

INDU
STRY

PLUG AND PLAY
CREATIVE OFFICE
±60,178 TOTAL BUILDING RSF
LEASE AVAILABILITIES:
±4,396 RSF TO ±23,552 RSF

THE FOUNDRY 2435-2449 N NAOMI ST BURBANK

FOR SALE OR LEASE

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MONTANA AVENUE CAPITAL PARTNERS
Real Estate Investment Management



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SALE TERMS

TOTAL BUILDING AREA	±60,178 RSF	PARKING
SALE PRICE	Negotiable	234 on-site single parking stalls
LAND AREA	97,139 SF (2.23 Acres)	(+/- 4:1,000 RSF)
ZONING	BUM2-R1	with the ability to valet assist
APN	2466-012-014	upwards of 5:1,000 RSF
	2466-012-016	
	2466-012-026	

LEASE TERMS

LEASE AVAILABILITIES

Building A	± 8,757 RSF	RATE	\$3.35/SF per Mo./NNN
Building B	± 4,396 RSF	OCCUPANCY	Immediate
Building D	± 10,399 RSF	TERM	3 to 10 years
TOTAL	± 23,552 RSF		

FEATURES

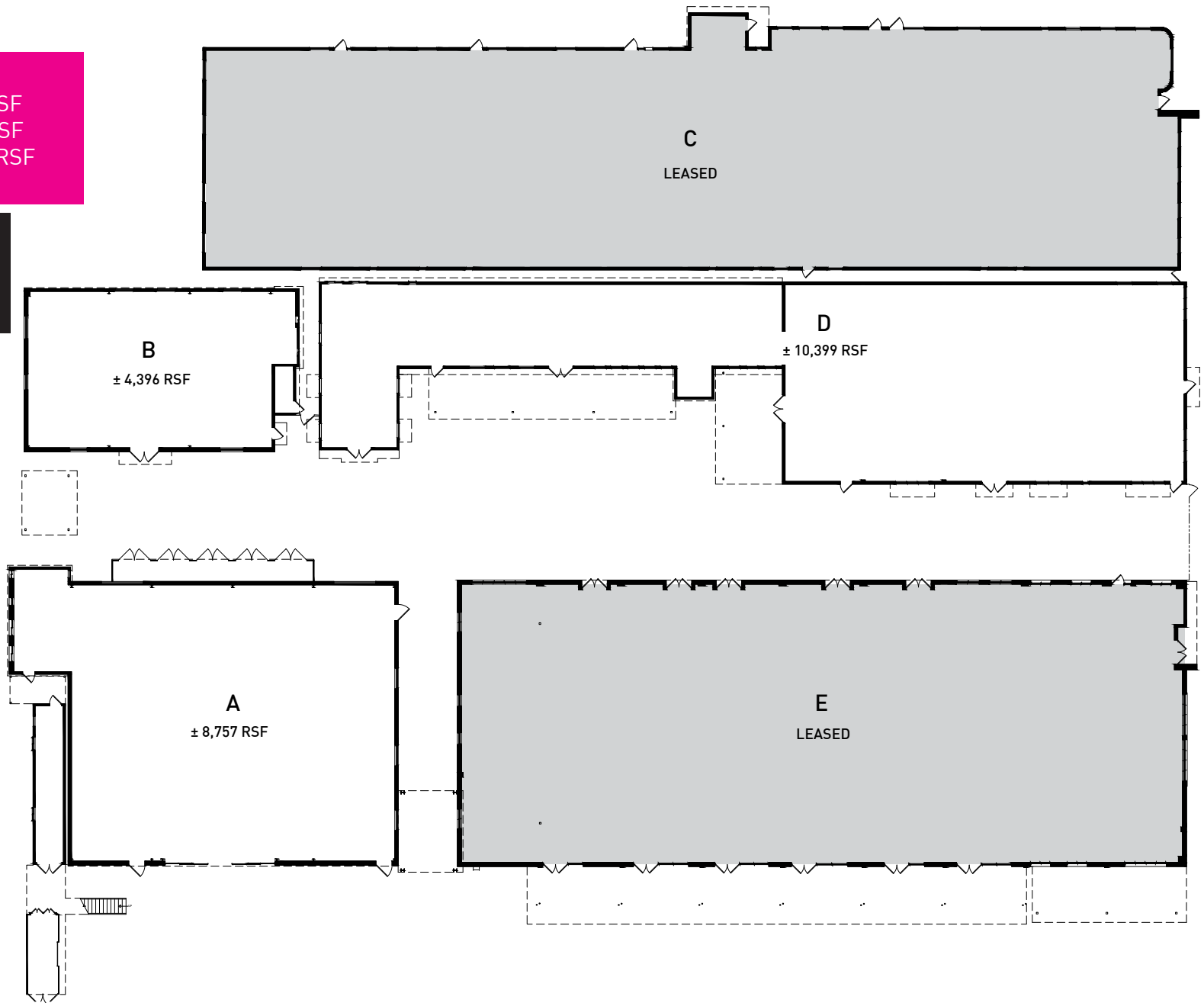
- + State-of-the-art media campus in Burbank's North Media District location
- + Beautifully designed creative space
- + Cutting edge facility includes sound stages, office/work spaces, post-production rooms, creative suites and event spaces
- + Close to Burbank Airport
- + Excellent retail & support services nearby
- + Easy access to 5 & 134 Freeways
- + Multiple curated outdoor areas
- + Flexible HVAC
- + Skylights
- + Bow truss timber ceilings
- + Private entrance for each building

