

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

**SALE PRICE** Negotiable

**LAND AREA** 97,139 SF (2.23 Acres)

**ZONING** BUM2-R1

**APN** 2466-012-014

2466-012-016

2466-012-026

#### PARKING

234 on-site single parking stalls  
(+/- 4:1,000 RSF)  
with the ability to valet assist  
upwards of 5:1,000 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

#### 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

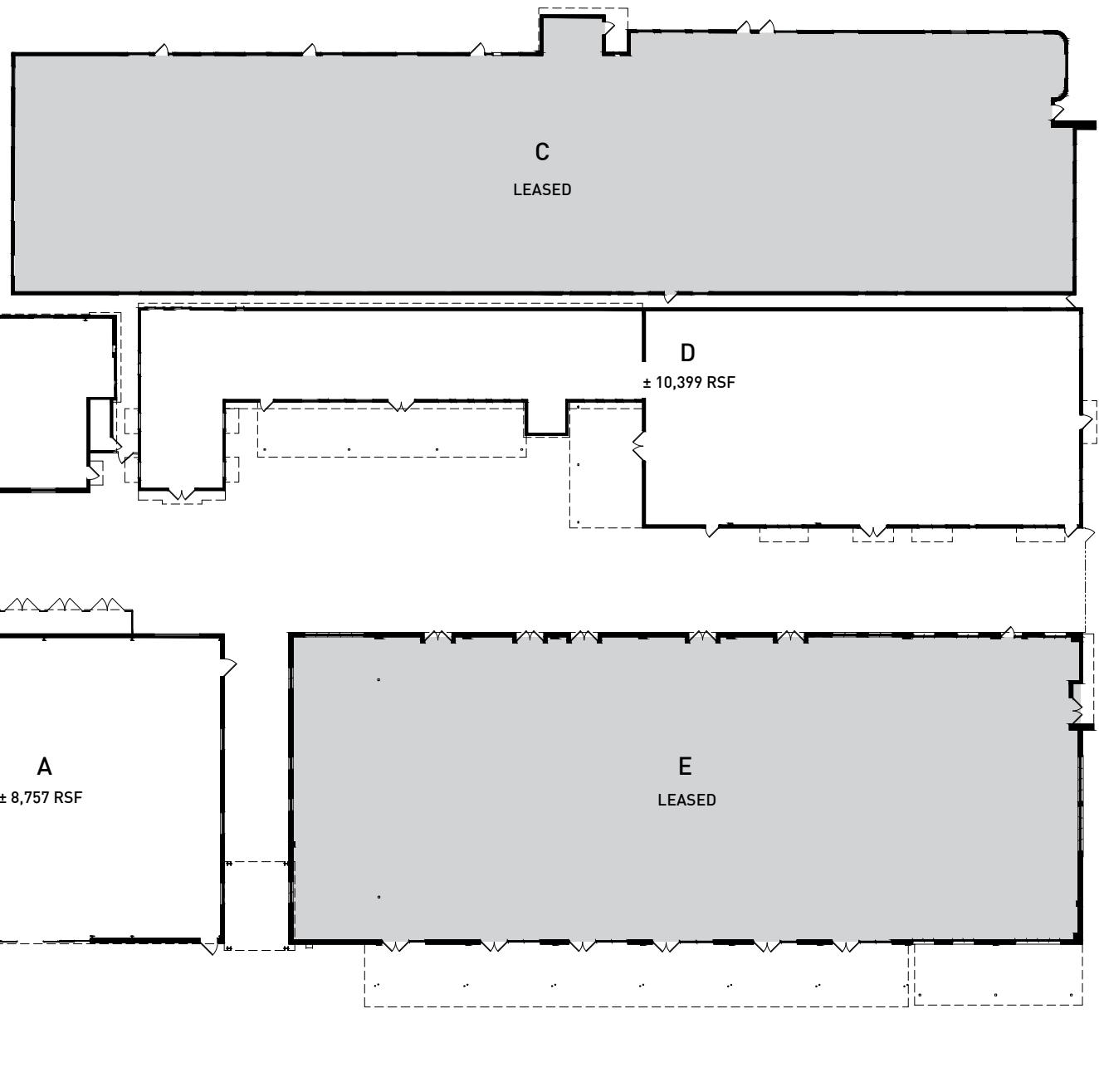
