

AVAILABLE

STATE OF THE ART POST
PRODUCTION FACILITY

High-End Media Office Building

610 N Hollywood Way
Burbank, CA 91505





31,377 RSF
DIVISIBLE UP TO APPROX.
10,460 RSF
(THIRD-FLOOR OPTION)



HIGH-END MEDIA
THREE-STORY
OFFICE BUILDING



LOCATED IN "THE MEDIA
CAPITAL OF THE WORLD"

PROPERTY HIGHLIGHTS



Property Features:



Amenity Rich Location
Across from The Ranch @
Hollywood & Verdugo



Three-Story
Office Building
With Balconies
on Upper Floors



CCTV Security
Camera System
Throughout



Ideal for Office, Media,
Post Production with Foley
Stage & Editing Bays



Fully Secure &
Controlled Entry



125 Secure,
Subterranean Parking
Spaces (4:1,000)



Kitchen & Break Rooms
on Each Floor

PROPERTY DESCRIPTION





PROPERTY DESCRIPTION

Site Address

610 N Hollywood Way, Burbank, CA 91505

Rental Rate

\$3.65 Net

Rental Options

- Entire Building – **Approx. 31,377 SF**
- 1st & 2nd Floor – **Approx. 20,917 SF**
- Third-Floor Option – **Approx. 10,460 SF**

Term

Through 9/30/2031

Parking

125 Car Secure, Subterranean Parking
4:1,000 (\$125/stall/mo., covered & reserved)

APN

2480-016-064

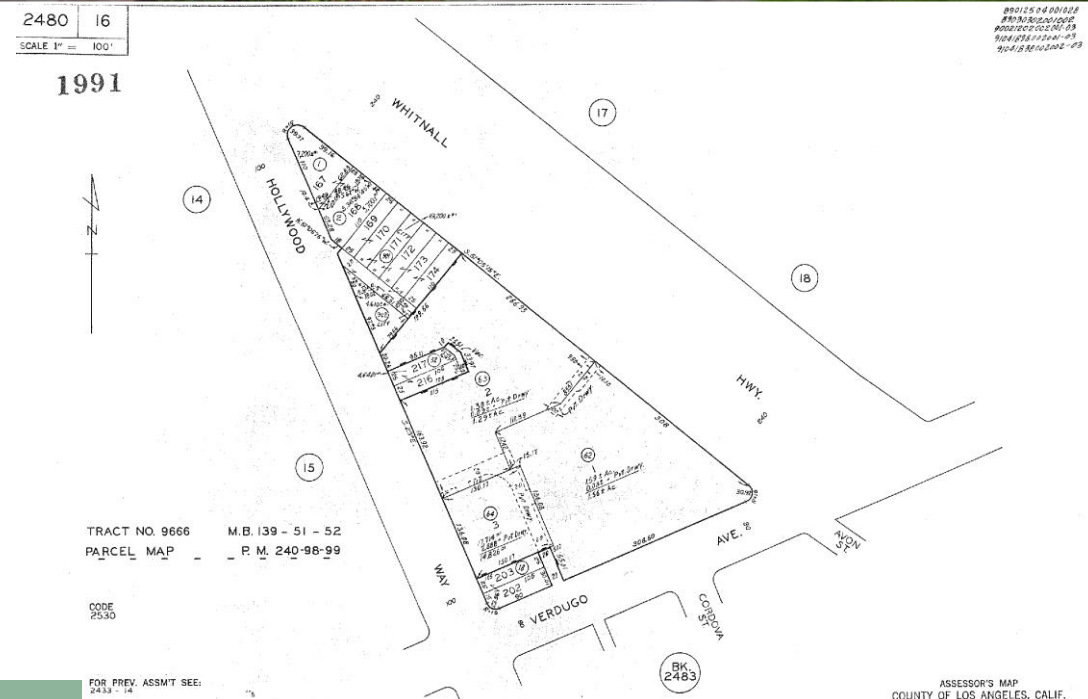
Year Built

1990, approx. \$6M Renovation in 2013

Use

Office, Media, Post Production

PROPERTY DESCRIPTION





PROPERTY FEATURES





PROPERTY FEATURES

- 2,000 amps, 208/120V, 3 phase from Burbank Water & Power
- 138 tons of total HVAC (32 tons dedicated for Data & Machine rooms)
- 23 Edit, QC and Sound Mix Rooms
- ADR – VO Recording Booth
- Foley Stage
- Color Correction
- Fiber from City of Burbank / ONE Burbank (24-strands) and Wilcon / Crown-Castle (12-strands)
- Meeting Rooms on Each Floor
- Fully Sprinklered
- Fully Secured & Controlled Entry
- CCTV Security Camera System Throughout
- Balconies on Upper Floors
- Kitchen & Break Rooms on All Floors

