

**120 W CYPRESS AVE**  
Burbank, California

**FOR SALE OWNER USER**  
**CREATIVE OFFICE/FLEX**



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COMMERCIAL REAL ESTATE SERVICES

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No broker or agent, other than Lee & Associates Seller's exclusive representative, is authorized to present this investment opportunity. Interested buyers should be aware that the owner (the "Seller") of the property known as **120 W CYPRESS AVE, BURBANK, CA** ("Property") is selling the property in "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE, EXCEPT WARRANTY OF TITLE. Prior to and/or after contracting to purchase as appropriate, Buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of Buyer's choosing.

Buyer shall not be entitled to, and should not, rely on the Seller, or its agents as (i) the quality, nature, adequacy and physical condition of the Property including, but not limited to the structural elements, foundation, roof, appurtenances, access, landscaping, parking facilities and the electrical, HVAC, plumbing, sewage, and utility systems, facilities and appliances, (ii) the quality, nature, adequacy and physical condition of soils and geology and the existence of ground water, (iii) the existence, quality, nature, adequacy and physical condition of utilities serving the Property, (iv) the development potential of the Property, its habitability, merchantability, or fitness, suitability or adequacy of the Property for any particular purpose, (v) the zoning or the legal status of the Property, (vi) the Property's or its operations' compliance with applicable codes, laws,

regulations, statutes, ordinances, covenants, conditions and restrictions of any governmental, quasi-governmental entity or any other person or entity, (vii) the quality of any labor and materials, (viii) the compliance of Property with any environmental protection, pollution or land use laws, rules, regulations, orders or requirements including but not limited to those pertaining to the handling, generating, storing or disposing of any hazardous materials, and (ix) except as expressly provided otherwise in an executed contract of sale, the condition of title and the nature, status and extent of any right-of-way, lease, right of redemption, possession, lien, encumbrance, license, reservation, covenant, conditions, restrictions and any other matter affecting the title. Although Seller's predecessors may have performed work, or contracted for work performed by third parties in connection with the Property, the Seller, and its agents shall not be responsible to Buyer or any successor on account of any errors or omissions or construction defects of such predecessors and/or third parties.

The Seller reserves the right to withdraw the property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent, (ii) incorporated in a formal written contract of purchase and sale to be prepared by or on behalf of the Seller and executed by both parties; and (iii) approved by Seller, and such other parties who may have an interest in the Property. Neither the prospective Buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and constitute the sole agreement of the parties.

The Seller shall not be responsible for the payment of any commission, finder's fee or other form of compensation to Buyer's broker other than as set forth in Seller's commission agreement with Lee & Associates-LA North/Ventura, Inc.

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## PROPERTY OVERVIEW

# PROPERTY INFORMATION

ADDRESS	120 W. Cypress Ave., Burbank, CA
BUILDING SIZE	8,188 SF
SALE PRICE	\$3,250,000
PRICE/SF	\$396 PSF
YEAR BUILT	2002

Ideally situated in the heart of the entertainment district, surrounded by major employers such as Disney, Warner Brothers, ABC Studios, Marvel Studios, and Nickelodeon, along with numerous boutique creative firms driving the industry. The property is within walking distance of the Downtown Burbank Metrolink Station, offers easy access to the 5 and 134/101 freeways, and is just 2.5 miles from Hollywood Burbank Airport.

The building has been extensively upgraded throughout. The upper-level features exposed ceilings, abundant natural light with multiple skylights, while all bathrooms and the kitchen have been fully remodeled, including an open concept breakroom area. The lower level has also been modernized with a large bathroom and shower, laundry facilities, two roll-up doors, and a versatile flex space currently used for office and inventory.

