

413 N MOSS STREET  
BURBANK, CA 91502

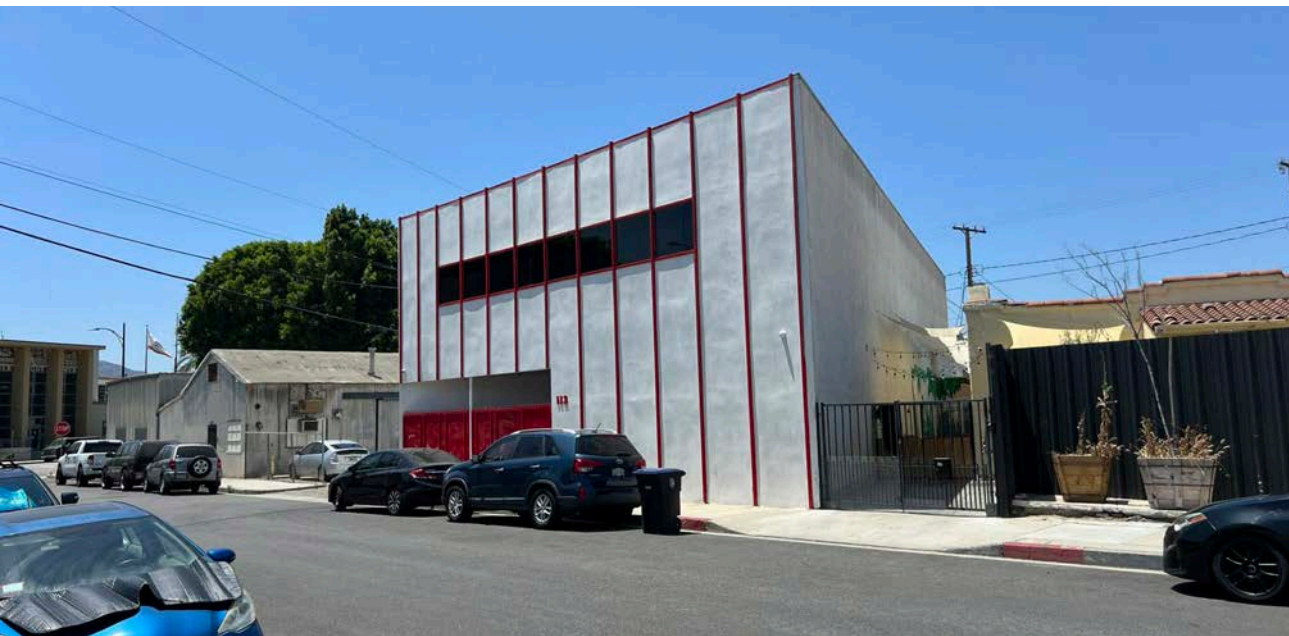
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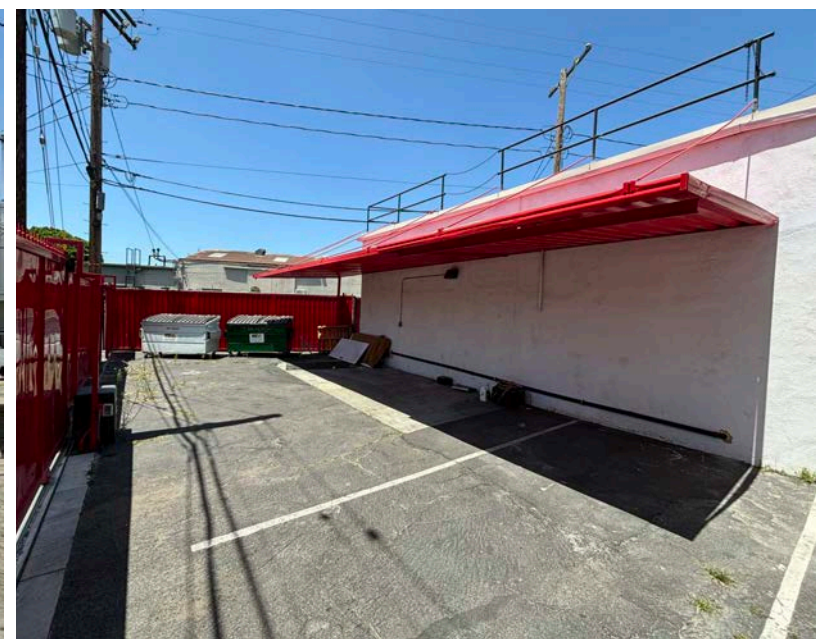
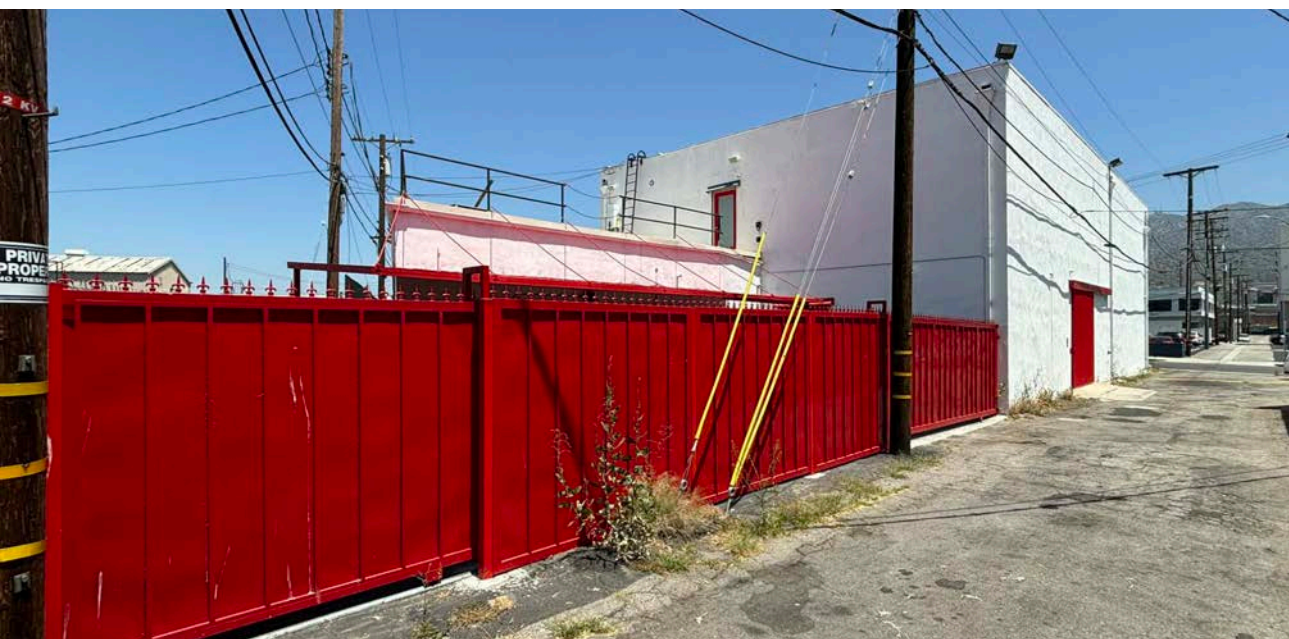
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**FOR SALE** THE MUSIC FACTORY  
PREMIER FLEX BUILDING  
WITH STATE OF THE ART IMPROVEMENTS



## PROPERTY HIGHLIGHTS

Asking Price:	\$4,199,000
Price/SF:	\$500
Total Building SF:	±9,211 SF
Lot Size:	±6,204 SF
Year Built:	1964, Remodeled 2023
Zoning:	M-2
APN:	2449-033-002
Parking:	0.43/1,000 SF





## PROPERTY HIGHLIGHTS

### BUILDING SPECS & SYSTEM UPGRADES

- Clear Height: 12'
- Power: 1,200a/240v 3p 3w
- Utilities: Gas, Sewer, Water
- Restrooms (4)
- Secure Gated Parking Lot (4 spaces)
- Control4 Automation/Security throughout
- Full HVAC systems throughout entire building
- 1 New AC Unit added, various upgrades to existing AC units
- Hardwired dedicated Internet throughout
- In ceiling speakers throughout
- Smart lights/dimmers/switches/exit signs throughout
- 3 new electric water heaters
- Security Cameras throughout

### WAREHOUSE:

- Clear Height: 12'
- Power: 1,200a/240v 3p 3w
- Full Bathroom
- Gym
- Bar
- Recording Studios (2)
- Lobby
- Lounge
- Functioning Podcast Space
- Laundry Room