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SITE PLAN

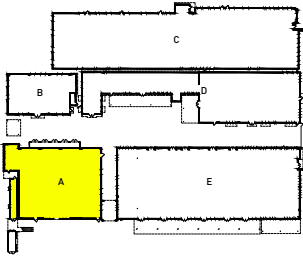
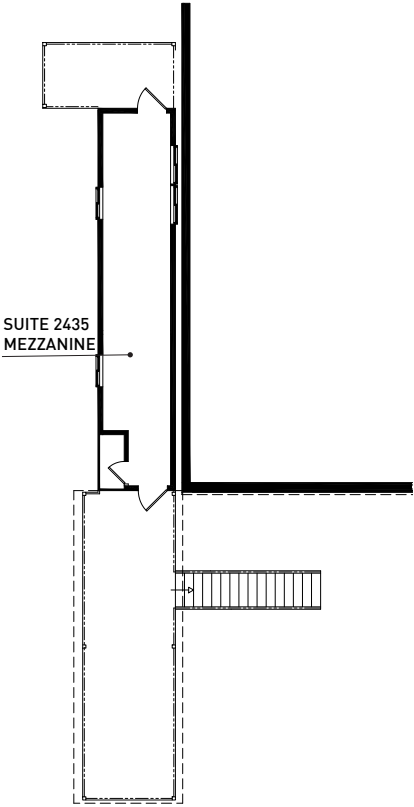
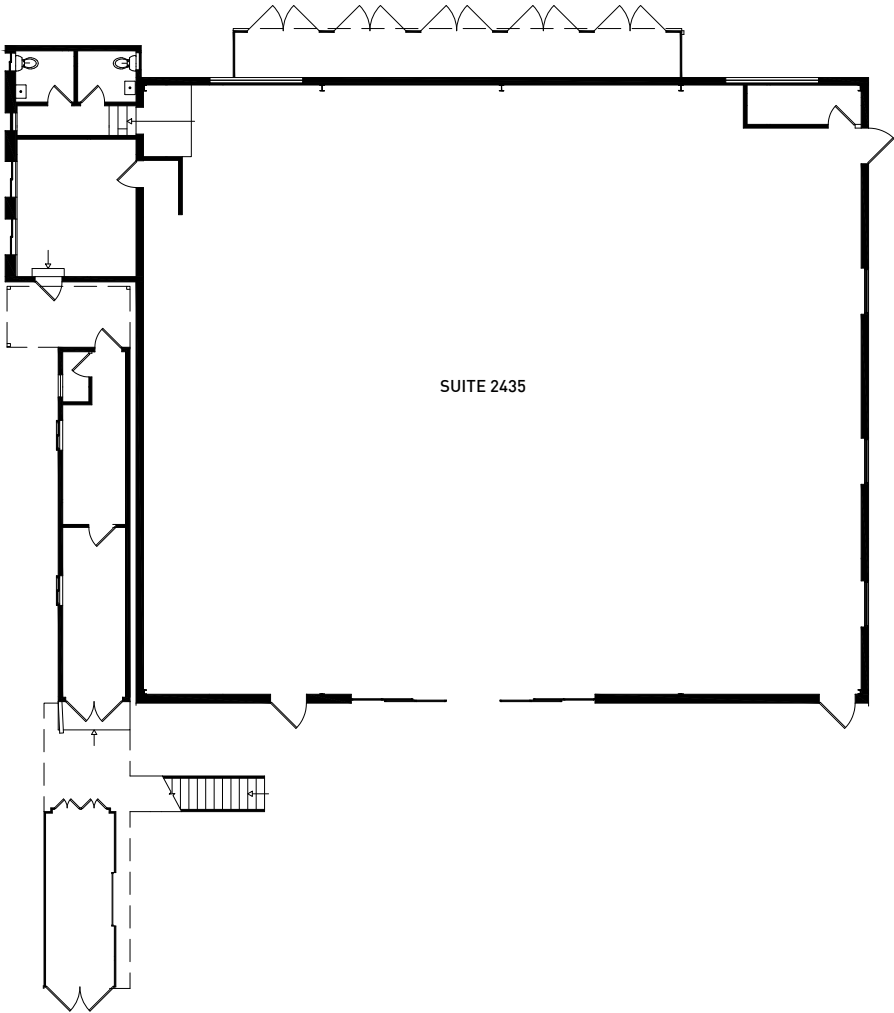
BUILDING A	±8,757 RSF
BUILDING B	±4,396 RSF
BUILDING D	±10,399 RSF

