

**120 W CYPRESS AVE**  
Burbank, California

**FOR SALE OWNER USER**  
**CREATIVE OFFICE/FLEX**



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**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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Buyer shall not be entitled to, and should not, rely on the Seller, or its agents as the (i) the quality, nature, adequacy and physical condition of the Property including, but not limited to the structural element, foundation, roof, appurtenances, access, landscaping, parking facilities and the electrical, HVAC, plumbing, sewage, and utility systems, facilities and appliances. (ii) the quality, nature adequacy and physical condition of soils and geology and the existence of ground water, (iii) the existence, quality, nature adequacy and physical condition of utilities serving the Property, (iv) the development potential of the Property, its habitability, merchantability, or fitness, suitability or adequacy of the Property for any particular purpose, (v) the zoning or the legal status of the Property, (vi) the Property's or its operations' compliance with applicable codes, laws,

regulations, statutes, ordinances, covenants, conditions and restrictions of any governmental, quasi-governmental entity or any other person or entity, (vi) the quality of any labor and materials, (viii) the compliance of Property with any environmental protection, pollution or land use laws, rules regulations, orders or requirements including but not limited to those pertaining to the handling, generating, storing or disposing of any hazardous materials, and (ix) except as expressly provided otherwise in an executed contract of sale, the condition of title and the nature, status and extent of any right-of-way, lease, right of redemption, possession, lien, encumbrance, license, reservation, covenant, condition restriction and any other matter affecting the title. Although Seller's predecessors may have performed work, or contracted for work performed by third parties in connection with the Property, the Seller, and its agents shall not be responsible to Buyer or any successor on account of any errors or omissions or construction defects of such predecessors and/or third parties.

The Seller reserves the right to withdraw the property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent, (ii) incorporated in a formal written contract of purchase and sale to be prepared by or on behalf of the Seller and executed by both parties; and (iii) approved by Seller, and such other parties who may have an interest in the Property. Neither the prospective Buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and constitute the sole agreement of the parties.

The Seller shall not be responsible for the payment of any commission, finder's fee or other form of compensation to Buyer's broker other than as set forth in Seller's commission agreement with Lee & Associates-LA North/Ventura, Inc.

SELLER AND ITS AGENTS MAKE NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION.





## PROPERTY OVERVIEW

# PROPERTY INFORMATION

ADDRESS	120 W. Cypress Ave., Burbank, CA
BUILDING SIZE	8,188 SF
SALE PRICE	\$3,495,000
PRICE/SF	\$475 PSF
YEAR BUILT	2002

Ideally situated in the heart of the entertainment district, surrounded by major employers such as Disney, Warner Brothers, ABC Studios, Marvel Studios, and Nickelodeon, along with numerous boutique creative firms driving the industry. The property is within walking distance of the Downtown Burbank Metrolink Station, offers easy access to the 5 and 134/101 freeways, and is just 2.5 miles from Hollywood Burbank Airport.

The building has been extensively upgraded throughout. The upper-level features exposed ceilings, abundant natural light with multiple skylights, while all bathrooms and the kitchen have been fully remodeled, including an open concept breakroom area. The lower level has also been modernized with a large bathroom and shower, laundry facilities, two roll-up doors, and a versatile flex space currently used for office and inventory.