### OFFICE:

- Executive Office (1) with Private Bathroom.
- Private Offices (4)
- Storage/Display Room (1)
- Conference Room (1)
- Kitchen
- Remodeled Restrooms (2)
- Lounge area/Creative space with TVs
- Rooftop Balcony with safety railings.
- Wood flooring
- Photo Studio/Space





- Creative Layout: Large, open floor plan ideal for various creative projects and activities.
- Unique Flooring: Distinctive custom red and white epoxy floor.
- Versatile Use: Suitable for photo shoots, video production, and events.
- Modern Lighting: Bright, energy-efficient lighting throughout the space.
- Bold Aesthetic: Red accents and exposed ductwork contribute to a modern, industrial vibe.
- Ample Storage: Plenty of space for storing equipment and materials.
- Professional Photo Studio Setup: Equipped with lighting and backdrop for professional photography and videography.
- Comfortable Lounge: Cozy seating area for breaks and informal meetings.
- Functional Restroom: Includes a modern restroom with high-quality fixtures.
- Full HVAC: Entire property is climate controlled by multiple digital thermostats

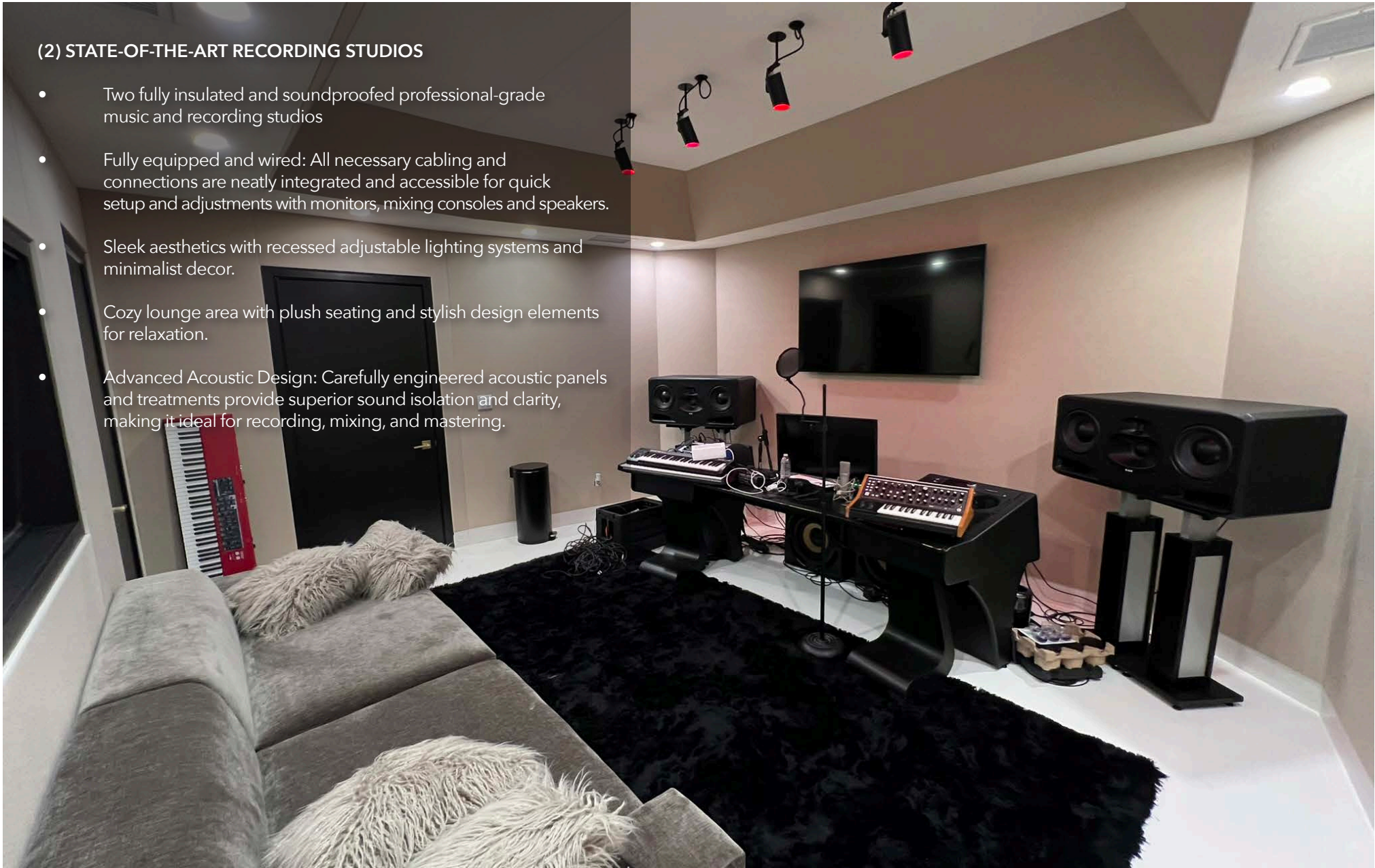


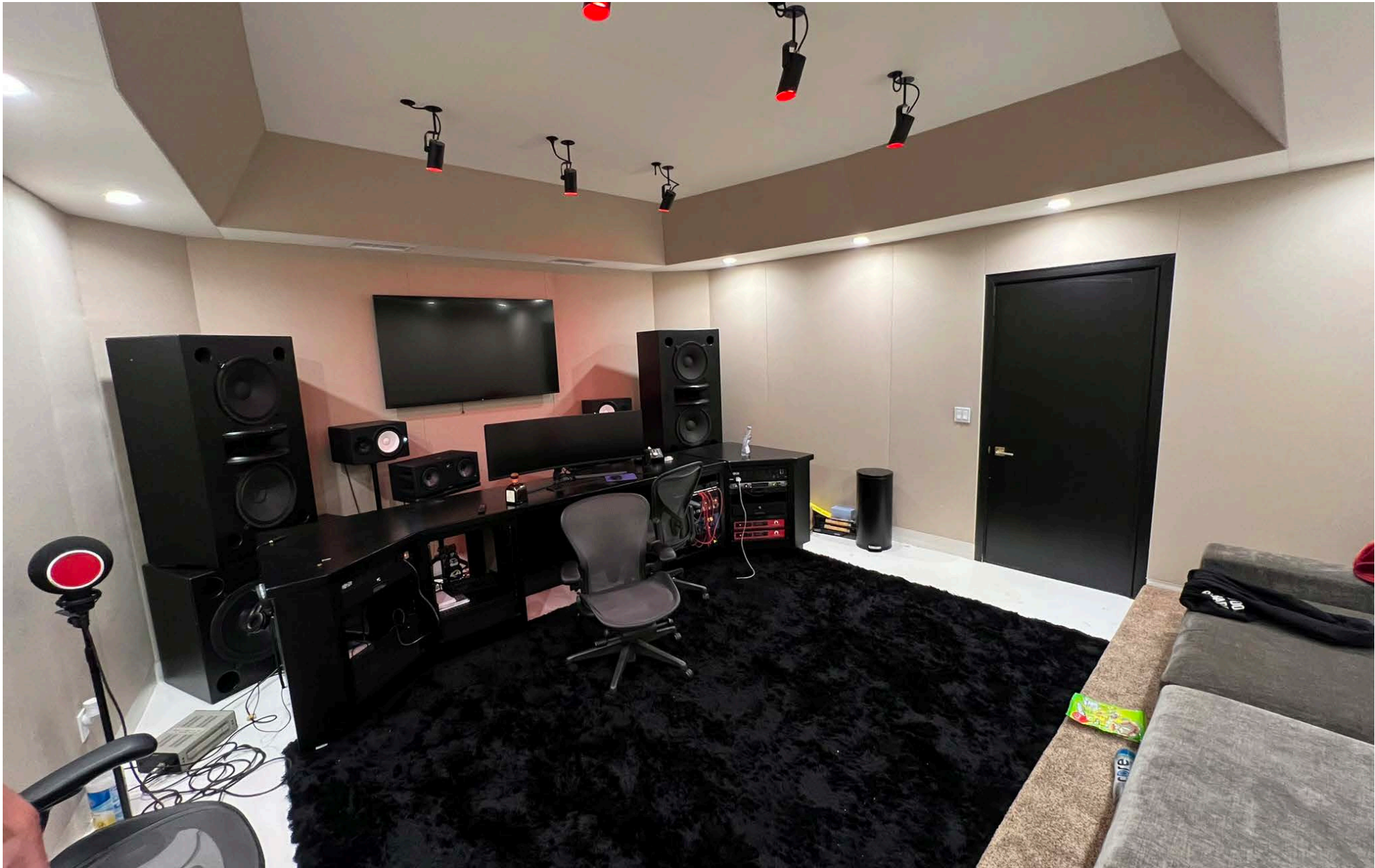




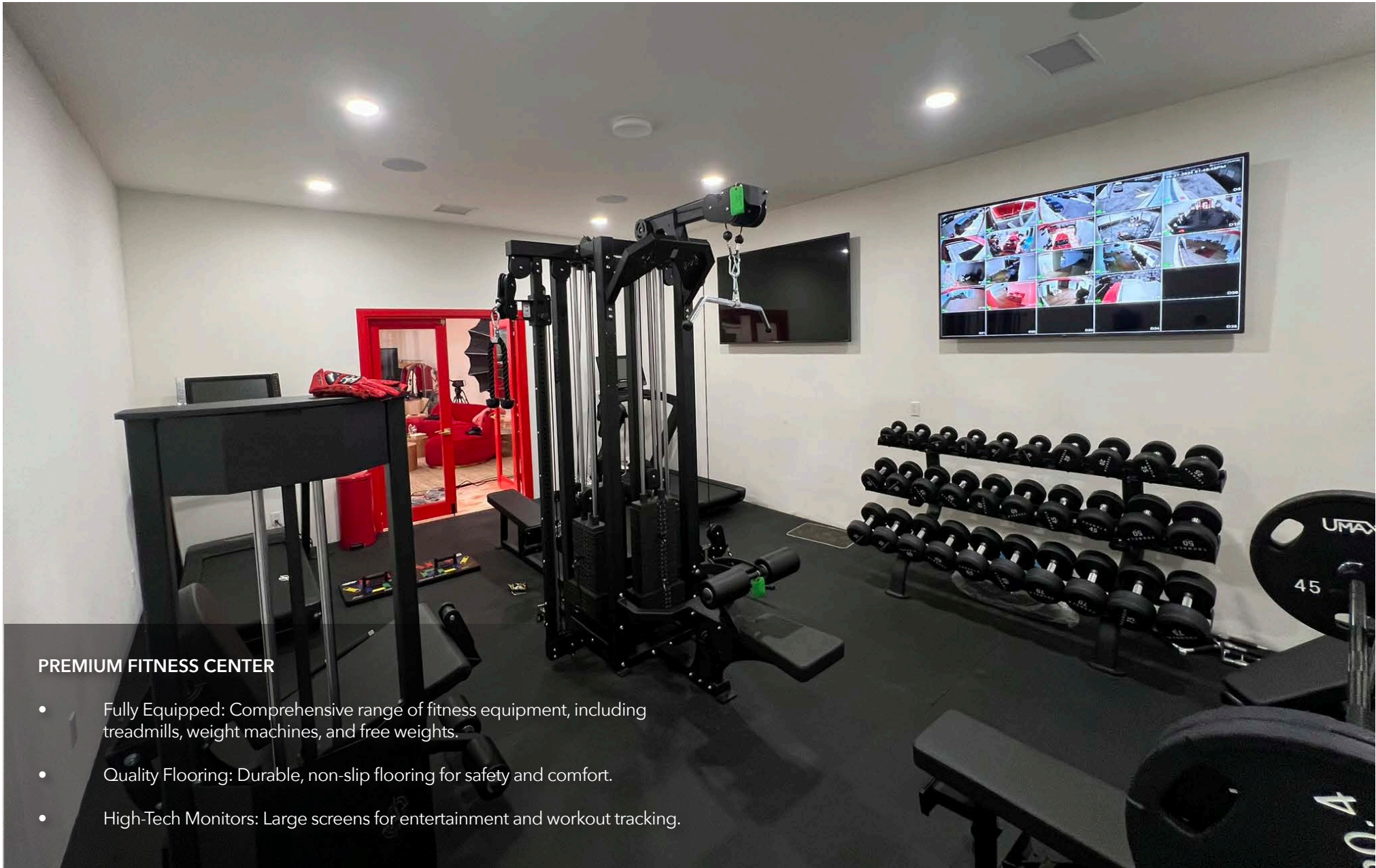
## (2) STATE-OF-THE-ART RECORDING STUDIOS

- Two fully insulated and soundproofed professional-grade music and recording studios
- Fully equipped and wired: All necessary cabling and connections are neatly integrated and accessible for quick setup and adjustments with monitors, mixing consoles and speakers.
