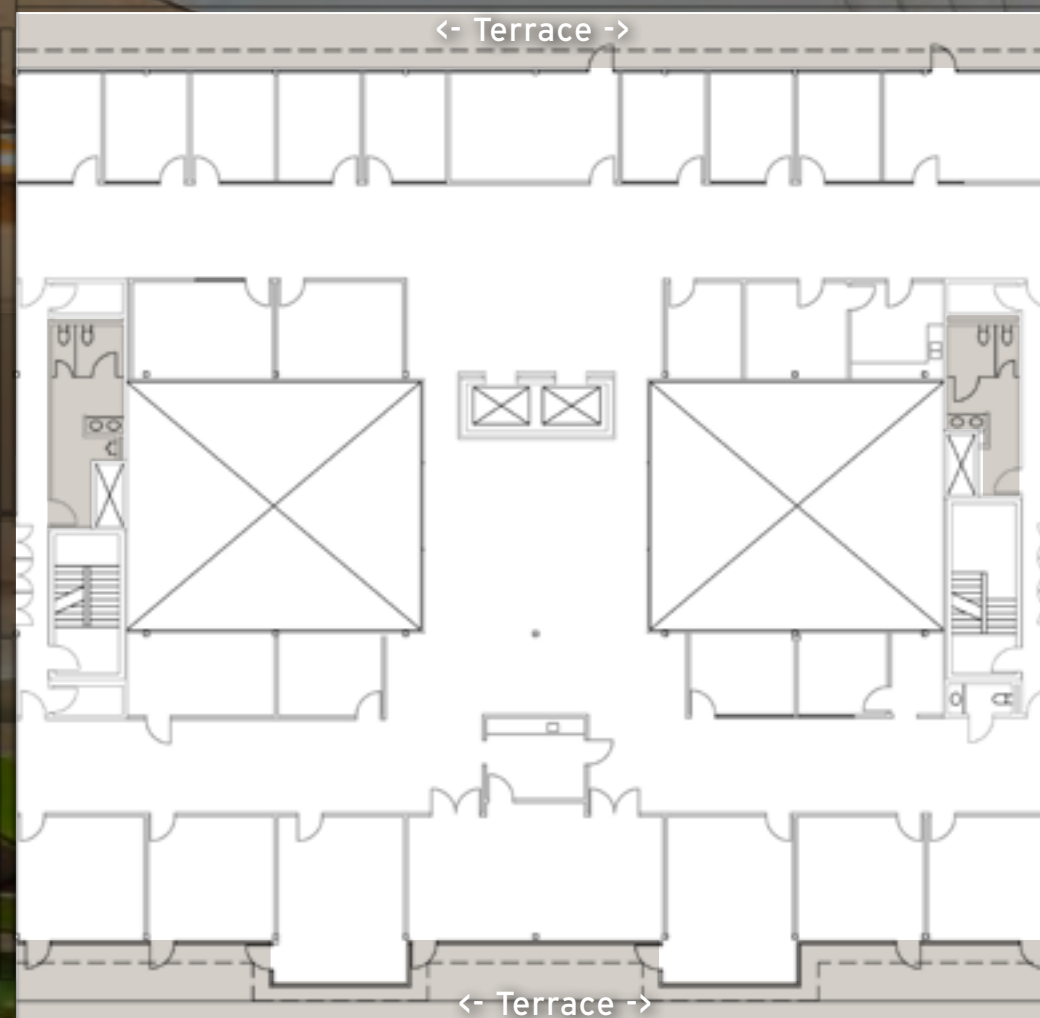
FULL FLOOR

DIVISIBILITY OPTION

15,592 SF

FULL FLOOR

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



DIVISIBILITY OPTION

Suite 200 | 8,551 SF

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

Suite 210 | 7,041 SF

13 offices, large conference room, direct access to outdoor terrace, kitchen, storage