Plug and Play Creative
Office Building in
Campus Setting

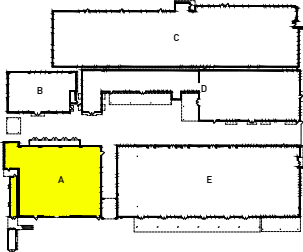
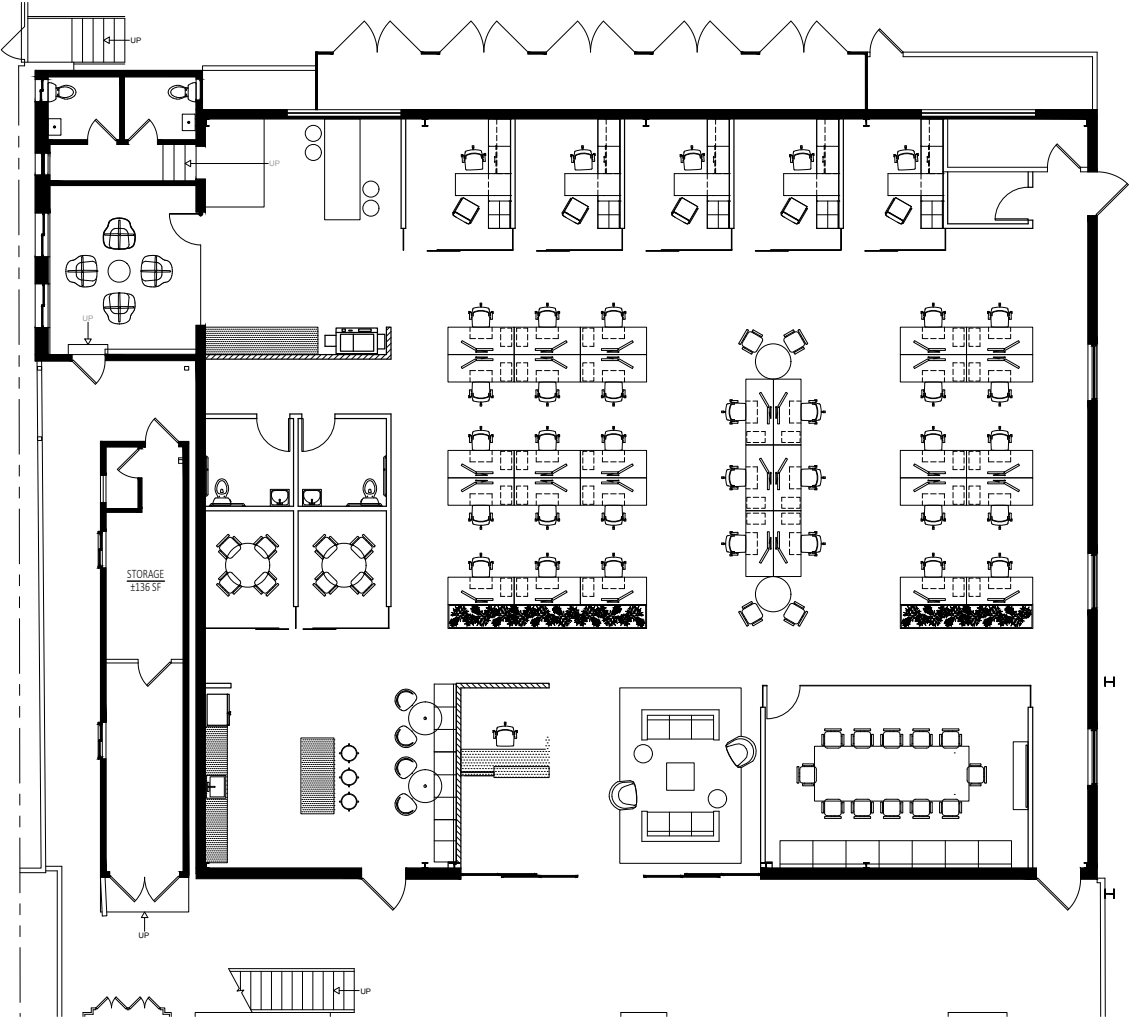