- Sleek aesthetics with recessed adjustable lighting systems and minimalist decor.
- Cozy lounge area with plush seating and stylish design elements for relaxation.
- Advanced Acoustic Design: Carefully engineered acoustic panels and treatments provide superior sound isolation and clarity, making it ideal for recording, mixing, and mastering.









**PREMIUM FITNESS CENTER**

- Fully Equipped: Comprehensive range of fitness equipment, including treadmills, weight machines, and free weights.
- Quality Flooring: Durable, non-slip flooring for safety and comfort.
- High-Tech Monitors: Large screens for entertainment and workout tracking.





## FULL BAR AT 413 N MOSS ST.

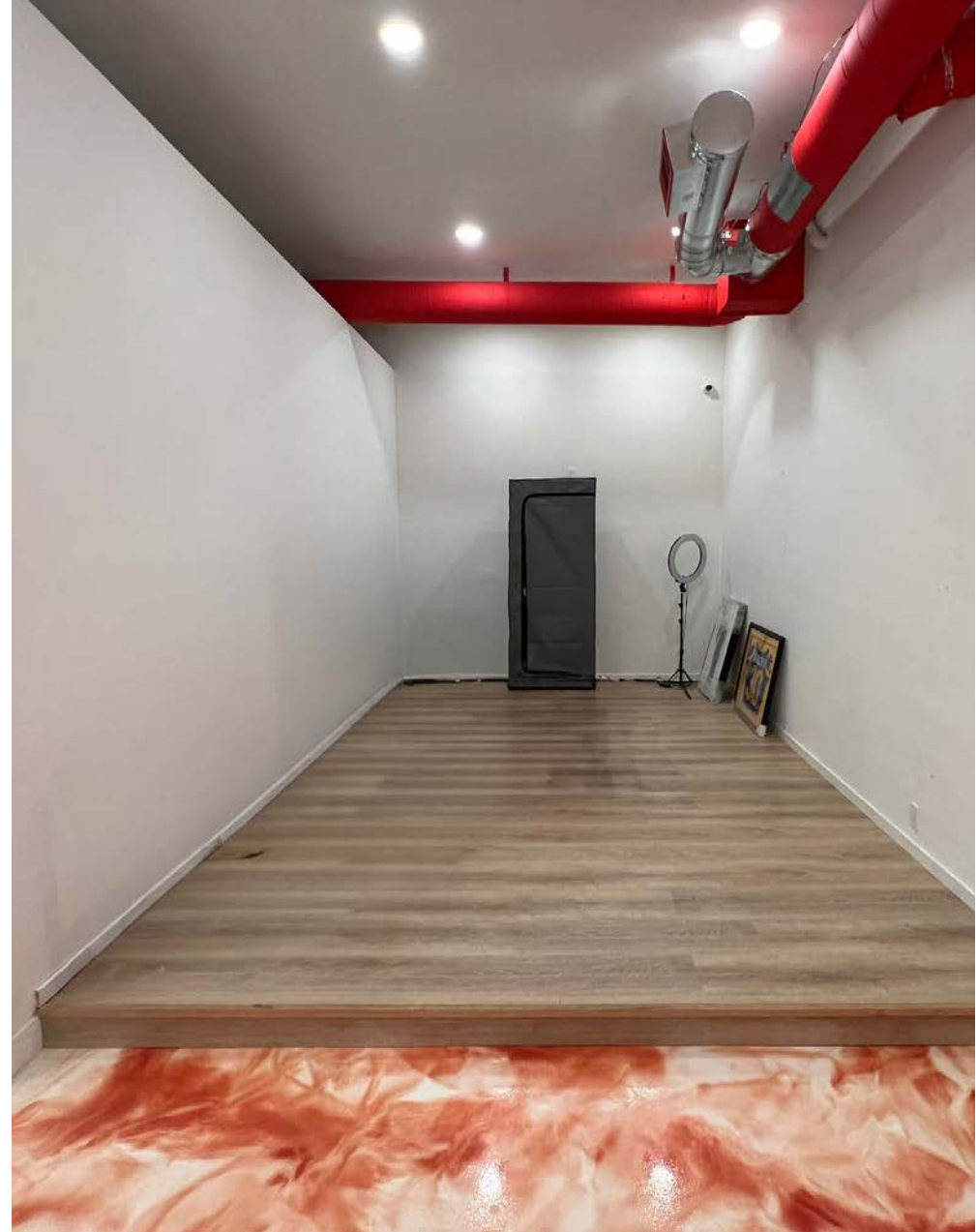
- **Compact and Efficient Design:** This bar area features a stylish and functional setup with a marble countertop and backsplash, offering a sleek and modern look.
- **Seating Area:** Includes two red, cushioned bar stools for comfortable seating.
- **Appliances and Storage:** Equipped with a microwave, toaster oven, and mini-fridge. Ample counter space and cabinetry provide convenient storage for snacks, beverages, and bar essentials.
- **Entertainment Ready:** A large screen mounted above the bar area displays multiple camera feeds, ideal for security monitoring or entertainment purposes.
- **Bold Aesthetics:** Red doors and accents paired with a unique, marbled floor design create a vibrant and inviting atmosphere.