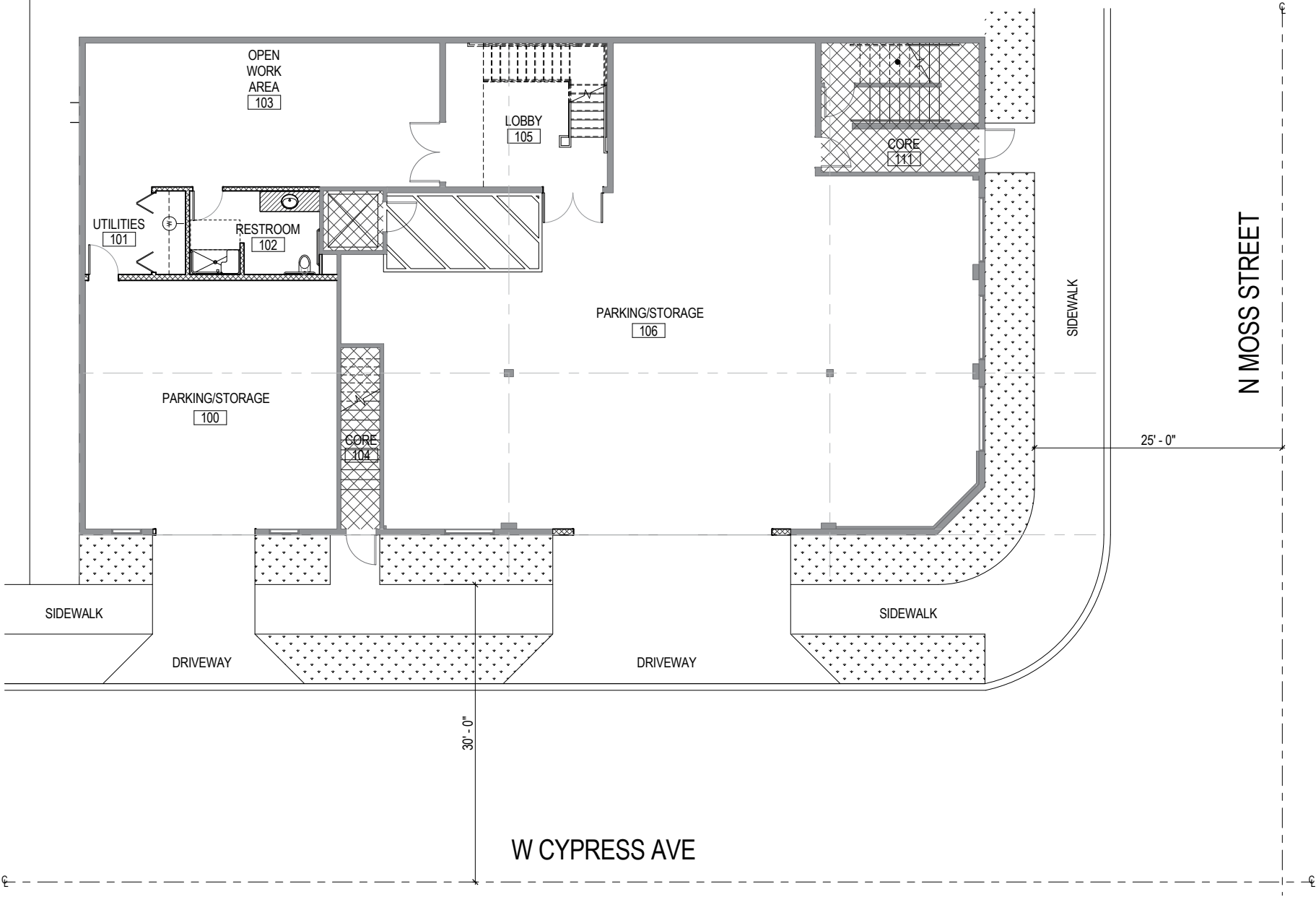


## PROPERTY HIGHLIGHTS

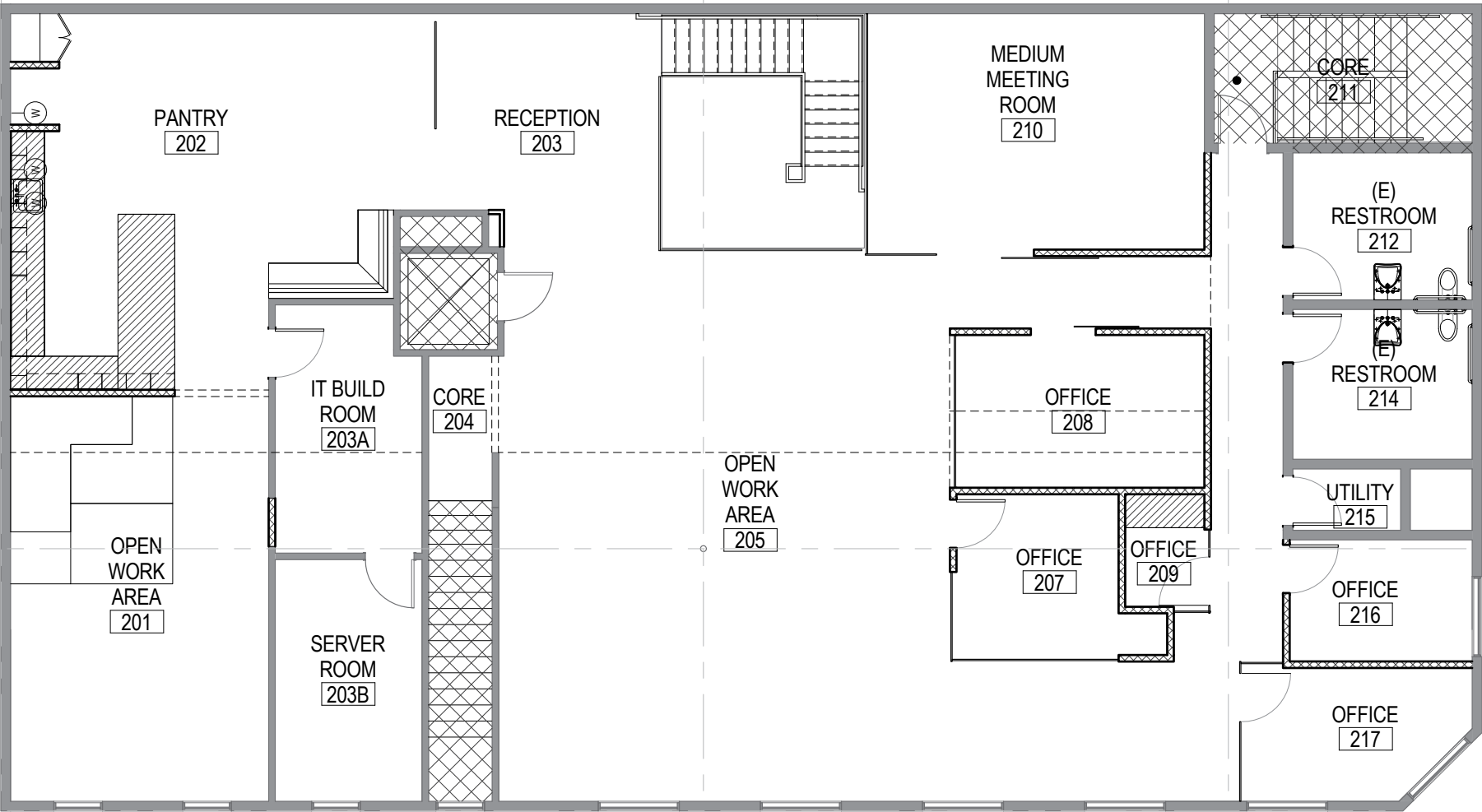
- Built in 2002 with significant improvements completed throughout tenancy.
- 8,188 gross square foot Office Building, on 0.13-acre BUM2 zoned
- High clear exposed ceilings with skylights
- Private Garage with approximately 8 parking spaces and additional un-metered street parking along Cypress Ave and Moss St.
- Business Friendly City - No City Income Tax, No Gross Sales Receipt Tax.
- Less than 5-Minutes to Major Shopping Centers, Freeways, and the Airport.



