

Matt Dierckman

License No. 01301723 +1 818 334 1870

**David Harding** 

License No. 01049696 +1 818 334 1880

Matt.Dierckman@colliers.com David.Harding@colliers.com

**Greg Geraci** 

License No. 01004871 +1 818 334 1844

Greg.Geraci@colliers.com

Billy Walk

License No. 01398310 +1 818 334 1898

William.Walk@colliers.com Kevin.Carroll@colliers.com

Kevin Carroll

License No. 02078759 +1 818 334 1892

Colliers 505 N Brand Blvd **Suite 1120** Glendale, CA 91203 www.colliers.com

## Building Highlights



High Image, Free-Standing Burbank Property on Hollywood Way



Advanced Manufacturing / Warehouse / Flex Opportunity



Multiple Dock Positions / Ground Level Doors



Build to Suit Office Configuration

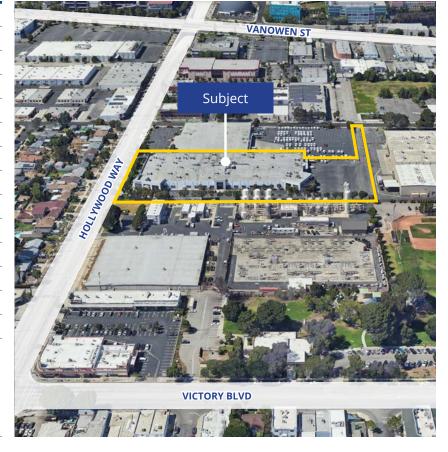


Outdoor Seating / Lunch Room



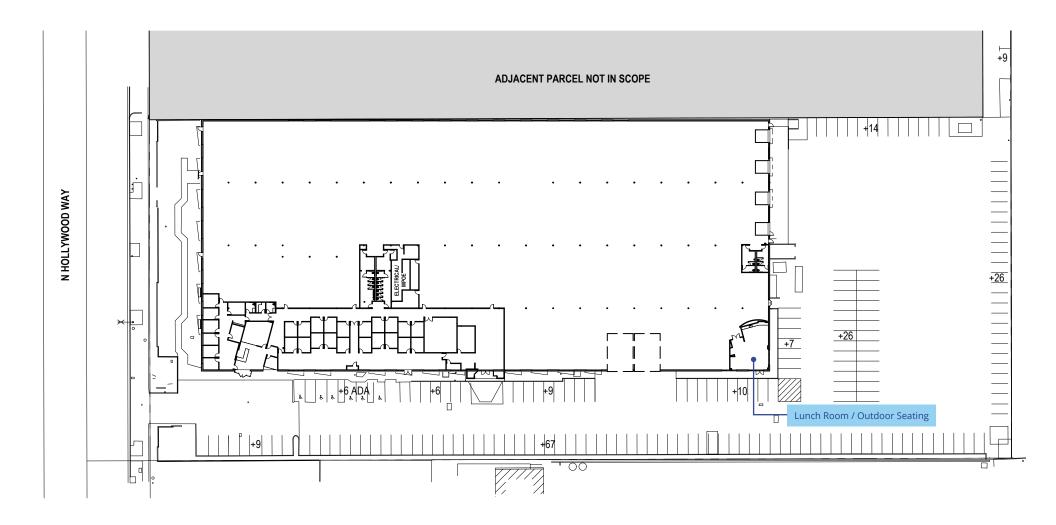
Heavy 3000 Amps Power

Available SF	95,000
Monthly Rent	TBD
Lease Rate/SF	TBD
Clear Height	21'
DH / GL Doors	4/2
Power	3000A, 480V
Parking Ratio (Spaces)	2 / 1,000 (191)
Office SF	Existing Office to Remain or Build-to-Suit Tenant's Need
Restrooms	Existing Restrooms to Remain or Build-to-Suit Tenant's Need
Sprinklered	Yes
Yard	Fenced / Paved
Zoning	BUMI
Possession	2Q 2025
To Show	Call Agent
Summary of Planned Improvements	<ul> <li>4 new DH doors and 2 side GL doors</li> <li>Demo existing interior improvements to broom clean shell</li> <li>Redo slurry / restripe the parking lot and drive isles</li> <li>Paint all interior and exterior</li> <li>New 10-year roof</li> <li>Refresh landscape</li> <li>Retain existing office as per attached plan</li> </ul>