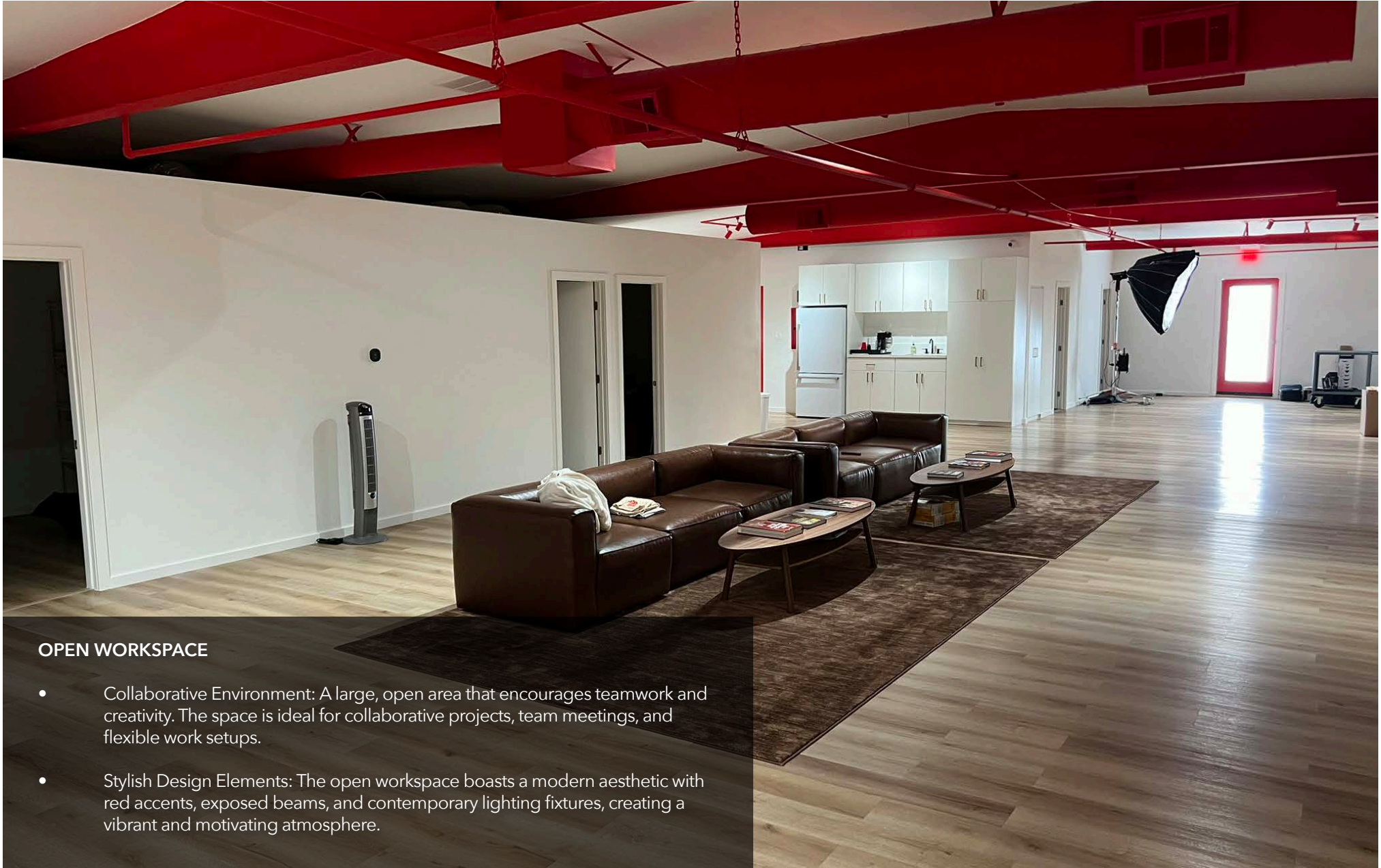




## FUNCTIONING PODCAST SPACE

- Elevated lounge platform setting perfect for podcast recording
- Ample space for equipment and seating
- Modern lighting
- Open layout
- Sleek design with vibrant red accents
- Conducive environment for high-quality audio production

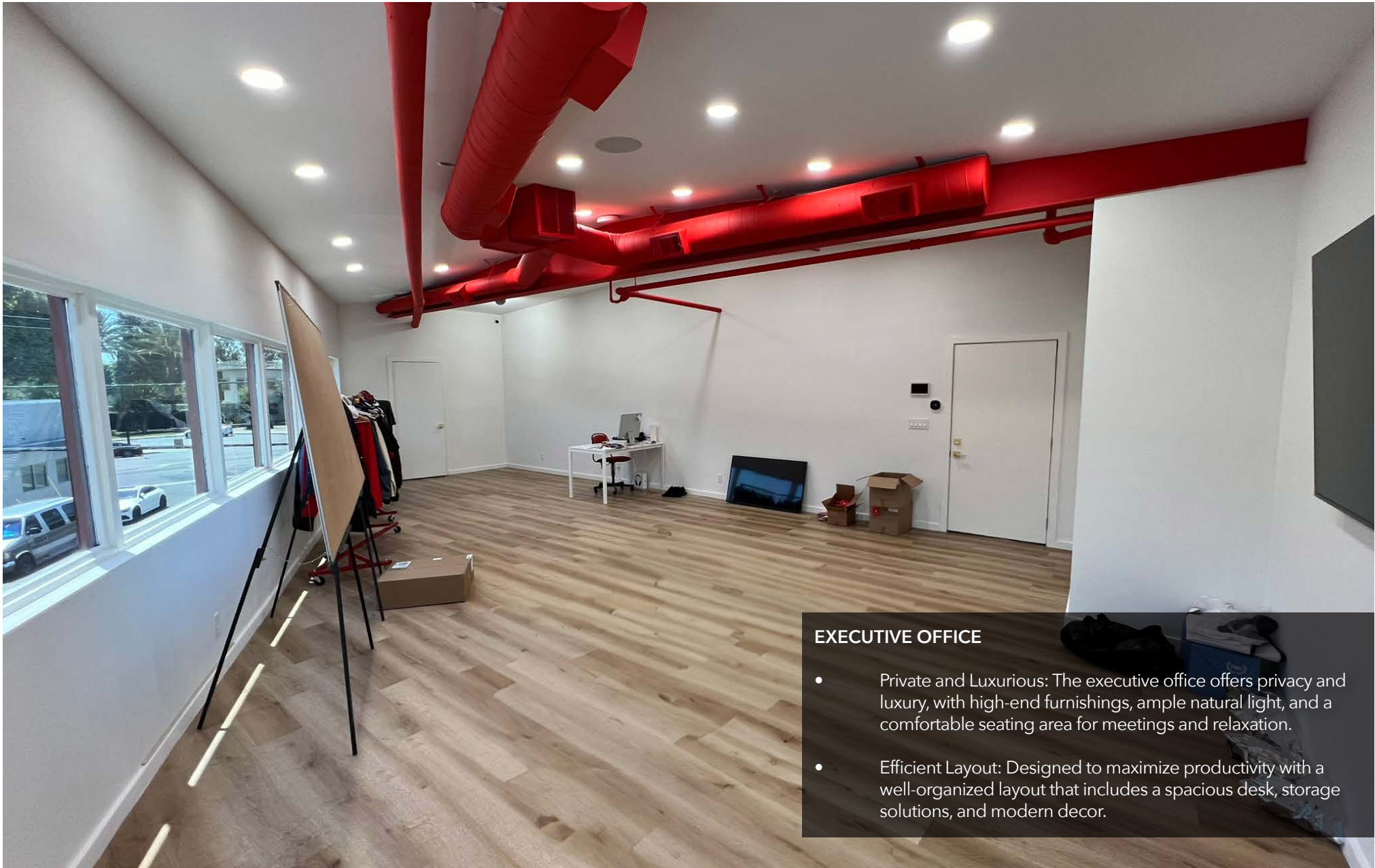




### OPEN WORKSPACE

- Collaborative Environment: A large, open area that encourages teamwork and creativity. The space is ideal for collaborative projects, team meetings, and flexible work setups.
- Stylish Design Elements: The open workspace boasts a modern aesthetic with red accents, exposed beams, and contemporary lighting fixtures, creating a vibrant and motivating atmosphere.