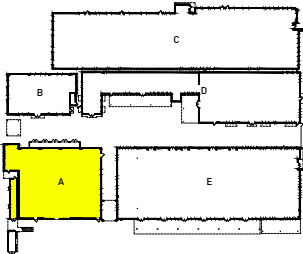
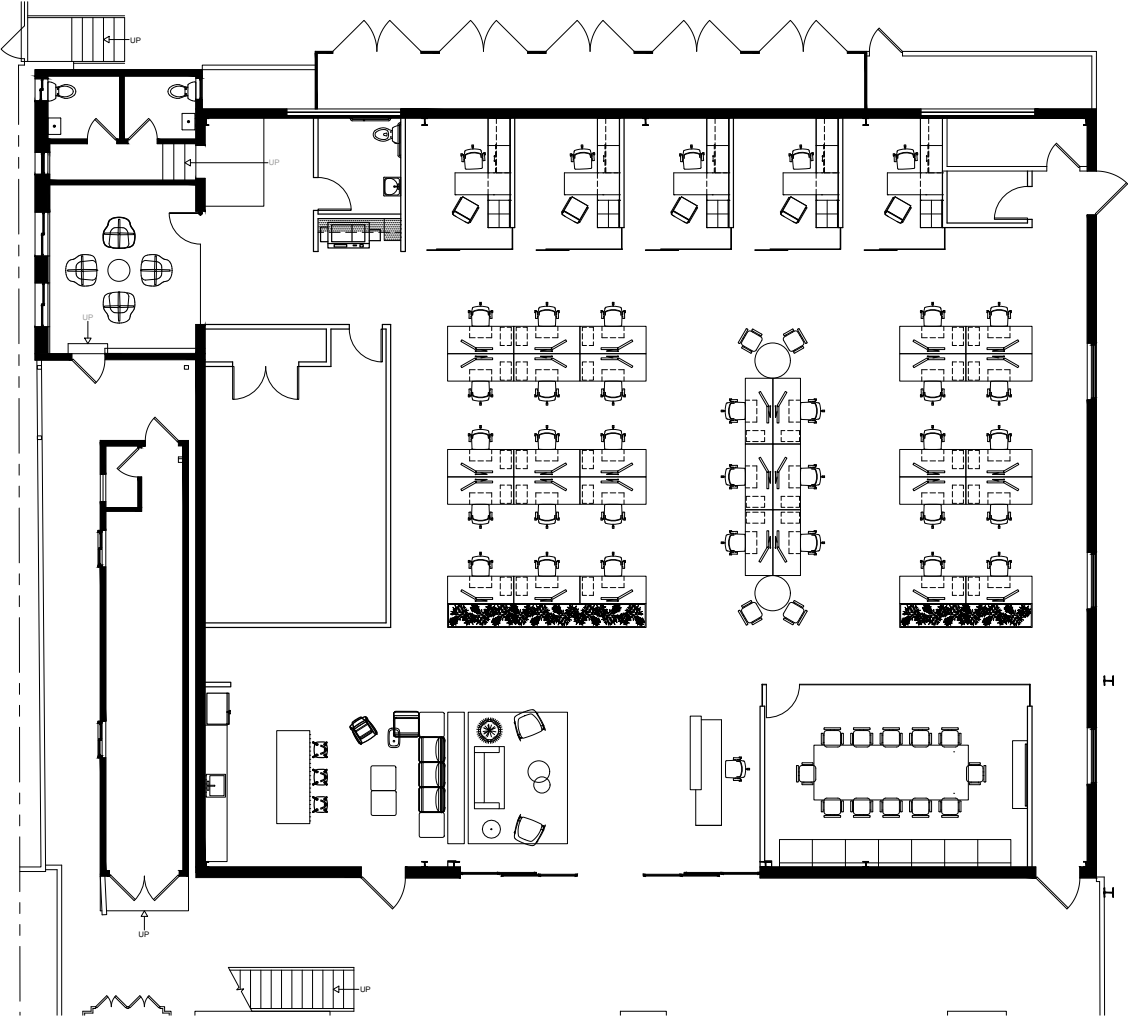
BUILDING A
± 8,757 RSF