Notes: Office Configuration, loading, etc. built to suit tenant's needs. Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

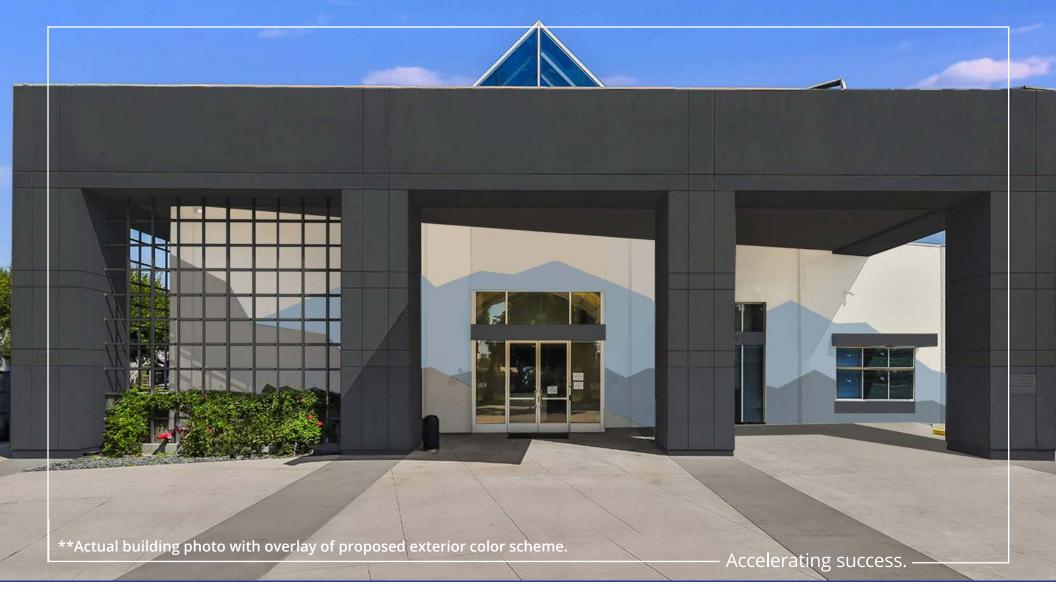
## Layout



\*\* Existing office to remain or build-to-suit to tenant's needs.

Colliers

## Property Location **Burbank Town** Hollywood Burbank Center Airport W Empire Ave Victory Blvd Altadena W Burbank Blvd Burbank 210 W Magnolia Blvd Pneth Rd Burbank Blvd **Burbank Empire Center** Glendale Galleria NoHo Arts W Alameda Ave The Americana at Brand 101 134 170 E Footh Pasadena Glendale Colorado Blvd E Del Mar Blvd **Universal Studios** Warner Bros. The Walt Disney 5 Eagle Hollywood **Studios** Rock Blvd York Blvd Highland Park 110 **Paramount** Griffith Park Pictures Hollywood Hollywood Blvd Alhambra West N Huntington Dr 110 N Wilton Pl Hollywood 101 LA Union Dodger Station Beverly Hills Stadium W-3rd St 710 Main St Temple's, Wilshire Blvd Los Angeles Valley Blvd **Center Studios** 2130 Hollywood Way Garve San Vicente Blvd San Bernardino Fwy 10 **Amenities** Los Angeles **Major Tenants** W Pico Blvd Downtown Neighborhoods W Washington Blvd Potrero **Colliers** 2130 Hollywood Way | page 4



## **Contact Info**

Matt Dierckman

License No. 01301723 +1 818 334 1870

**David Harding** 

License No. 01049696 +1 818 334 1880

Greg Geraci

License No. 01004871 +1 818 334 1844

Billy Walk

License No. 01398310 +1 818 334 1898

Matt.Dierckman@colliers.com David.Harding@colliers.com Greg.Geraci@colliers.com William.Walk@colliers.com Kevin.Carroll@colliers.com

**Kevin Carroll** 

License No. 02078759 +1 818 334 1892

Colliers

505 N Brand Blvd Suite 1120 Glendale, CA 91203

www.colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