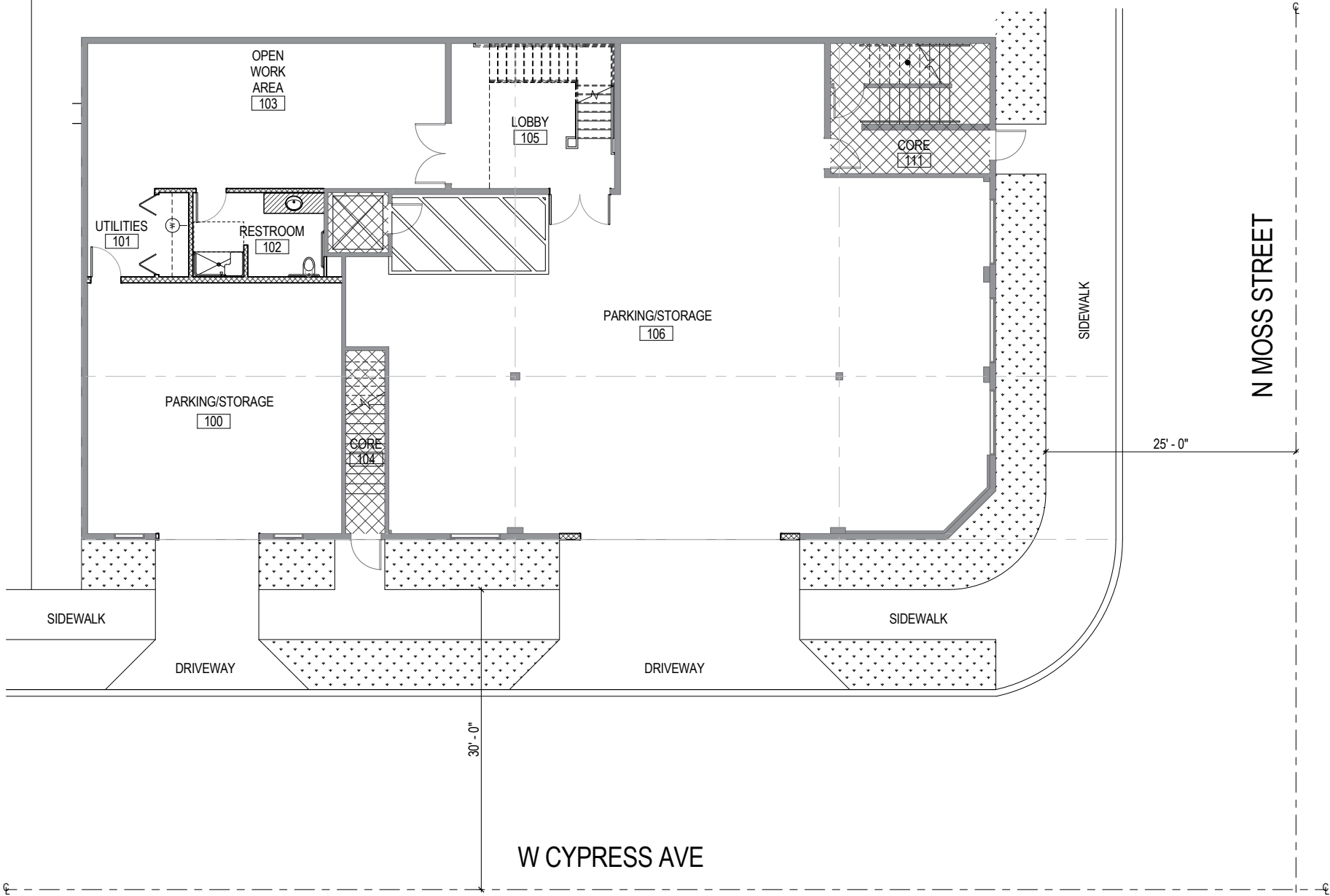


## PROPERTY HIGHLIGHTS

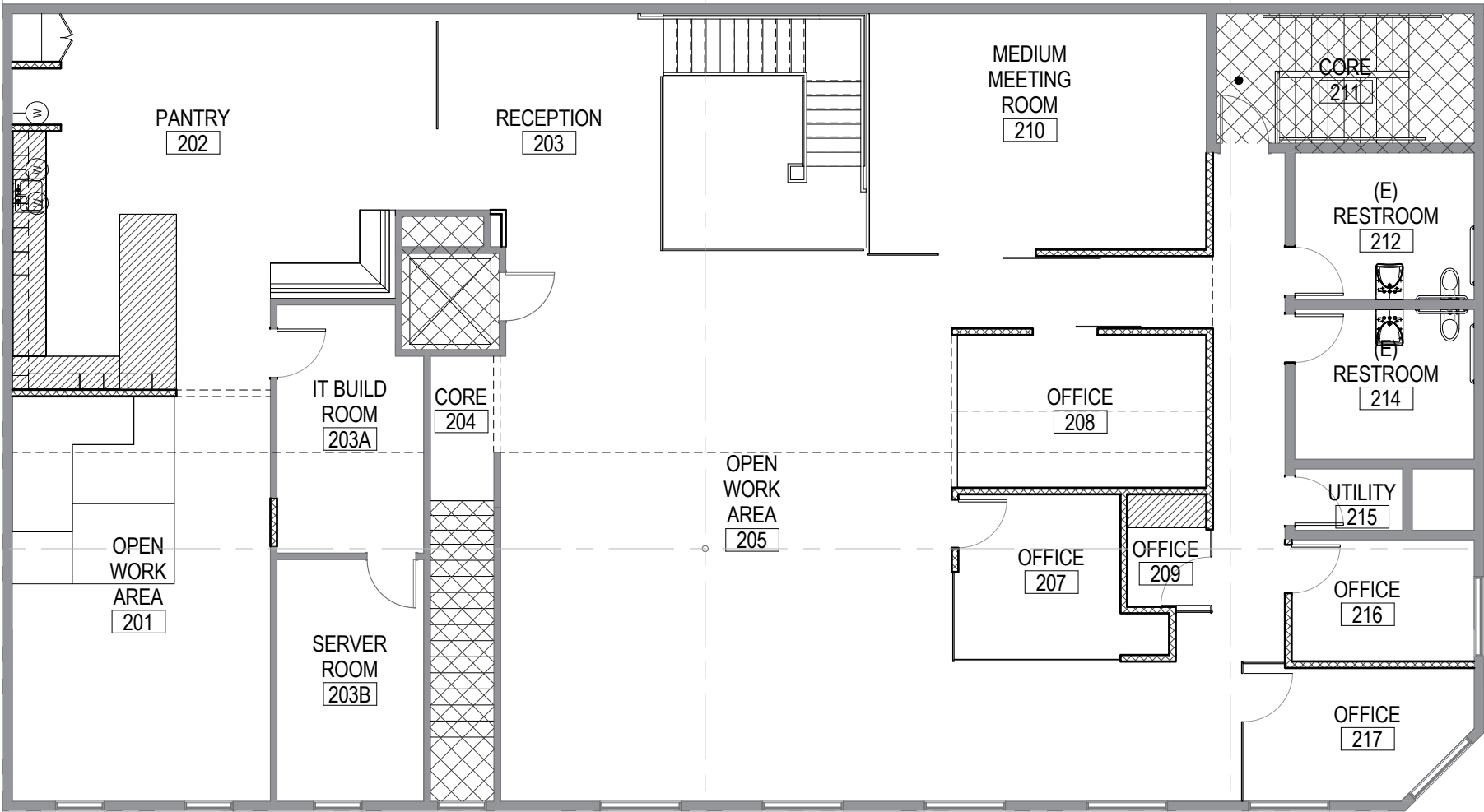
- Built in 2002 with significant improvements completed throughout tenancy.
- 8,188 gross square foot Office Building, on 0.13-acre BUM2 zoned
- High clear exposed ceilings with skylights
- Private Garage with approximately 8 parking spaces and additional un-metered street parking along Cypress Ave and Moss St.
- Business Friendly City - No City Income Tax, No Gross Sales Receipt Tax.
- Less than 5-Minutes to Major Shopping Centers, Freeways, and the Airport.



