

# OFFICE

**4425 RIVERSIDE**

4425 Riverside Drive Burbank, CA 91505



## PROPERTY DESCRIPTION

Discover a premier leasing opportunity at 4425 Riverside Drive, Burbank, CA, 91505. This meticulously maintained property offers modern, flexible office spaces perfect for businesses of all sizes. With ample parking and convenient access to major roadways, tenants enjoy seamless connectivity. The property's stylish design, and professional management ensure a premium experience for tenants and visitors alike. This property caters to the diverse needs of modern businesses. Elevate your company's presence with a prestigious address in this prime Burbank location.

## PROPERTY HIGHLIGHTS

- Professional management for seamless tenant experience
- Easy access to major freeways: 101, 134, 170, and 5
- No City Income Tax; No Gross Receipt Tax
- Secure and ample on-site parking for tenants and visitors
- Ample nearby dining and retail options for convenience
- Proximity to prominent business and entertainment hubs

## OFFERING SUMMARY

Lease Rate:	\$4,799 per month FSG - (\$3.50 psf)
Number of Units:	1
Available SF:	1,371 SF
Lot Size:	11,903 SF
Building Size:	8,412 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	918	3,519	10,860
Total Population	1,775	6,797	21,935

**Dave Maldonado**  
(310) 442-1624  
CalDRE #01949738



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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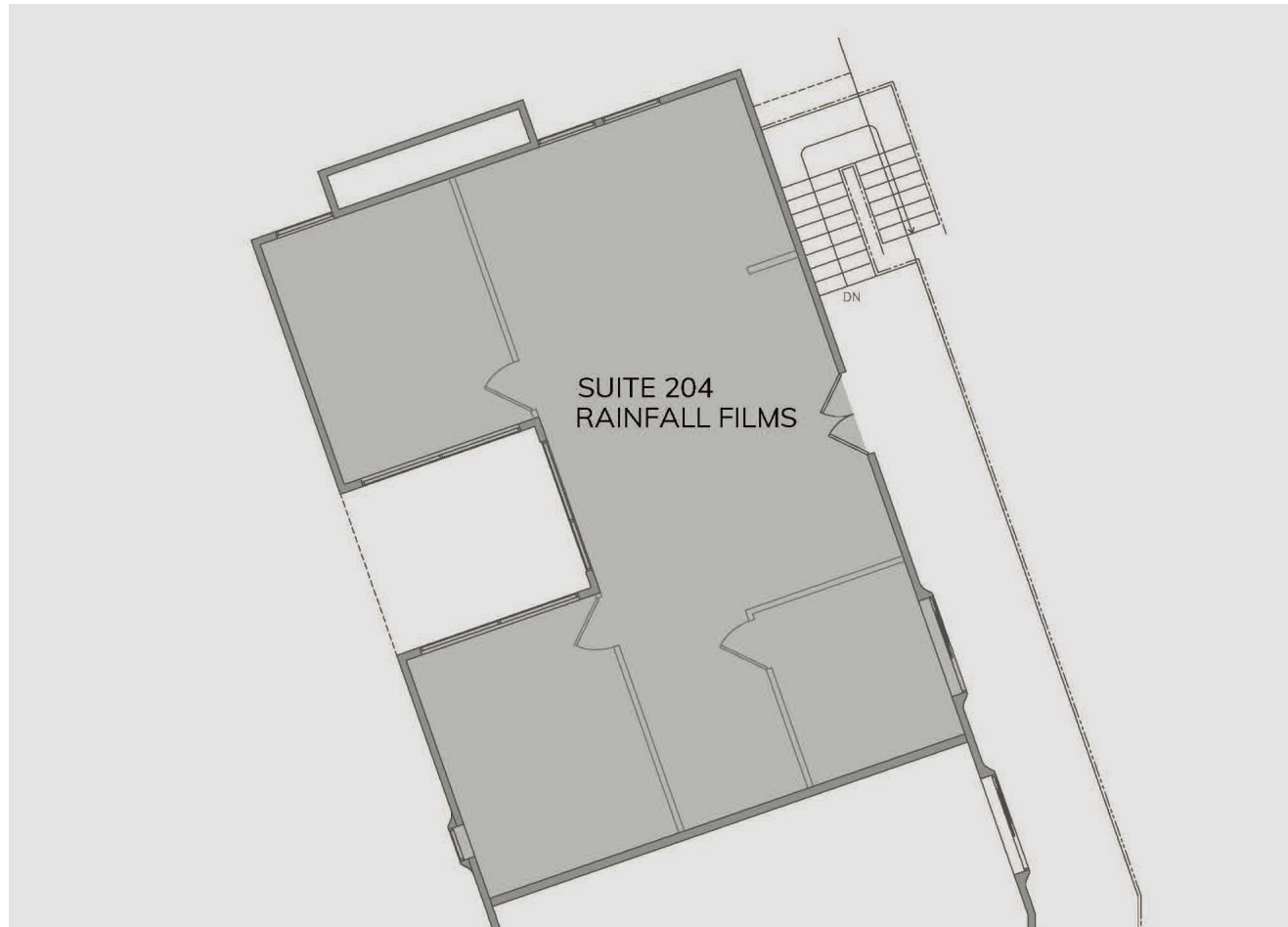