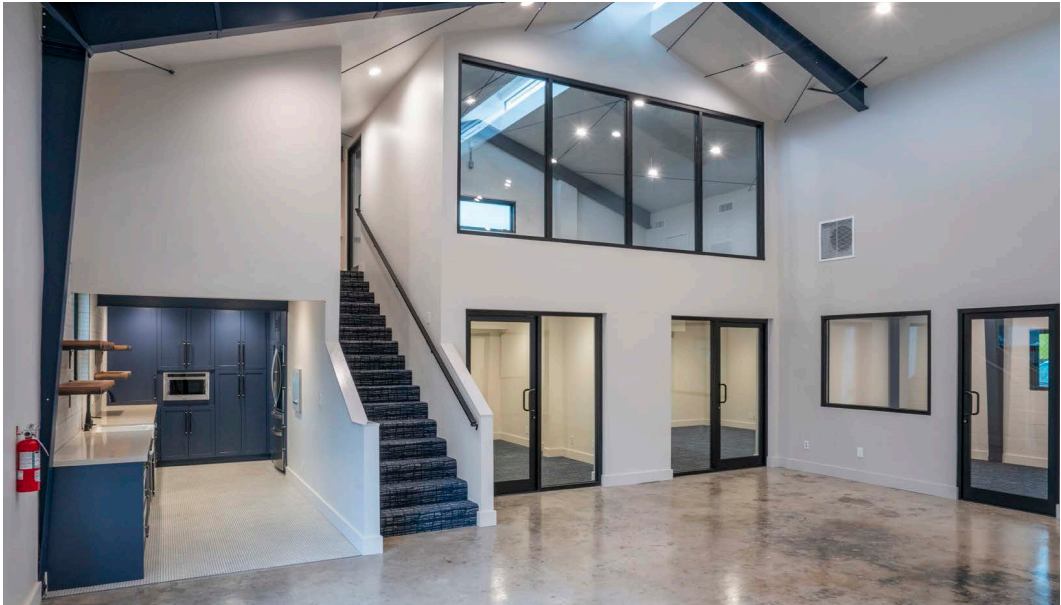


BUILDING A
± 8,757 RSF

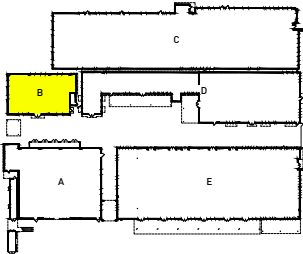
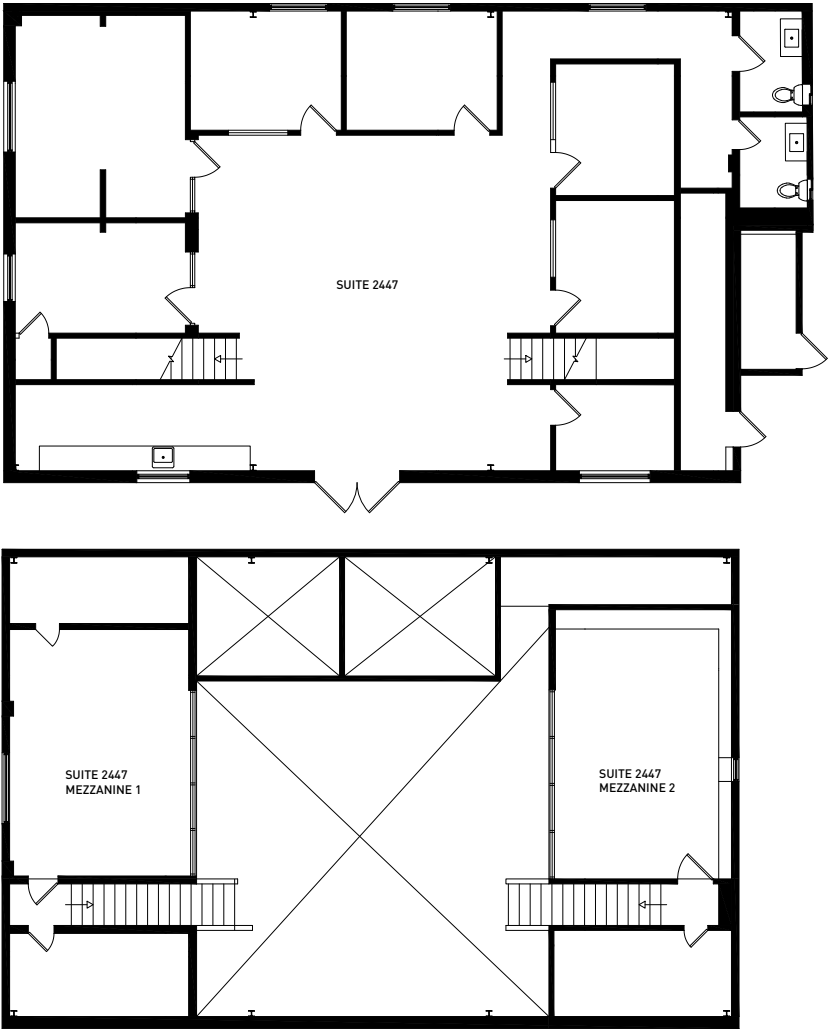