FLOOR PLAN — FIRST FLOOR



FLOOR PLAN — SECOND FLOOR



PROPERTY PHOTOS



*\*Some of the photos shown may not reflect the current configuration of the premises. Cosmetic improvements and updates have been made since certain images were taken.*



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AMENITIES AERIAL

**DOWNTOWN BURBANK**



## SALES COMPARABLES

1



ADDRESS	4111 Lankershim Blvd., North Hollywood, CA
DATE SOLD	6/3/2025
SALE PRICE	\$4,210,000
PRICE/SF	\$446.31
SIZE	9,433 SF
YEAR BUILT	1991

2



ADDRESS	1801-1805 Verduga Ave., Burbank, CA
DATE SOLD	4/24/2025
SALE PRICE	\$2,971,100
PRICE/SF	\$478.36
SIZE	6,211 SF
YEAR BUILT	1948

3



ADDRESS	10205 Riverside Dr., Toluca Lake, CA
DATE SOLD	4/4/2025
SALE PRICE	\$3,450,000
PRICE/SF	\$567.32
SIZE	8,943 SF
YEAR BUILT	1971

4



ADDRESS	1115 W. Magnolia Blvd., Burbank, CA
DATE SOLD	1/8/2025
SALE PRICE	\$2,550,000
PRICE/SF	\$589.60
SIZE	4,325 SF
YEAR BUILT	1969

5



ADDRESS	4123 W. Olive Ave., Burbank, CA
DATE SOLD	2/15/2024
SALE PRICE	\$6,300,000
PRICE/SF	\$573.82
SIZE	10,979 SF
YEAR BUILT	1978

6



ADDRESS	2101 W. Burbank Blvd., Burbank, CA
DATE SOLD	8/7/2024
SALE PRICE	\$3,965,000
PRICE/SF	\$471.91
SIZE	8,402 SF
YEAR BUILT	1955



## SALES COMPARABLES

7



ADDRESS	144 S. 1st, Burbank, CA
DATE SOLD	6/5/2024
SALE PRICE	\$3,250,000
PRICE/SF	\$612.75
SIZE	5,304 SF
YEAR BUILT	1950

8



ADDRESS	137-151 S. Glenoaks Blvd., Burbank, CA
DATE SOLD	2/14/2024
SALE PRICE	\$4,040,000
PRICE/SF	\$524.33
SIZE	7,705 SF
YEAR BUILT	1955

9



ADDRESS	405 W. Riverside Dr., Burbank, CA
DATE SOLD	1/26/2024
SALE PRICE	\$5,275,000
PRICE/SF	\$509.66
SIZE	10,350 SF
YEAR BUILT	1981/2020

10



ADDRESS	3071-3075 N. Hollywood Way, Burbank, CA
DATE SOLD	10/21/2022
SALE PRICE	\$4,702,500
PRICE/SF	\$660.00
SIZE	7,125 SF
YEAR BUILT	2022



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