**EXECUTIVE OFFICE**

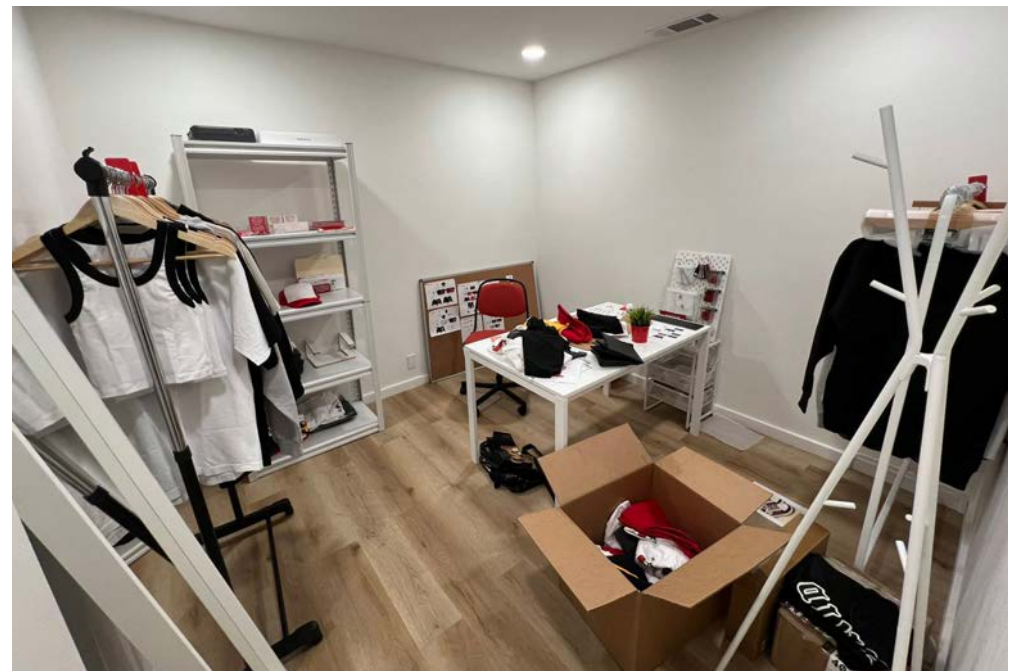
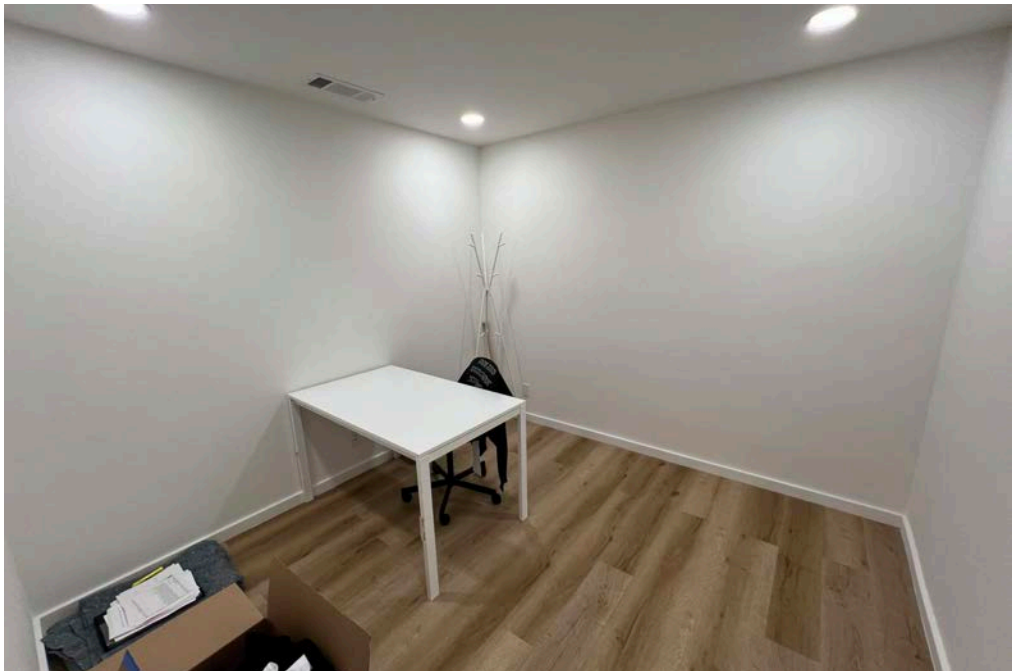
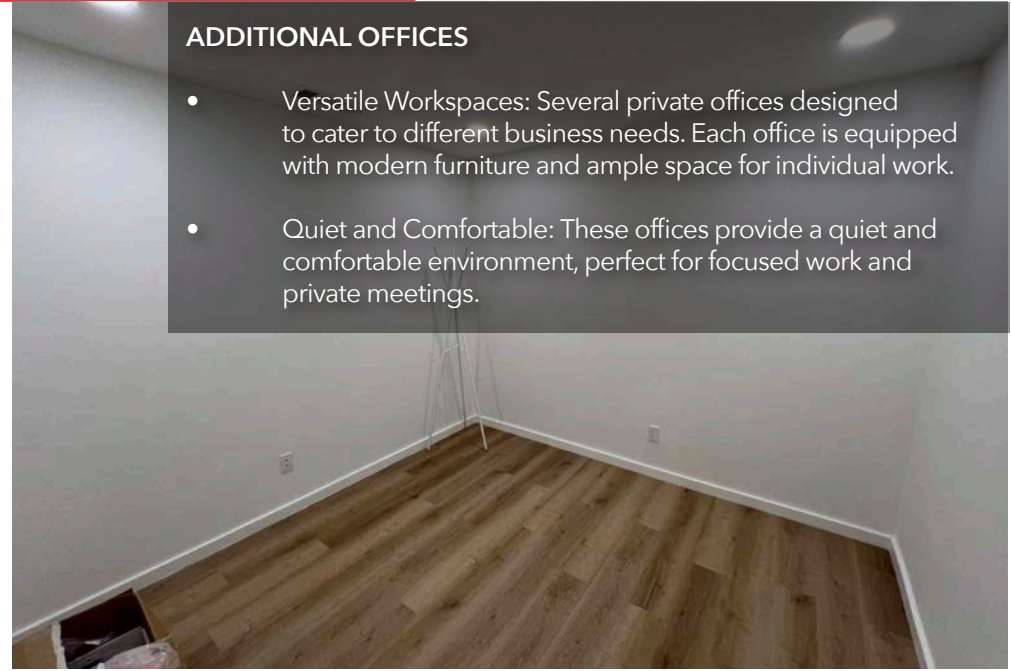
- Private and Luxurious: The executive office offers privacy and luxury, with high-end furnishings, ample natural light, and a comfortable seating area for meetings and relaxation.
- Efficient Layout: Designed to maximize productivity with a well-organized layout that includes a spacious desk, storage solutions, and modern decor.

