

FOR LEASE

3220 WINONA AVENUE
BURBANK, CA

± 24,500 SF Premier Creative Office Building

**AVISON
YOUNG**

CHRIS BAER
Principal
License No. 00875482
818.939.1259
chris.baer@avisonyoung.com

FISCHER CABOT
Associate
License No. 02149143
818.438.6115
fischer.cabot@avisonyoung.com

THE OPPORTUNITY

3220 Winona Avenue is a newly upgraded, two-story creative office building designed to impress. The space features expansive glass elements, polished concrete floors, and modern lighting throughout, creating a clean and contemporary work environment. A striking blue glass conference room serves as a focal point, adding character and energy while complementing today's modern office aesthetics.

The property also includes a secured, oversized parking area with an exceptional 5.0/1,000 SF parking ratio, ensuring convenience and ease for both employees and visitors.

Positioned in one of the most sought-after business hubs in the country, 3220 Winona Avenue offers a unique opportunity to establish or grow your presence in Burbank. Known as a cornerstone of the entertainment industry, Burbank is home to major studios and production companies, making it a dynamic center for creativity and innovation. Its strong infrastructure, accessibility, and pro-business climate continue to attract companies across a range of industries.

The surrounding area is vibrant and highly amenitized, offering a wide array of dining, retail, and entertainment options. With immediate access to Interstate 5, proximity to Hollywood Burbank Airport, and nearby hotel accommodations, the property provides outstanding regional connectivity and convenience for day-to-day operations.

SPACE AVAILABLE

BUILDING SIZE:	± 24,500 SF
LAND SIZE:	± 2.13 Acres
AVAILABLE SUITES:	Suite 100: ± 12,250 SF Suite 200: ± 12,250 SF Entire Building: ± 24,500 SF
LEASE RATE:	\$2.50/SF, Modified Gross
ZONING:	BU M2 (Tenant to verify)
YEAR BUILT:	1985
CEILING HEIGHT:	14'
PARKING:	120 spaces at a ratio of 4.8/1000

PROPERTY HIGHLIGHTS

- Free-standing corporate headquarters / creative office building
- Architecturally refined, move-in ready creative space
- Secured property with 4.8/1,000 SF parking ratio
- Glass-front private offices with elevator access
- Multiple conference rooms and full kitchen
- Second-floor outdoor patio
- Dedicated IT/server room