**TOTAL** ± 23,552 RSF

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## SITE PLAN

BUILDING A  $\pm 8,757$  RSF  
BUILDING B  $\pm 4,396$  RSF  
BUILDING D  $\pm 10,399$  RSF

Plug and Play Creative  
Office Building in  
Campus Setting

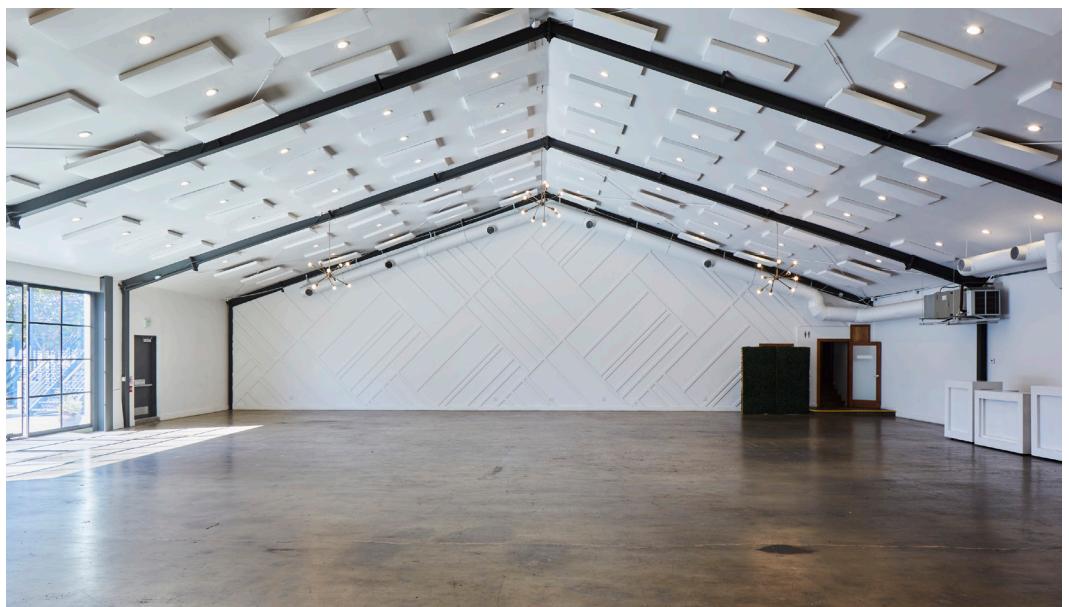


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BUILDING A PHOTOS



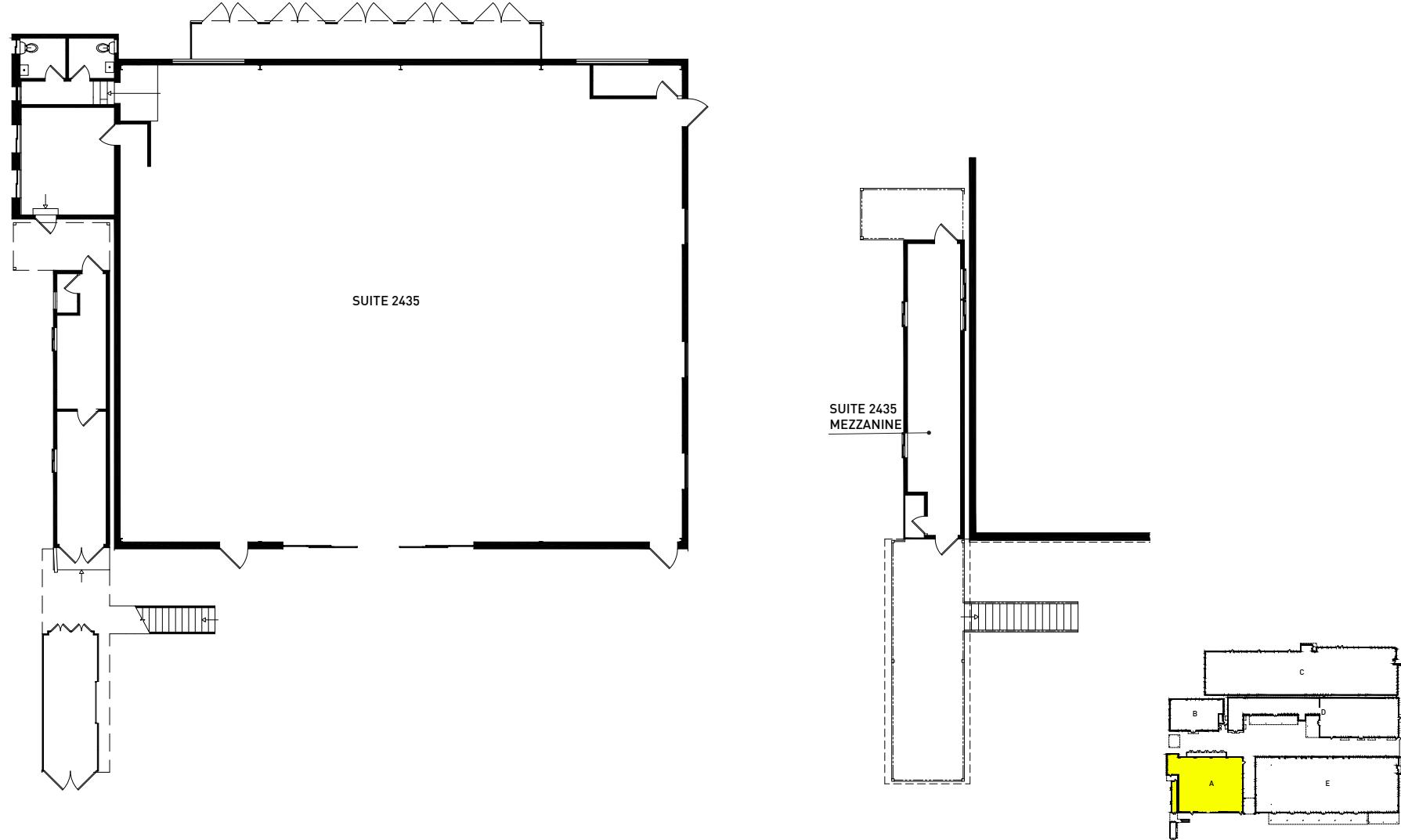
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FLOOR PLAN  
BUILDING A