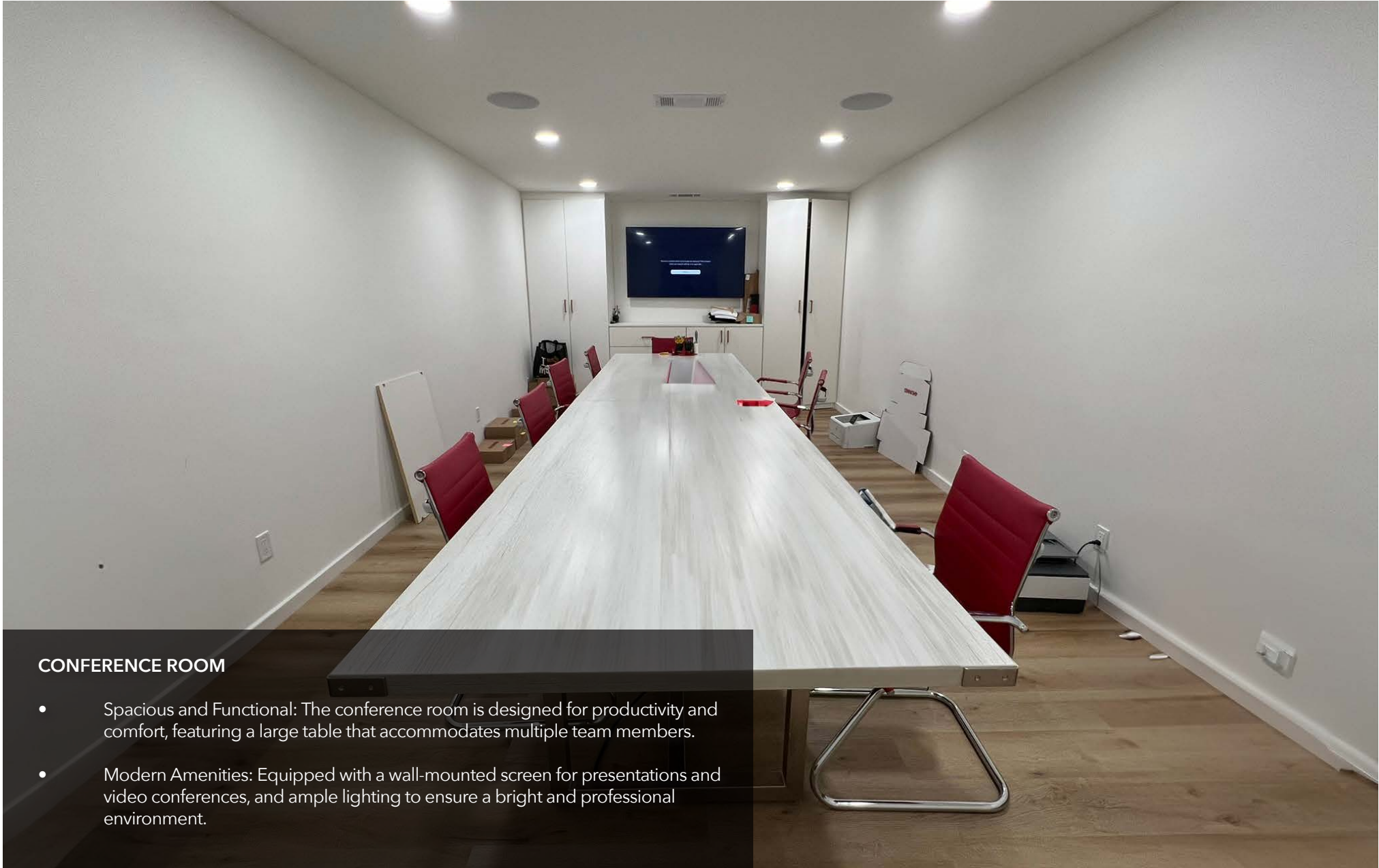




## ADDITIONAL OFFICES

- Versatile Workspaces: Several private offices designed to cater to different business needs. Each office is equipped with modern furniture and ample space for individual work.
- Quiet and Comfortable: These offices provide a quiet and comfortable environment, perfect for focused work and private meetings.

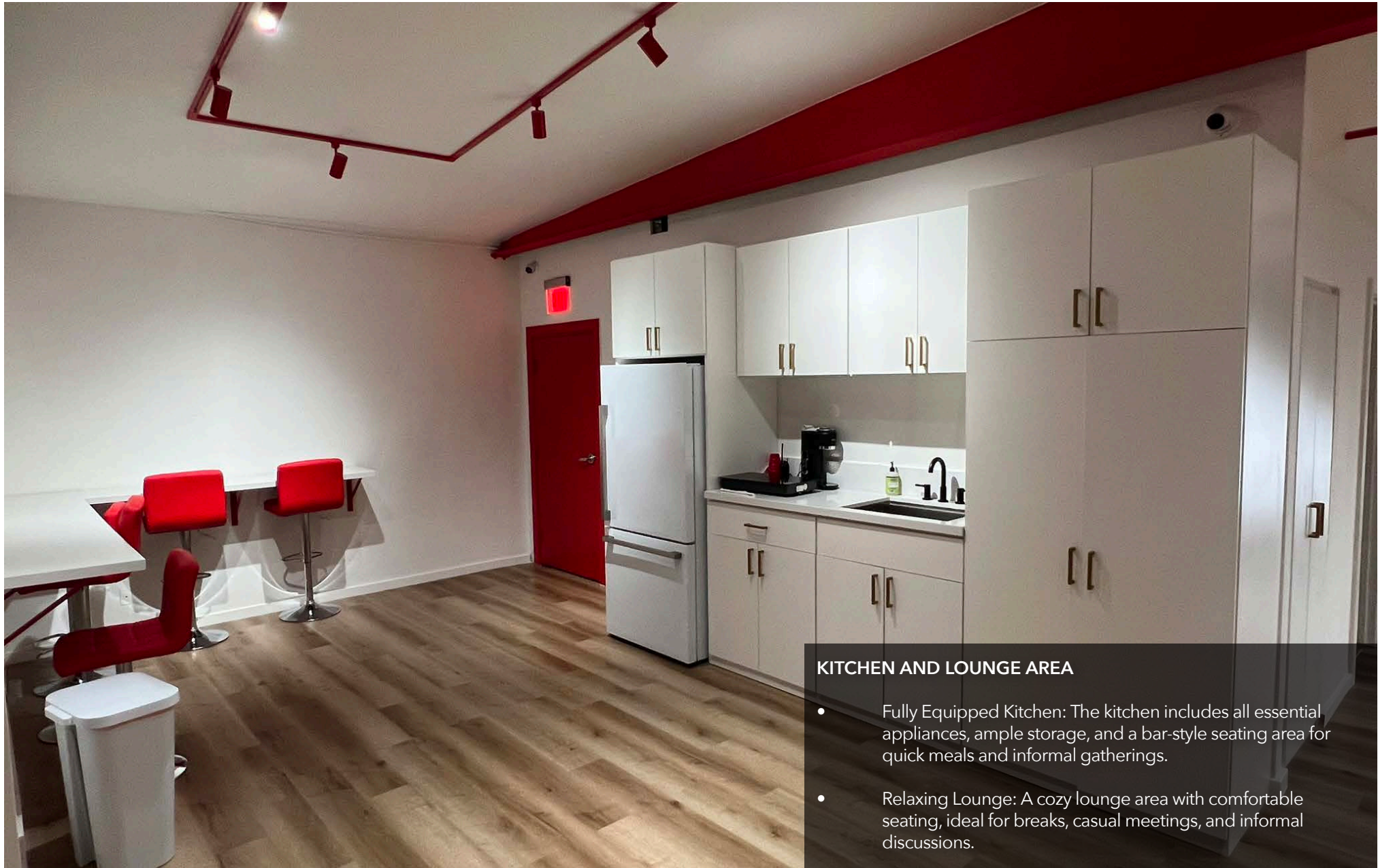




## CONFERENCE ROOM

- Spacious and Functional: The conference room is designed for productivity and comfort, featuring a large table that accommodates multiple team members.
- Modern Amenities: Equipped with a wall-mounted screen for presentations and video conferences, and ample lighting to ensure a bright and professional environment.