BUILDING A
± 8,757 RSF



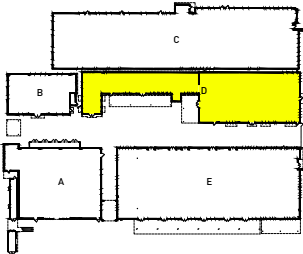
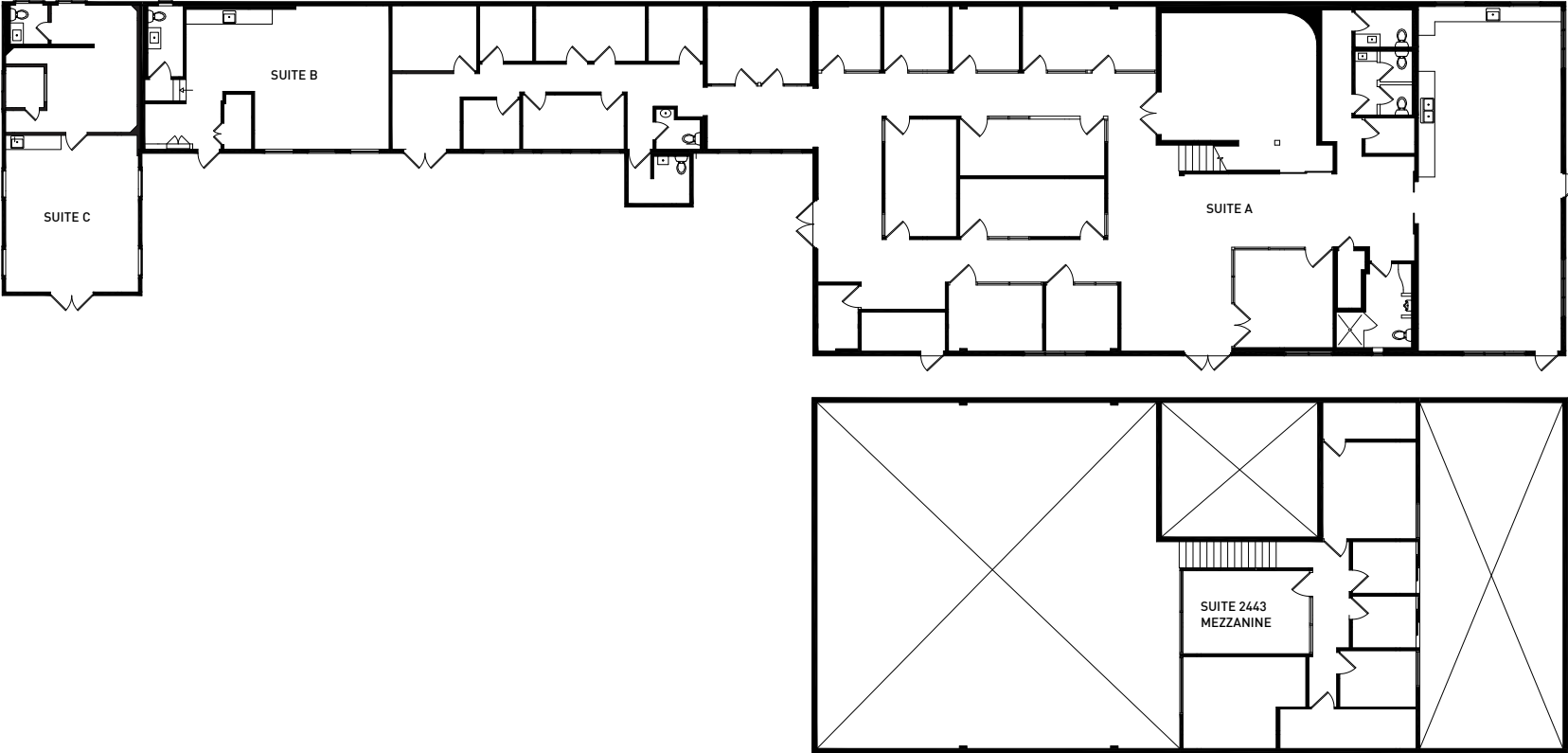


BUILDING B
± 4,396 RSF





BUILDING D
± 10,399 RSF







About Burbank

Burbank is home to major production studios, including Warner Bros and Disney ABC, which together employ over 12,500 people. The remarkable amount of studios located in Burbank, attracts young, well-educated professionals, many of which dine and shop in the numerous local restaurants, bars, and retail shops.

From Burbank, it's easy to experience the best of Los Angeles. Adjacent to Universal Studios Hollywood, and just minutes from the Hollywood Bowl, the Walk of Fame, Griffith Observatory and the Rose Bowl Stadium.

NEARBY

5-MIN DRIVE TO VENTURA FWY
5-MIN DRIVE TO HOLLYWOOD FWY
12-MIN BIKE RIDE TO DOWNTOWN
BURBANK

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