THIRD FLOOR

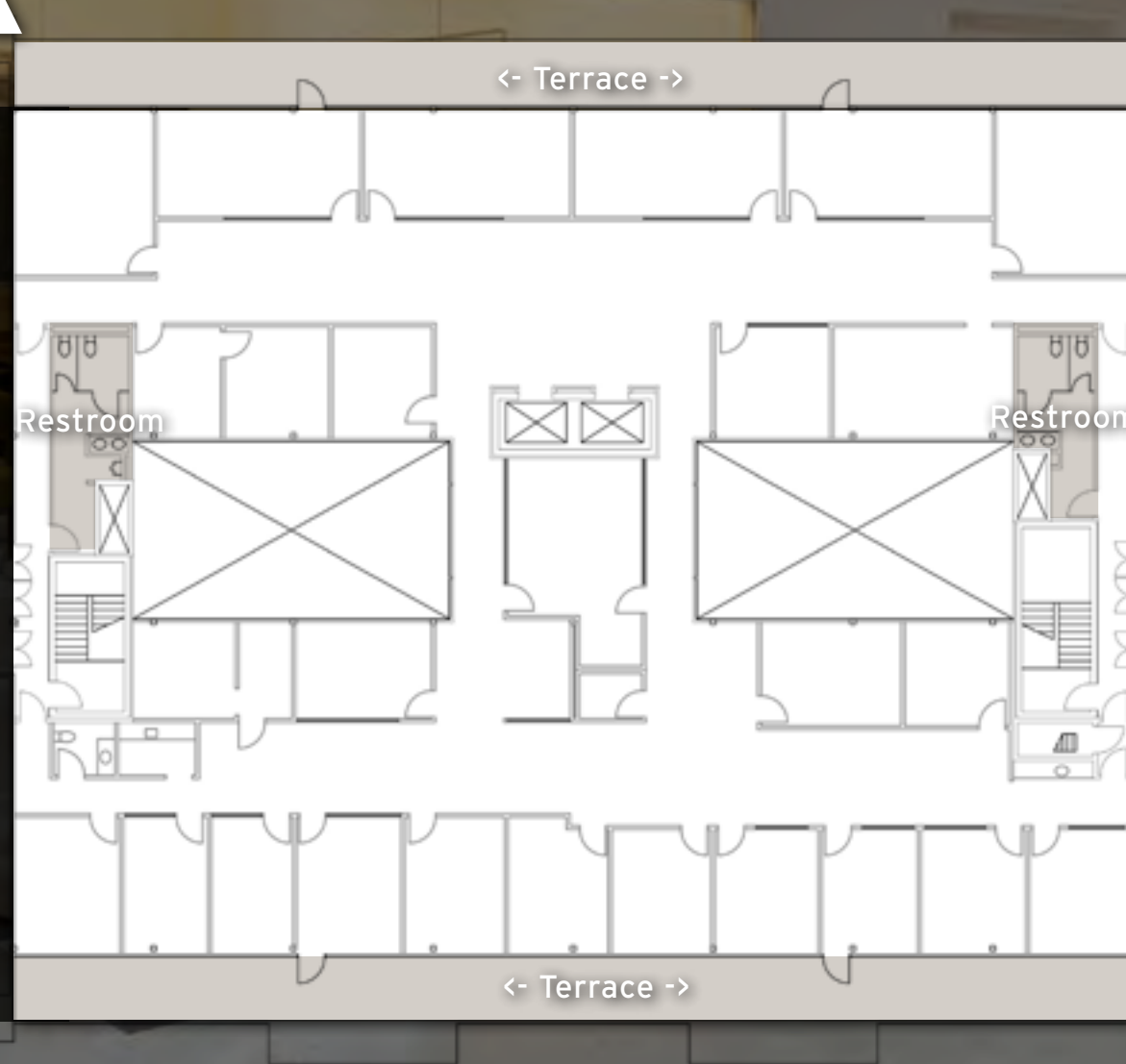
14,813 SF

FULL FLOOR

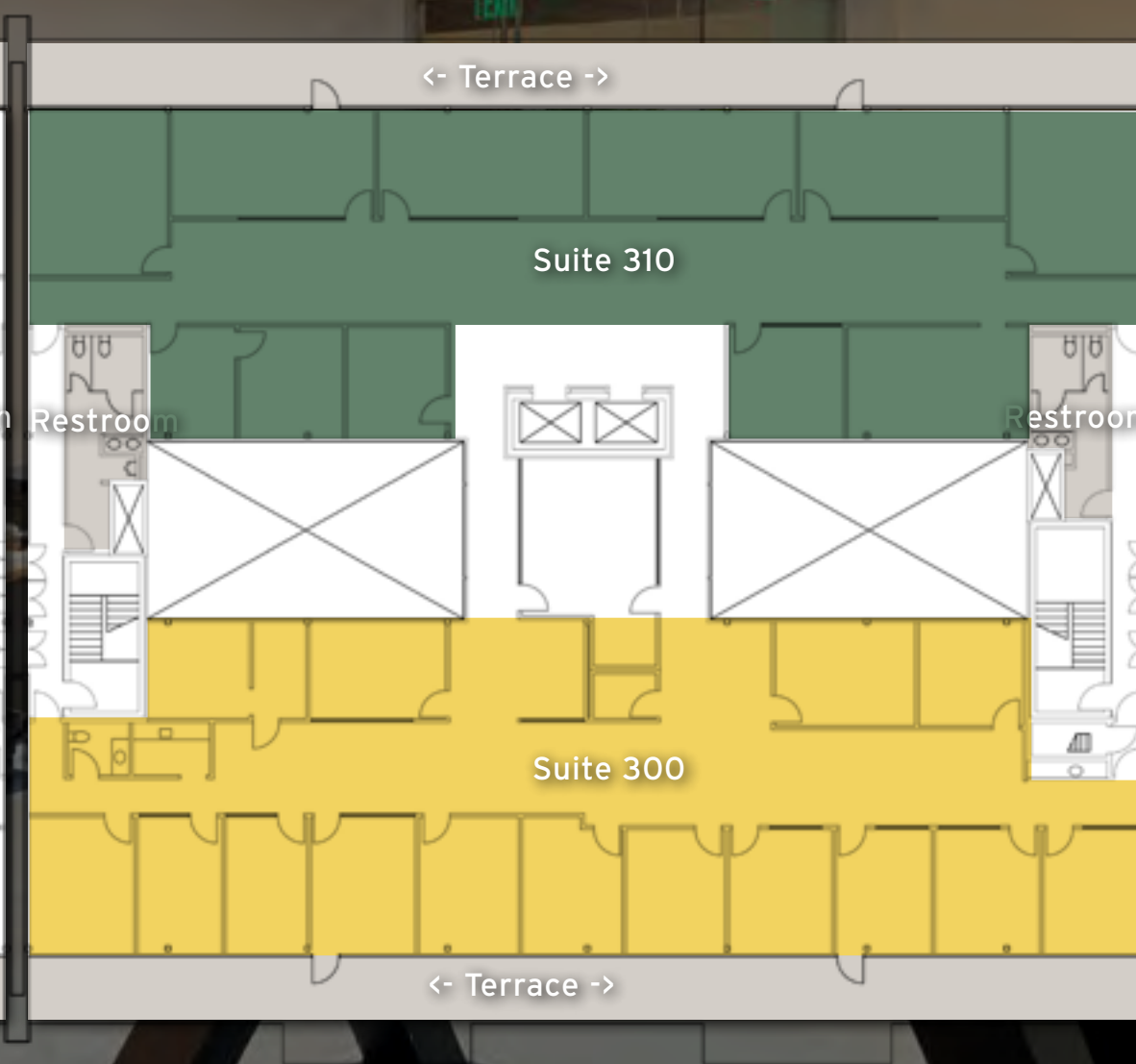
Full 3rd floor with 8 extra large offices and 19 standard-sized offices, direct access to outdoor terraces, conference room, kitchen, 3 restrooms, storage rooms, large open area



FULL FLOOR



DIVISIBILITY OPTION



DIVISIBILITY OPTION

Suite 300 | 7,882 SF

10 offices, direct access to outdoor terrace, storage/IT room

Suite 310 | 6,931 SF

16 offices, kitchen, direct access to outdoor terrace, restroom, storage/IT room

4444 LAKESIDE DRIVE, BURBANK CA 91505

Vibe[®] Burbank

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CBRE

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