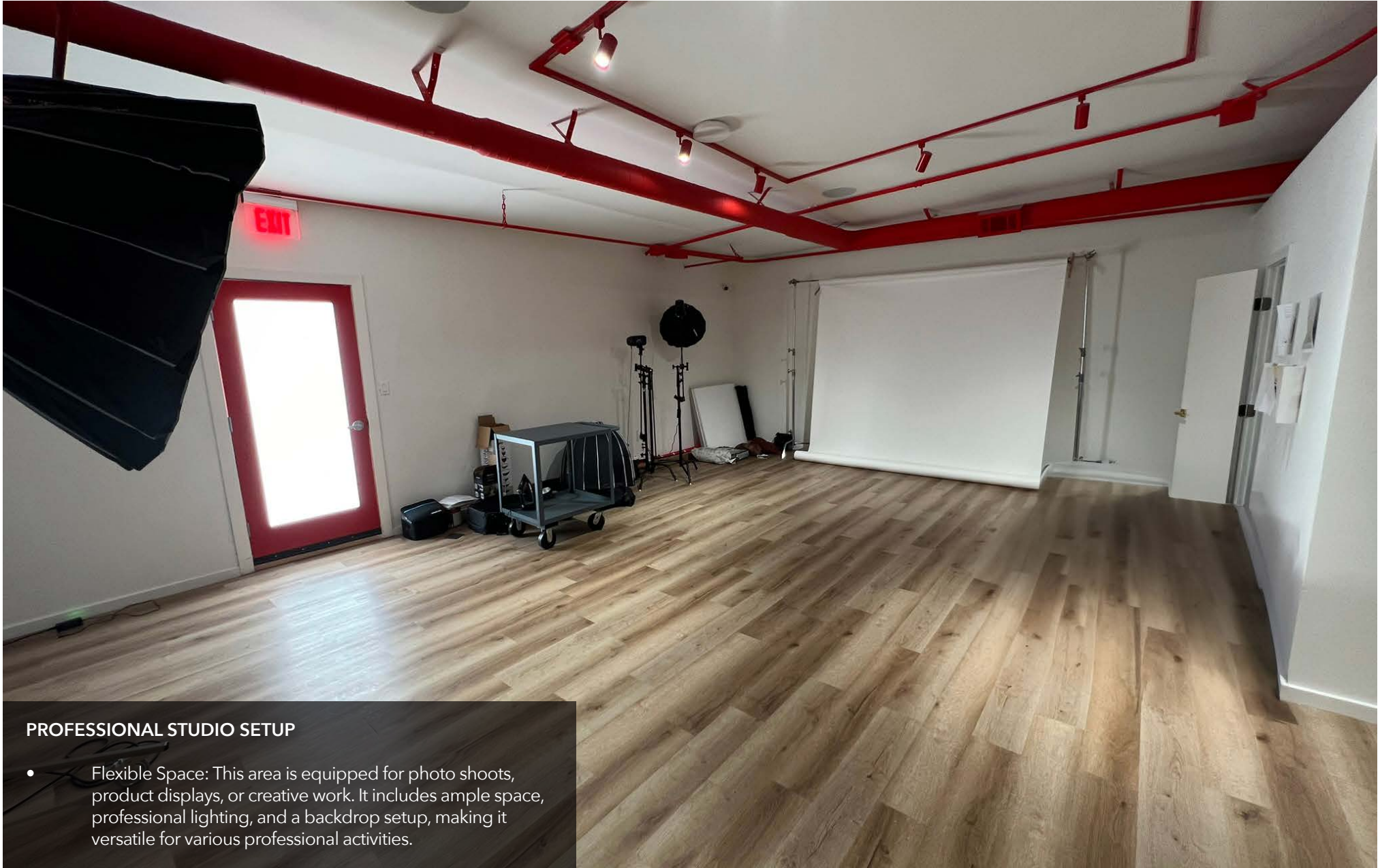


**KITCHEN AND LOUNGE AREA**

- Fully Equipped Kitchen: The kitchen includes all essential appliances, ample storage, and a bar-style seating area for quick meals and informal gatherings.
- Relaxing Lounge: A cozy lounge area with comfortable seating, ideal for breaks, casual meetings, and informal discussions.



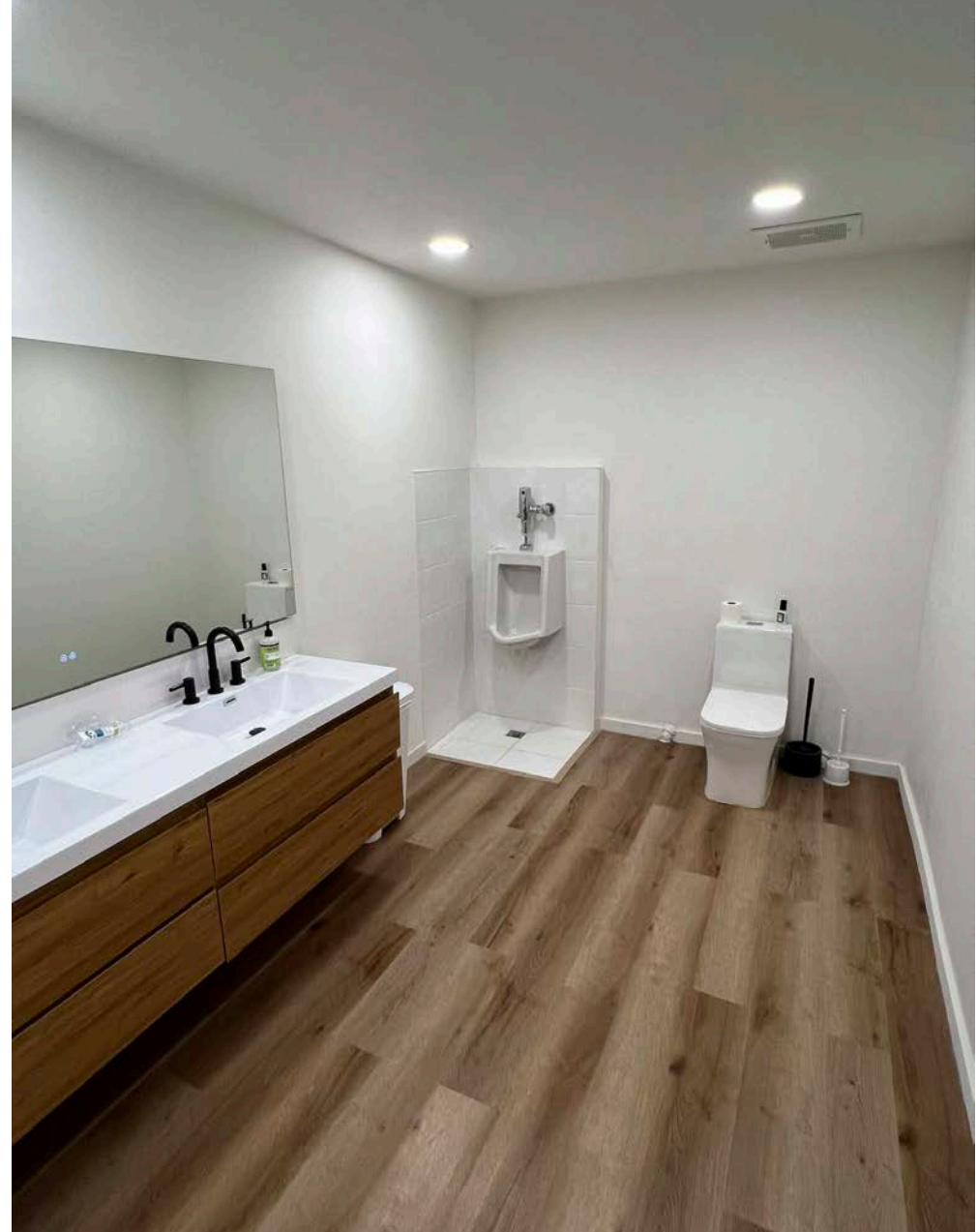




**PROFESSIONAL STUDIO SETUP**

- Flexible Space: This area is equipped for photo shoots, product displays, or creative work. It includes ample space, professional lighting, and a backdrop setup, making it versatile for various professional activities.