BUILDING A  
± 8,757 RSF



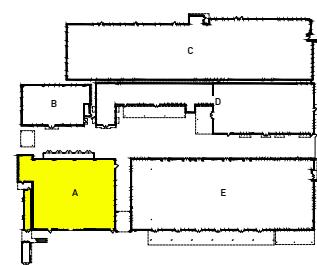
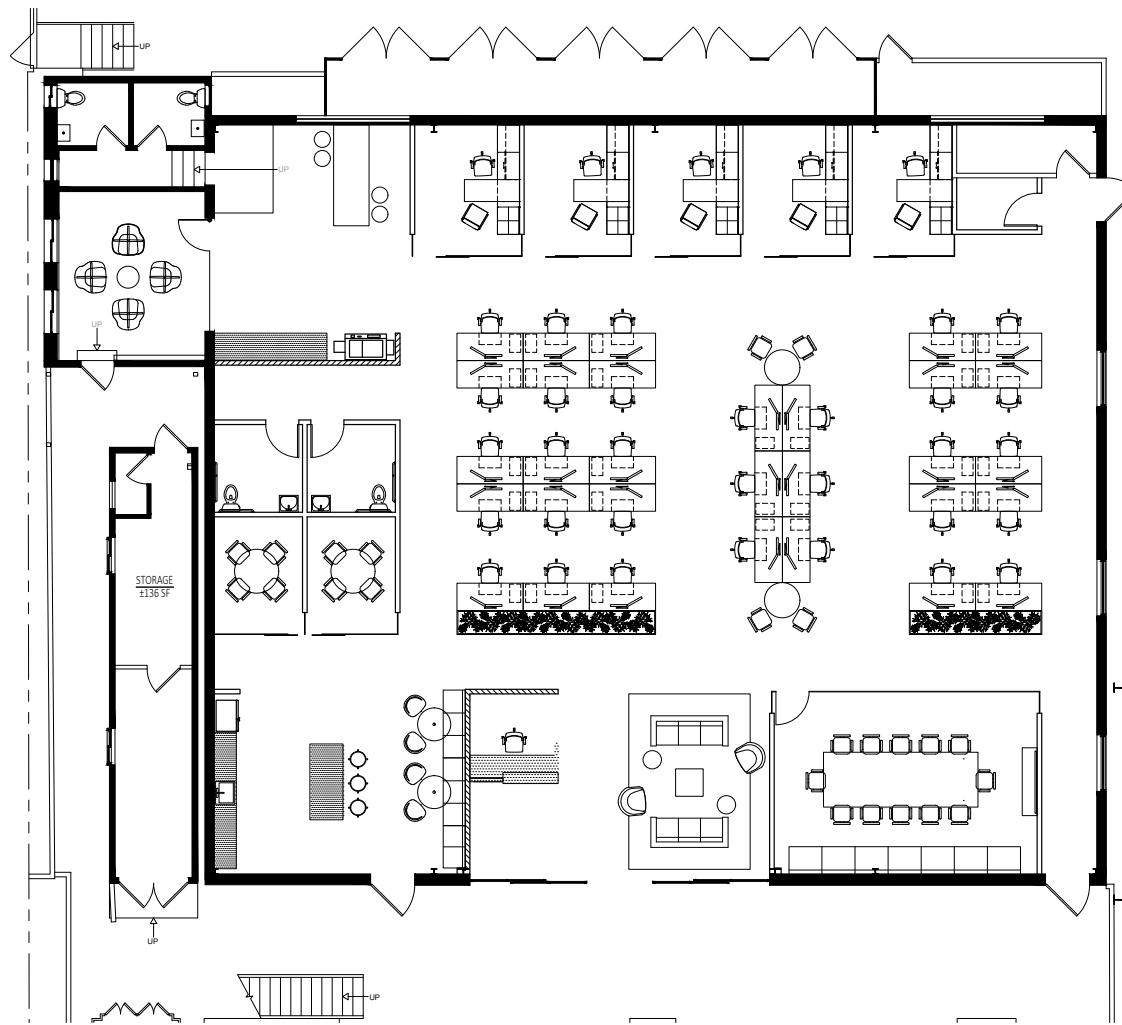
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HYPOTHETICAL BUILDING A FLOOR PLAN  
OPTION 1