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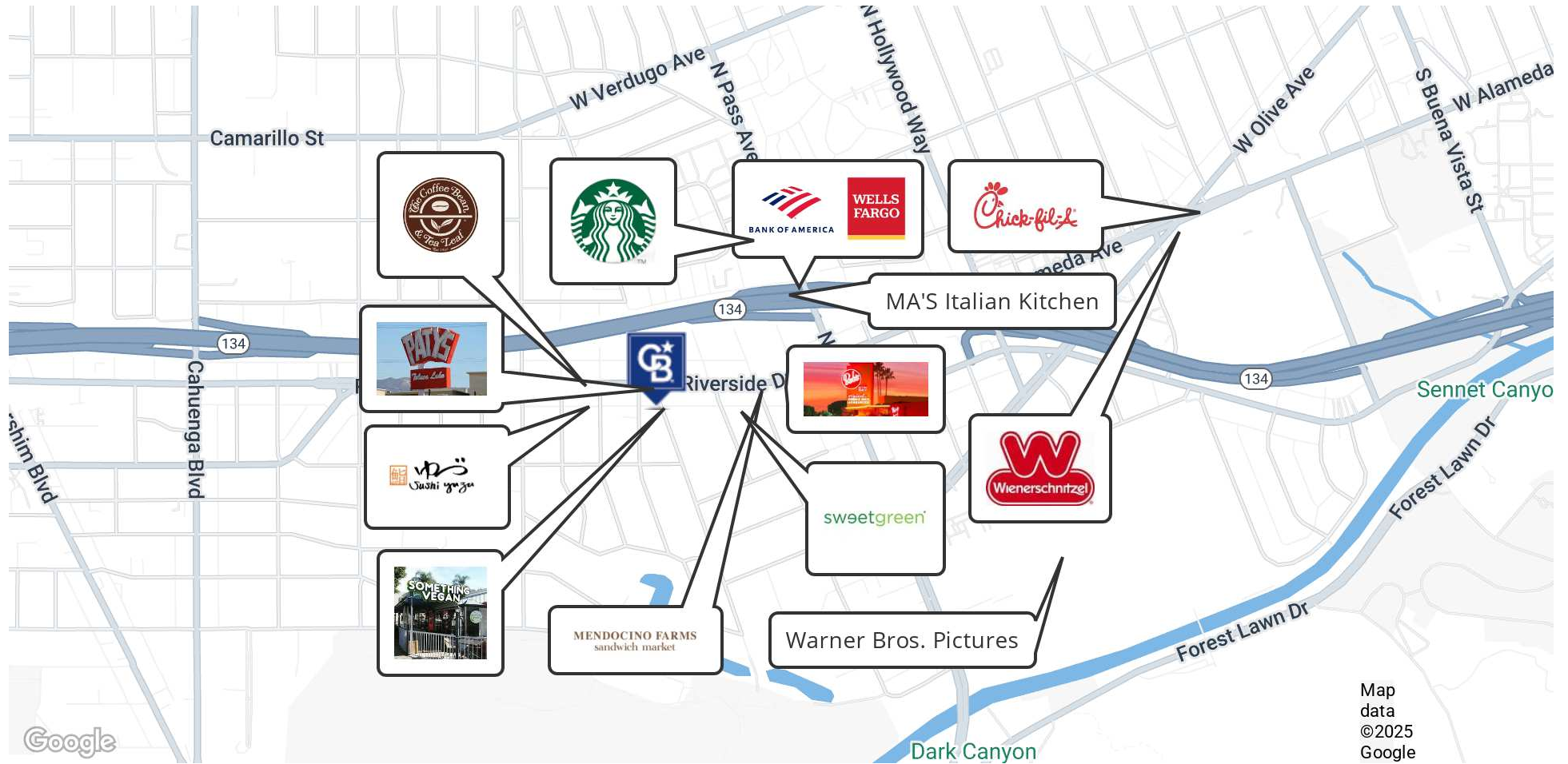
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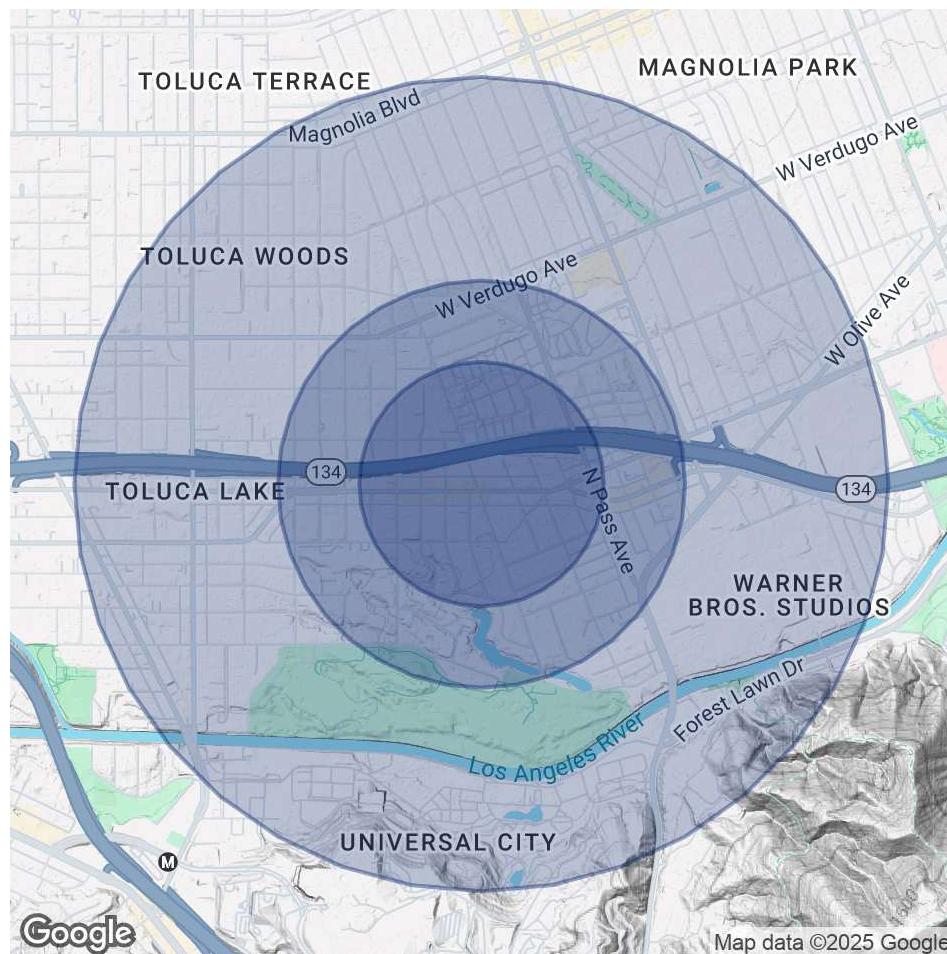
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,775	6,797	21,935
Average Age	42	42	42
Average Age (Male)	41	41	42
Average Age (Female)	44	42	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	918	3,519	10,860
# of Persons per HH	1.9	1.9	2
Average HH Income	\$113,162	\$127,314	\$142,258
Average House Value	\$1,437,010	\$1,416,378	\$1,384,784

Demographics data derived from AlphaMap



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