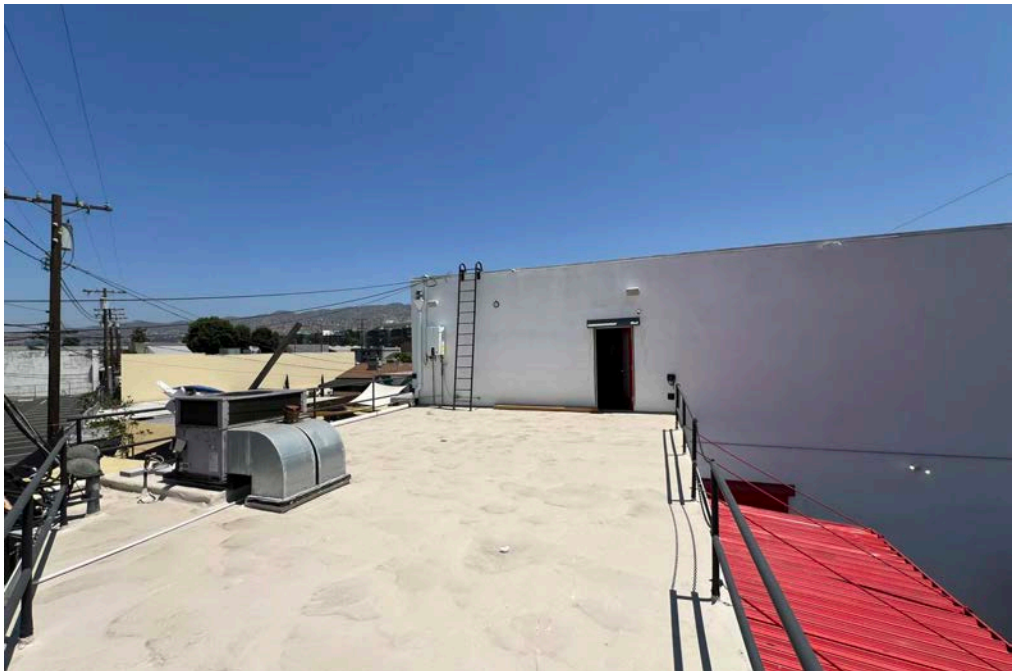
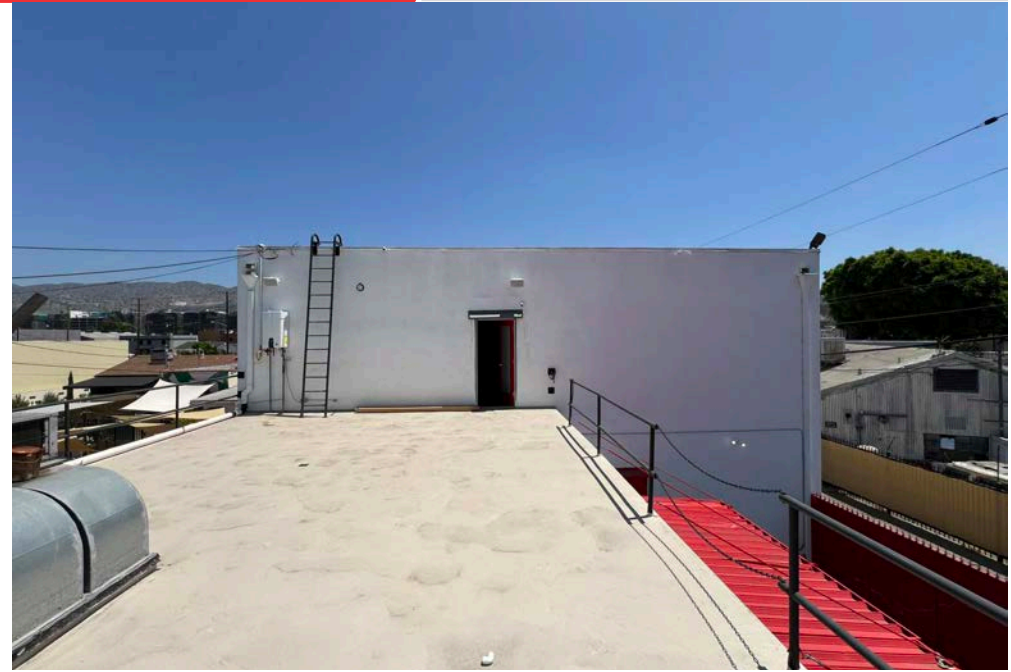




### ELEGANT RESTROOMS

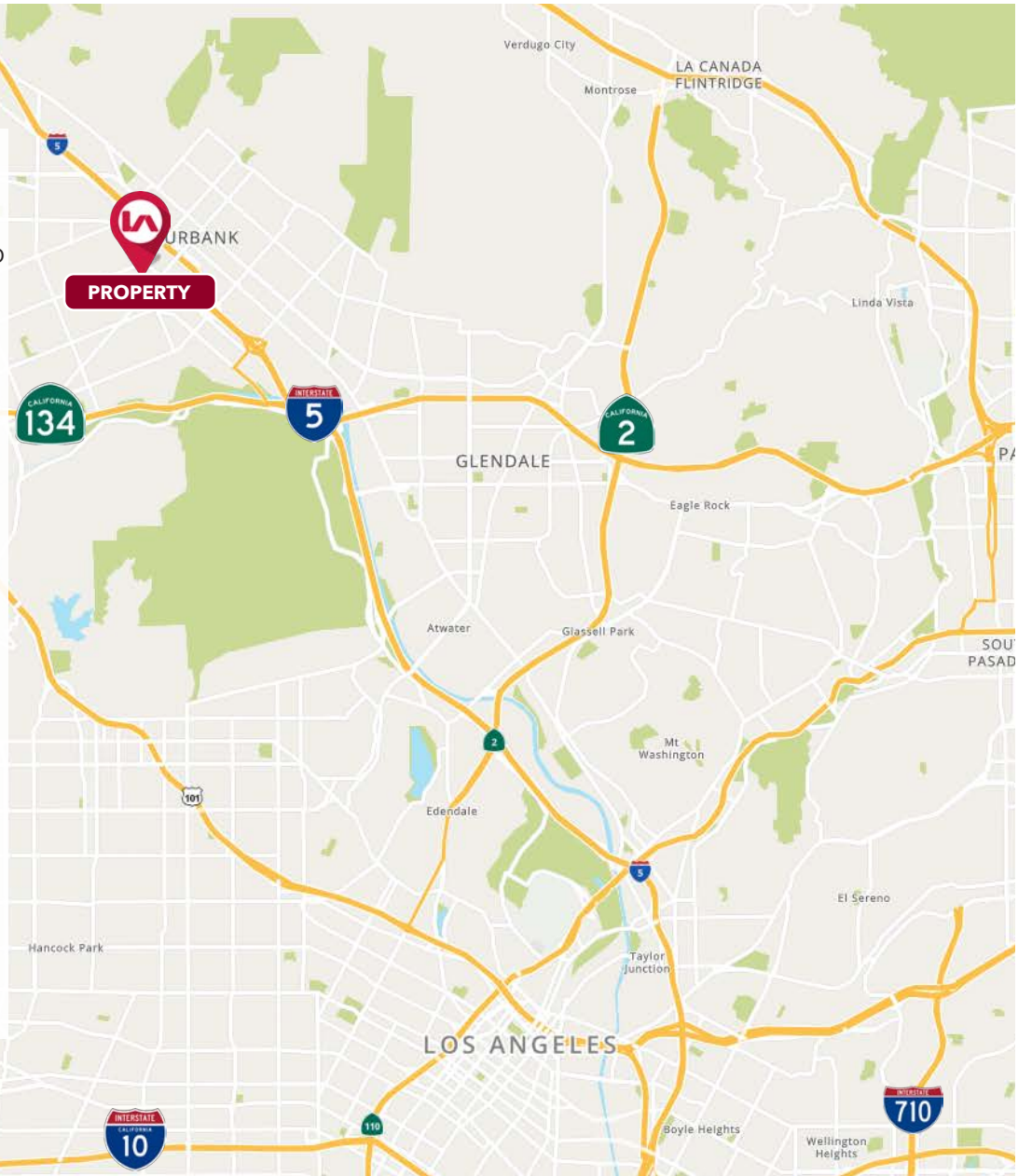
- Modern and Clean: The restroom facilities are designed with high-quality finishes, offering a clean and modern space that complements the overall aesthetic of the office.





## LOCATION HIGHLIGHTS

- **Prime Location:** Situated in the heart of Burbank, a major hub for the entertainment industry.
- **Close to Studios:** Near major film and television studios, including Warner Bros. and Disney.
- **Accessibility:** Easy access to major freeways (I-5 and 134) for convenient commuting.
- **Amenities:** Close proximity to dining, shopping, and entertainment options.
- **Transportation:** Well-connected by public transportation, with nearby bus routes and Burbank Airport.
- **Business District:** Located in a bustling commercial and industrial area, ideal for business operations.
- **Mountain Views:** Scenic views of the nearby mountains enhance the appeal.
- **Vibrant Community:** Part of a vibrant, creative community with numerous networking opportunities.



# 413

## N MOSS ST

### BURBANK, CA 91502

Lee & Associates hereby advises all prospective purchasers of Investment property as follows:

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.