BUILDING A  
± 8,757 RSF



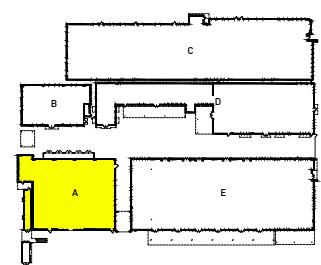
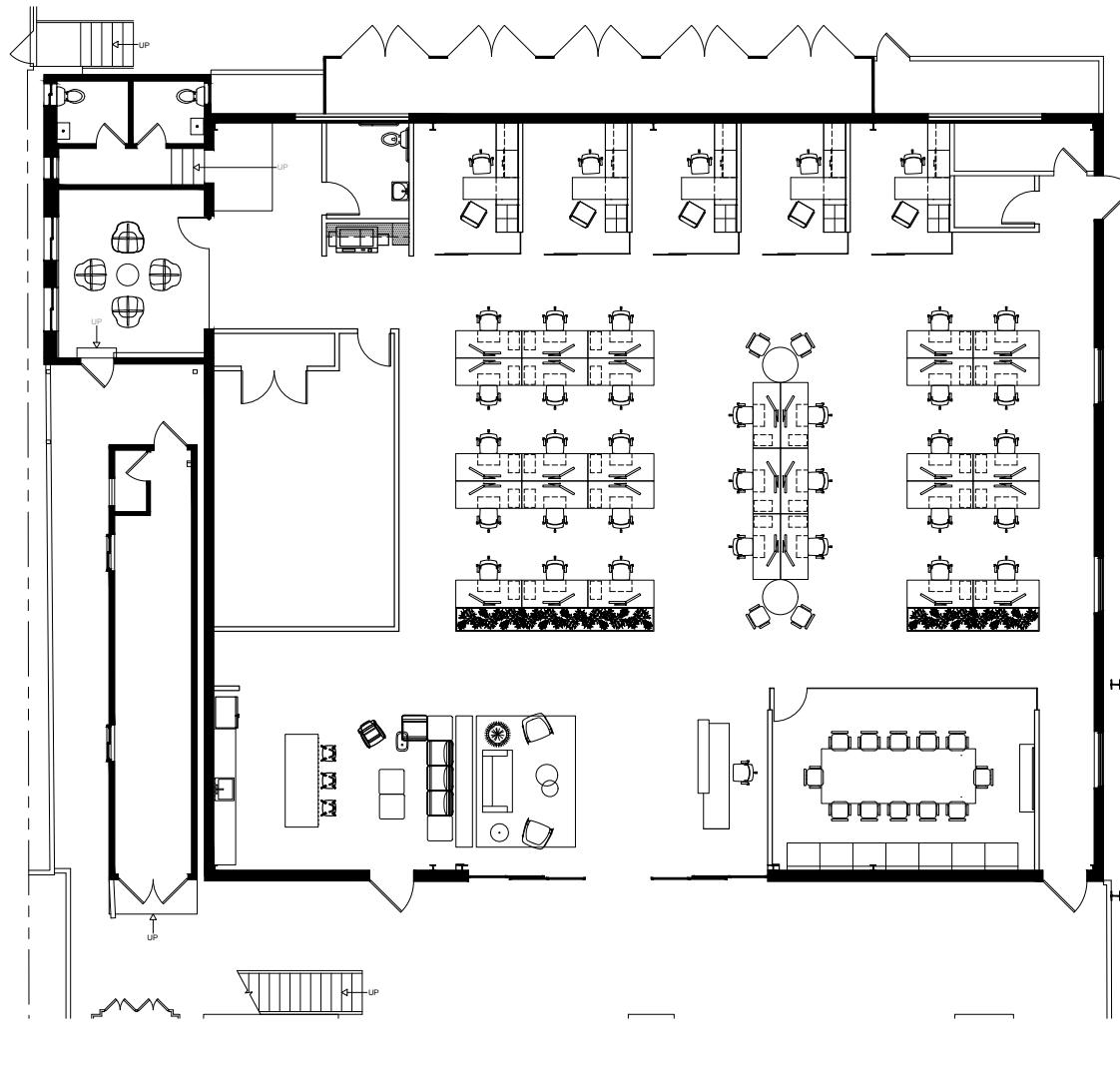
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HYPOTHETICAL BUILDING A FLOOR PLAN  
OPTION 2