PROPERTY FEATURES

PROPERTY PHOTOS



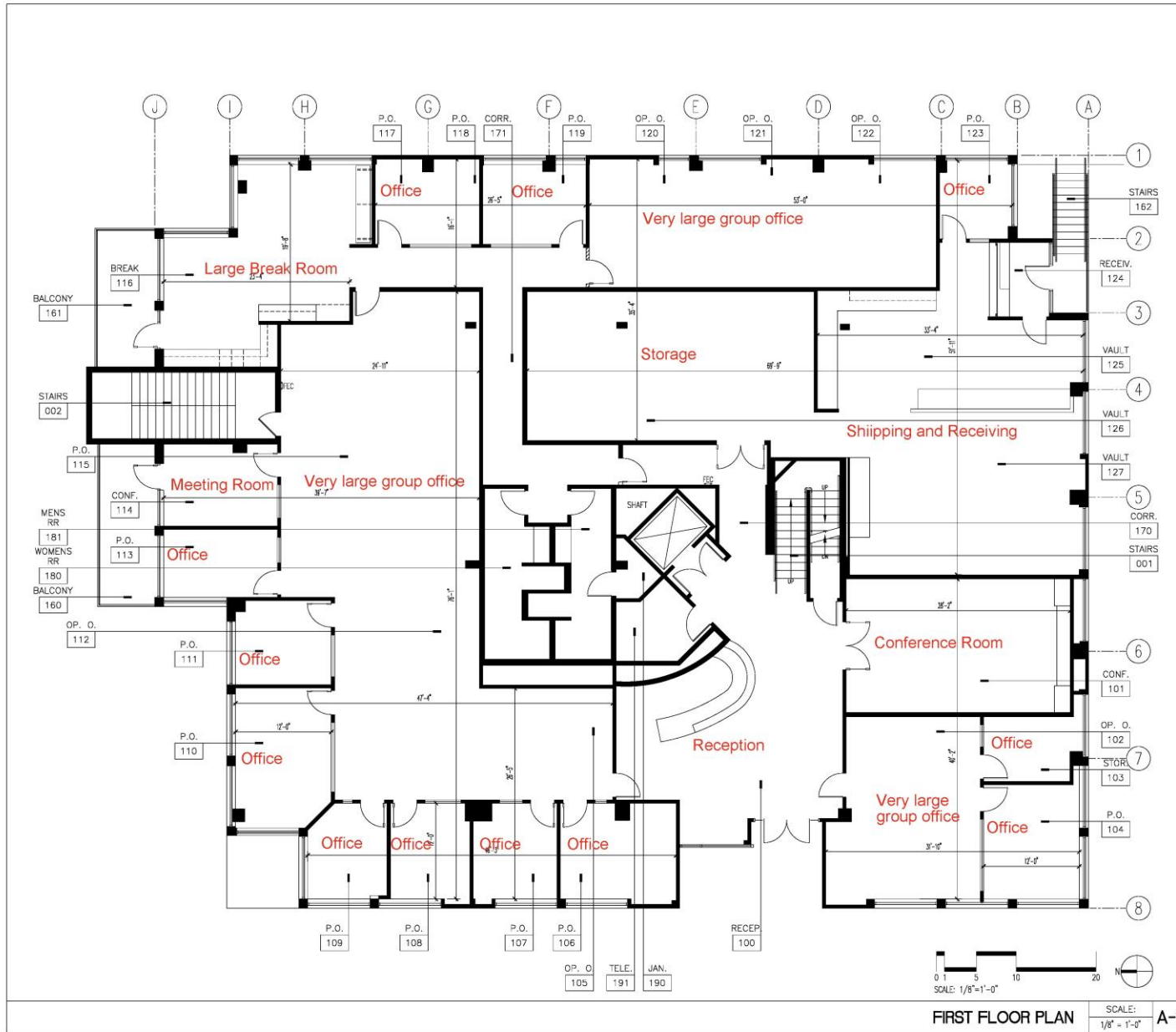


PROPERTY PHOTOS

PROPERTY PHOTOS



FIRST FLOOR



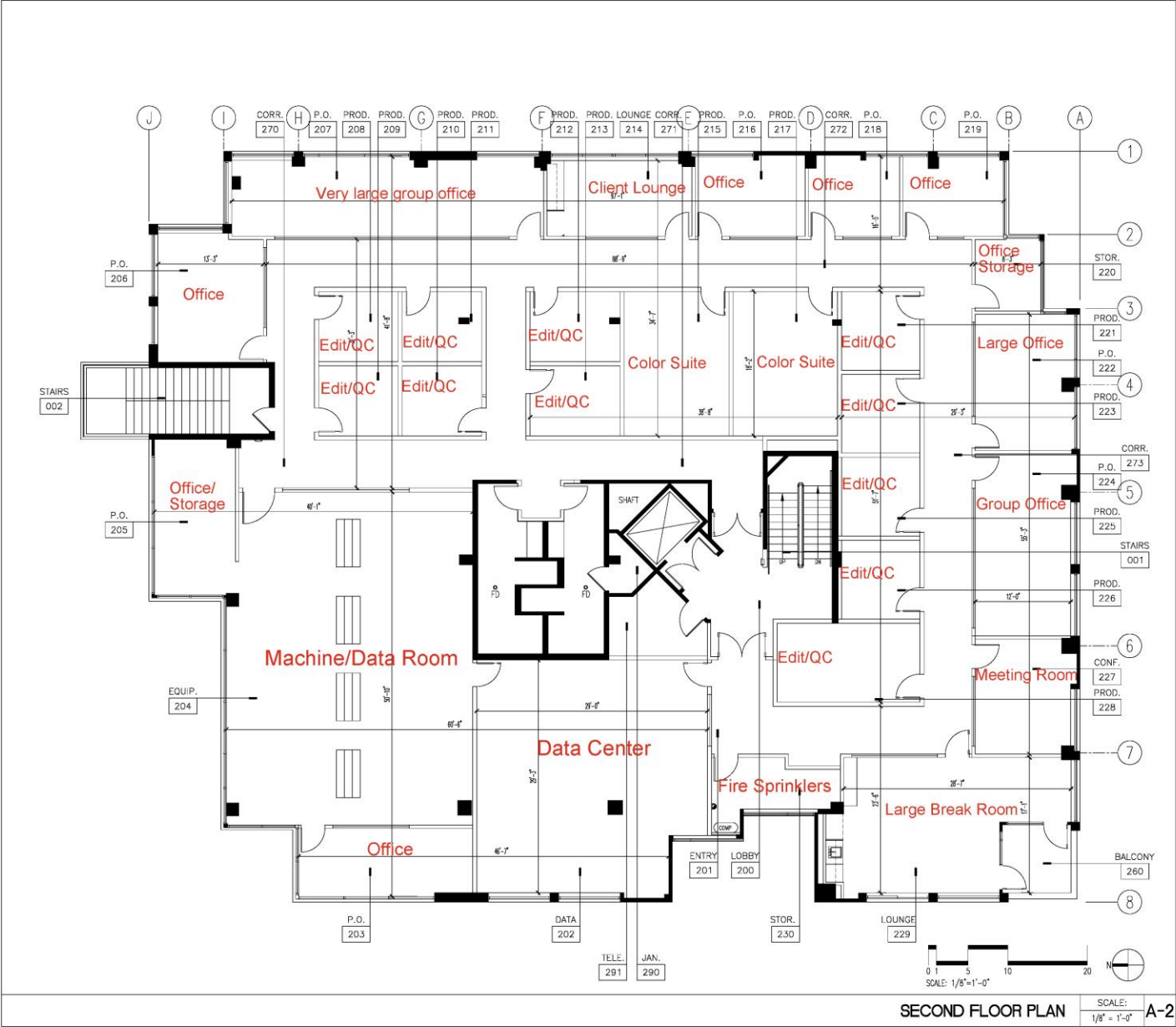
FLOOR PLANS

FIRST FLOOR PLAN SCALE: 1/8" = 1'-0" A-1



SECOND FLOOR

FLOOR PLANS



THIRD FLOOR



FLOOR PLANS



LOCATION





BURBANK CALIFORNIA

The “Media Capital of the World,” Burbank, CA is home to countless media and entertainment companies, many of which are the largest and oldest studios in the entertainment industry, including Walt Disney Studios, Warner Bros., Cartoon Network, Nickelodeon, and most recently, Netflix.

Burbank is in the southeastern end of the San Fernando Valley in Los Angeles County, California. Located 7 miles northwest of downtown Los Angeles, Burbank has a population of 105,833. Burbank offers many amenities, including hotels, restaurants, bars, tv studio tours, parks, shopping, art galleries, and much more.

610 N. Hollywood Way is situated at the Southwesterly corner of Burbank’s Magnolia Park District and less than ¼ mile across the street from Burbank’s famed Media District and Warner Bro’s Ranch Facilities.

610 N. Hollywood Way is conveniently located less than ½ mile from the 134 Freeway, with easy access to both the 5 Freeway and SR 170 Freeway.

Directly across from The Ranch @ North Hollywood & Verdugo shopping center, home to many dining options and ample retail stores, including, but not limited to, Starbucks, California Fish Grill, Menchies, Western Bagel, Jersey Mike’s, Cyclebar, Smart & Final, CVS, and Prime Pizza, 610 N Hollywood Way is proximate to much more within the immediate Burbank area and enjoys a Walkability score of 83/100 “Very Walkable.”

LOCATION DESCRIPTION



FOR SUBLEASE

HIGH-END MEDIA
OFFICE BUILDING

610 N Hollywood Way
Burbank, CA 91505

COREY I. SPOUND Lic # 01142655
Principal

Tamarack Real Estate Services

[E] corey@tamarackres.com

[P] (818) 464-3215

[C] (310) 625-6825

15300 Ventura Blvd., Suite 200 | Sherman Oaks, CA 91403