Private Event

FIRST FLOOR PLANS



SUITE 100

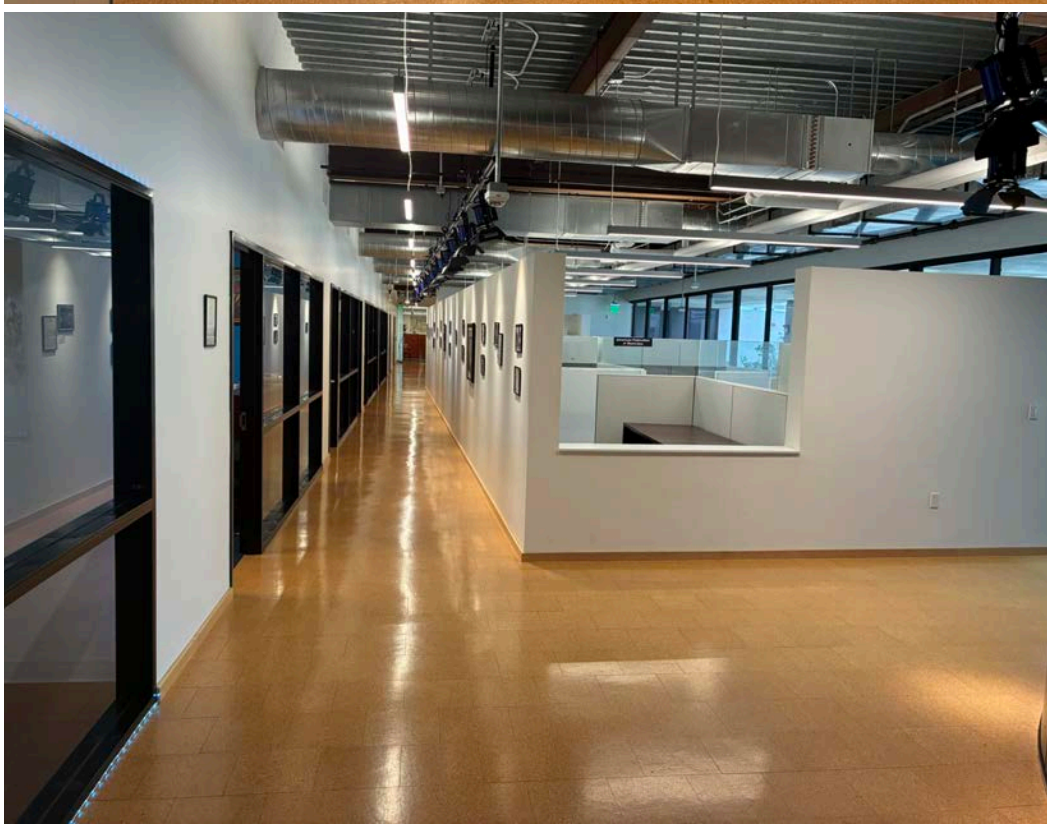
SECOND FLOOR PLAN



SUITE 200

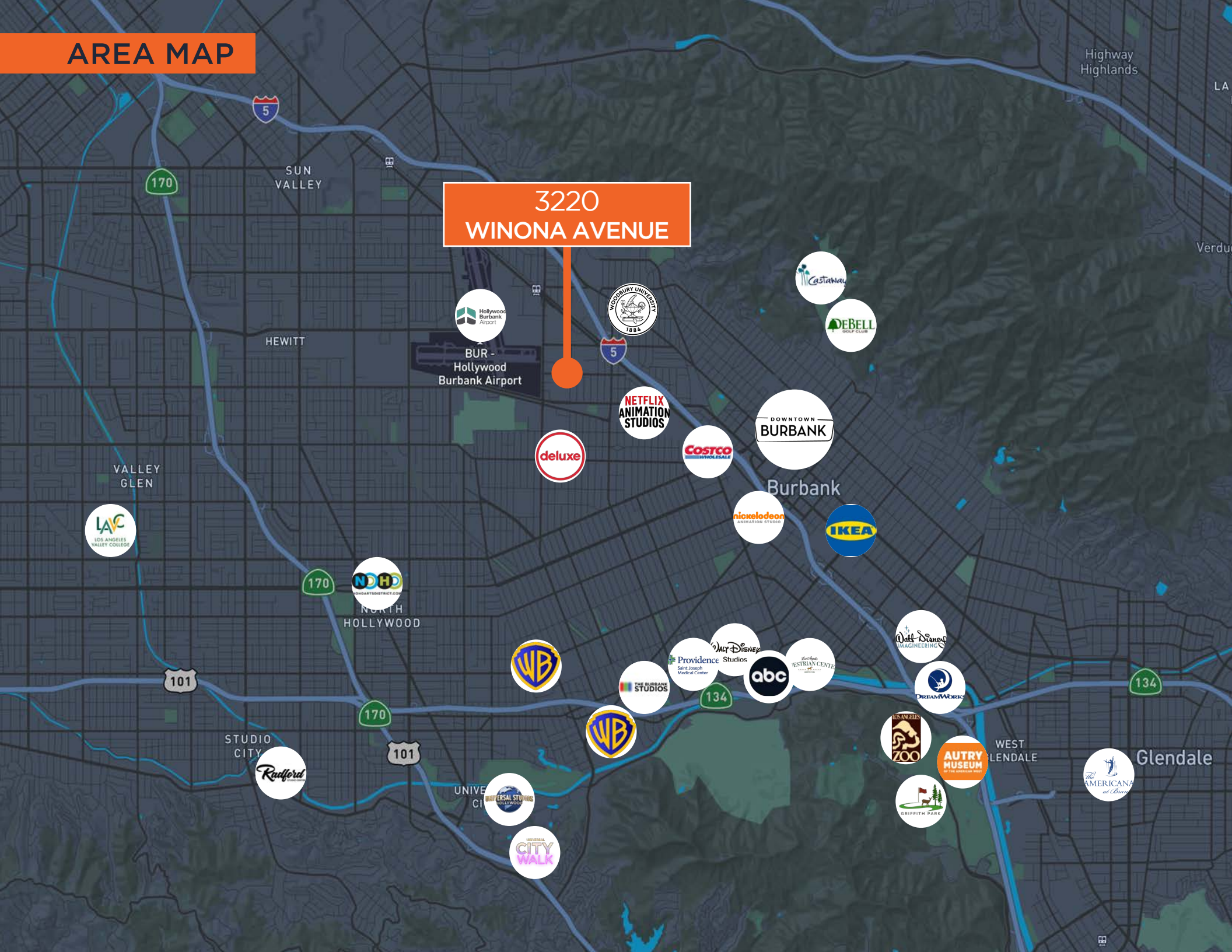
INTERIOR PHOTOS





AREA MAP

3220
WINONA AVENUE



SUN VALLEY

Highway Highlands



BUR - Hollywood Burbank Airport



HEWITT



VALLEY GLEN

Burbank



NORTH HOLLYWOOD



STUDIO CITY



UNIVERSAL STUDIOS



WEST LENDALE



Glendale





AREA PHOTOS



ABOUT BURBANK

The Subject Property is ideally located in the heart of Burbank, just a few miles northeast of Hollywood and northwest of Downtown Los Angeles. Burbank is centrally positioned within the Los Angeles Metro area, bordered by North Hollywood and Universal City to the west and south, and Glendale to the east. The property benefits from convenient access to several major transportation corridors, including Interstates 5 and 134, as well as Highways 101 and 170, providing efficient connectivity throughout the region.

Burbank is widely recognized as the “Media Capital of the World,” serving as a global hub for the entertainment industry. The city is home to major studios and media companies such as The Walt Disney Company, Warner Bros., Discovery, Nickelodeon, Netflix, and Deluxe Entertainment Services Group, among many others. This concentration of industry leaders drives a strong daytime workforce and sustained economic activity, supporting a wide range of retail, dining, and service-oriented businesses throughout the city.

Demographically, Burbank offers a highly desirable profile, with a population of approximately 100,000 residents and a well-educated, professional workforce. The city boasts above-average household incomes, a high percentage of white-collar employment, and a strong base of renters and homeowners alike. In addition to its resident population, Burbank experiences a significant daily influx of employees working in the media and entertainment sectors, further enhancing consumer demand and foot traffic in key commercial corridors.

From an economic development standpoint, Burbank continues to invest in infrastructure, mixed-use development, and transit-oriented projects that enhance both livability and business appeal. The city is known for its business-friendly environment, efficient municipal services, and proactive planning initiatives, which have attracted continued corporate investment and redevelopment. Combined with its vibrant mix of restaurants, retail, and entertainment amenities, Burbank remains one of the most sought-after markets in the Los Angeles area for both residents and businesses alike.



**Demographics within 5-mile radius of subject property (per Costar)*



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