BUILDING A  
± 8,757 RSF

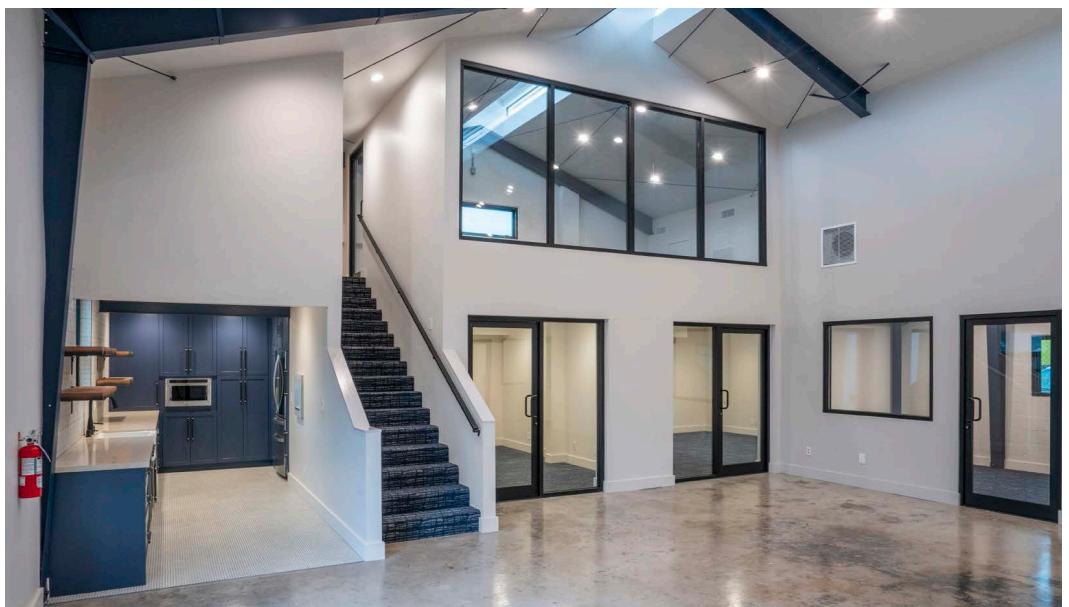
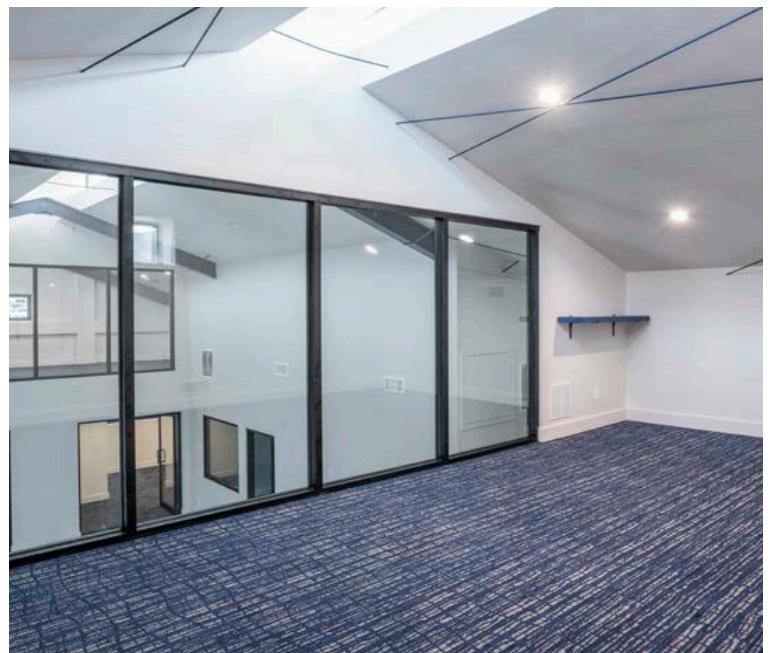


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BUILDING B PHOTOS



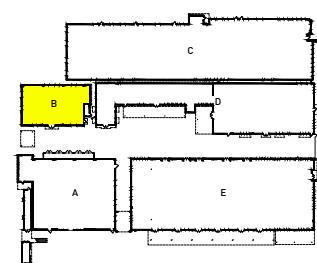
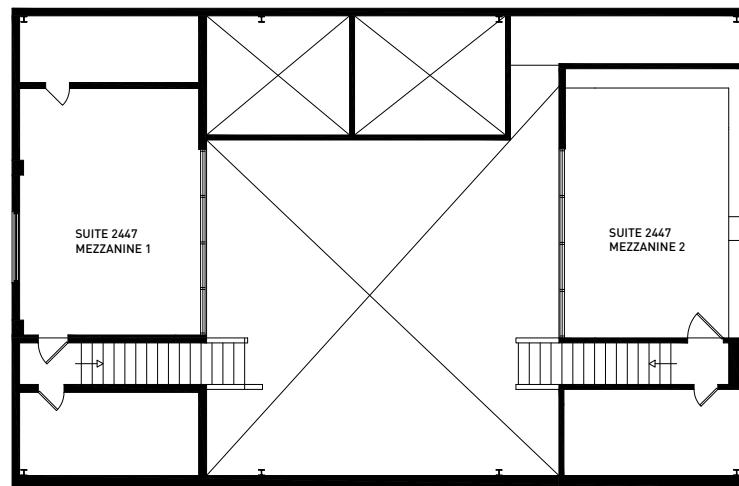
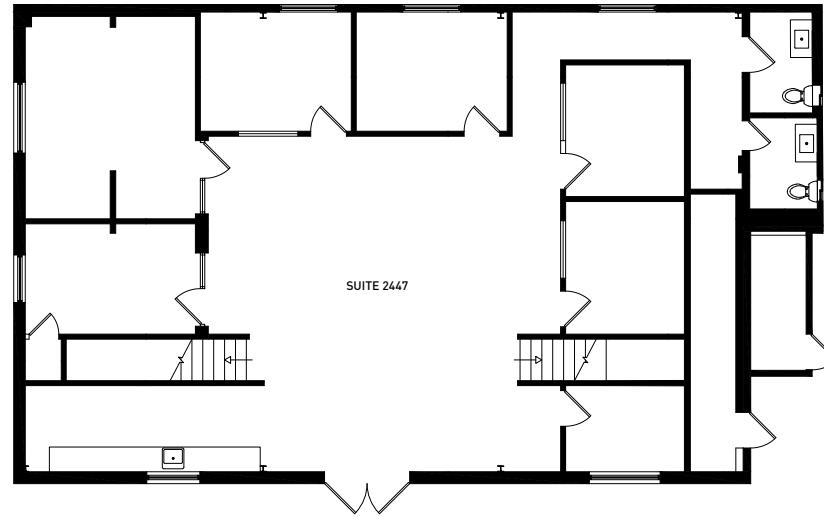
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FLOOR PLAN  
BUILDING B

BUILDING B  
± 4,396 RSF



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BUILDING D PHOTOS



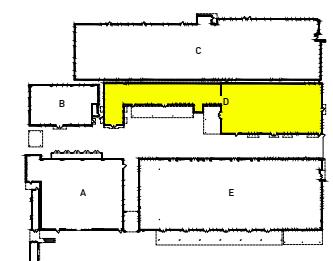
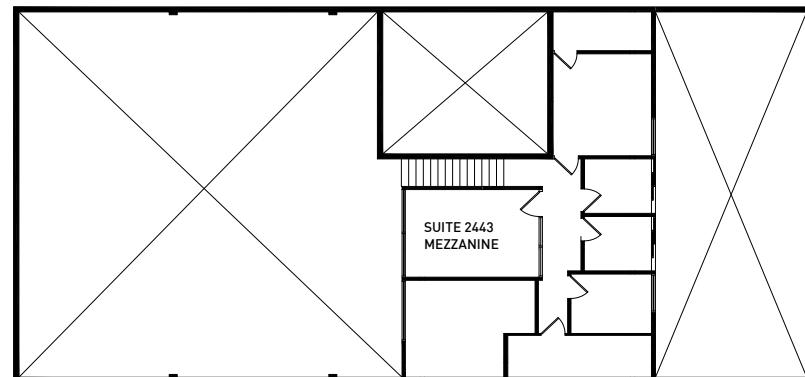
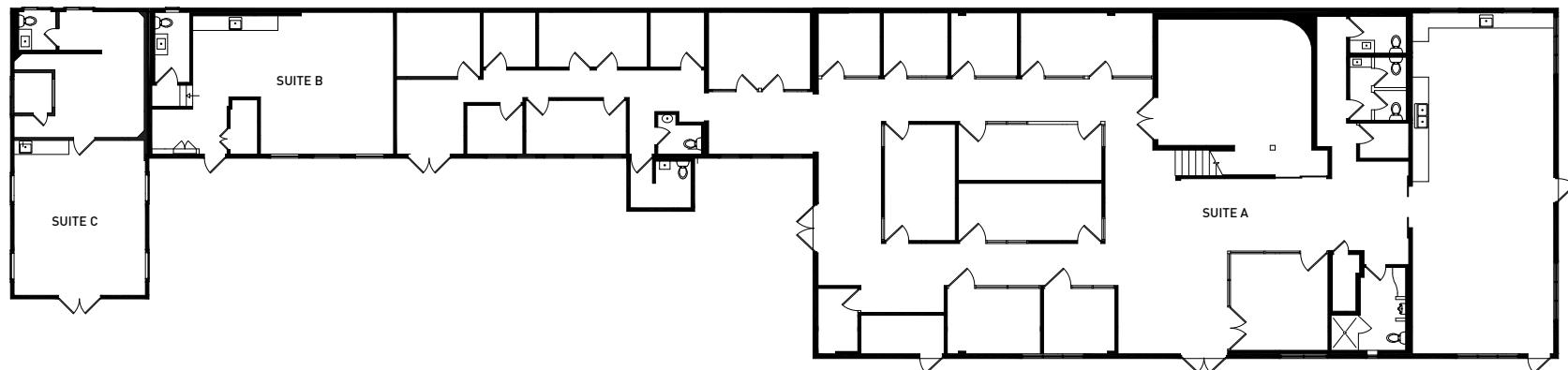
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FLOOR PLAN  
BUILDING D

BUILDING D  
± 10,399 RSF



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EXTERIOR PHOTOS

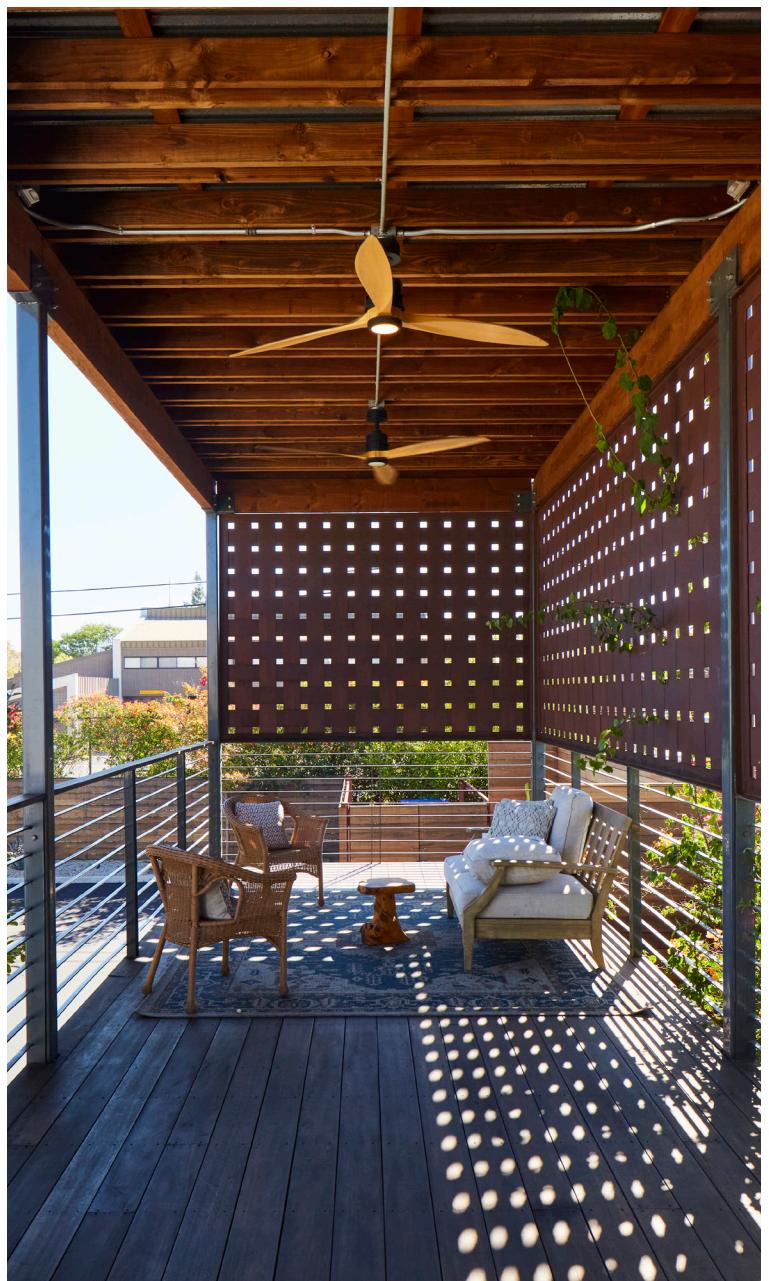


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EXTERIOR PHOTOS



## 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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