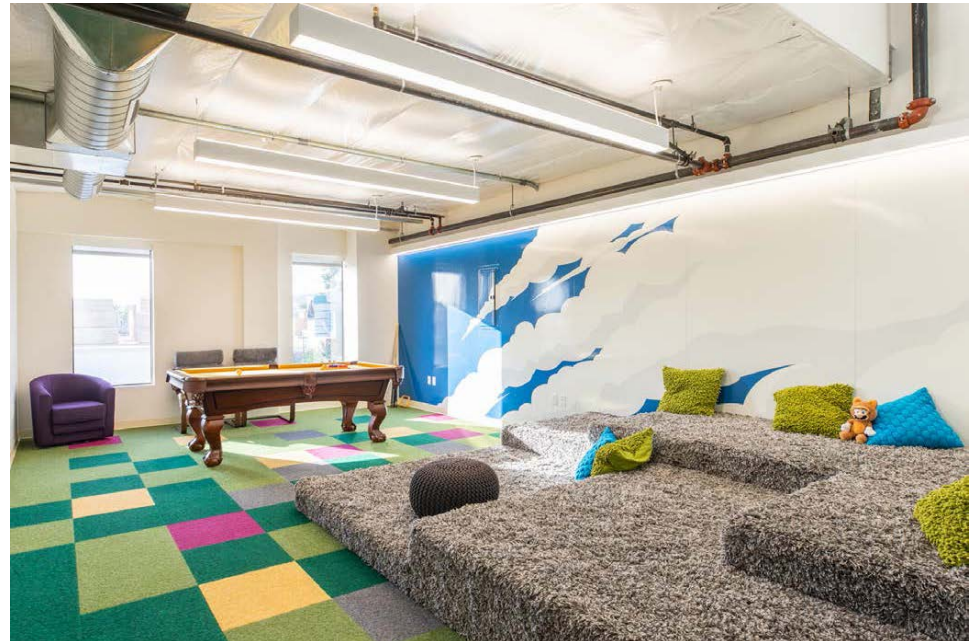
FLOOR PLAN — FIRST FLOOR



FLOOR PLAN — SECOND FLOOR



## PROPERTY PHOTOS

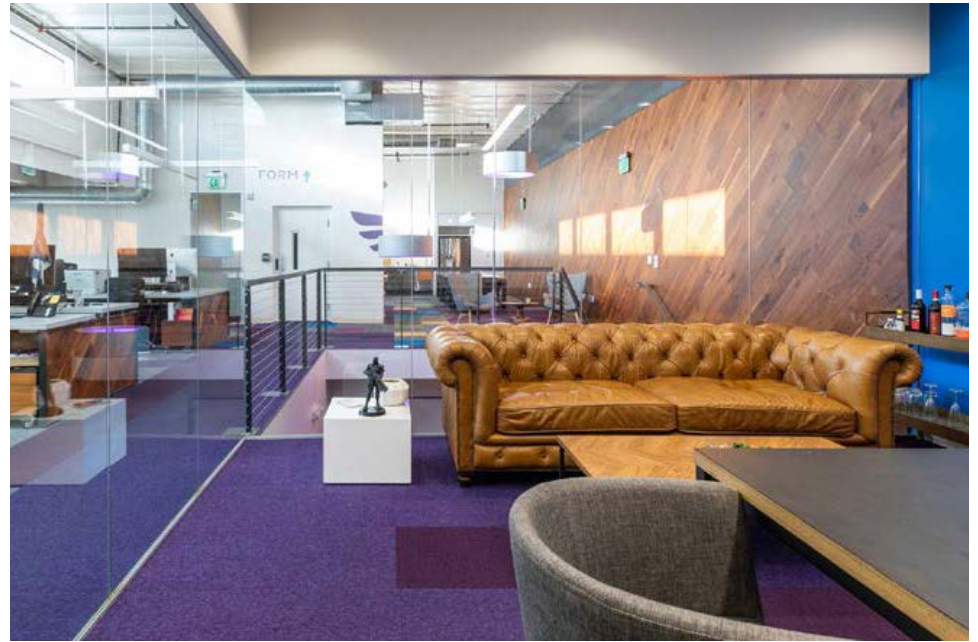
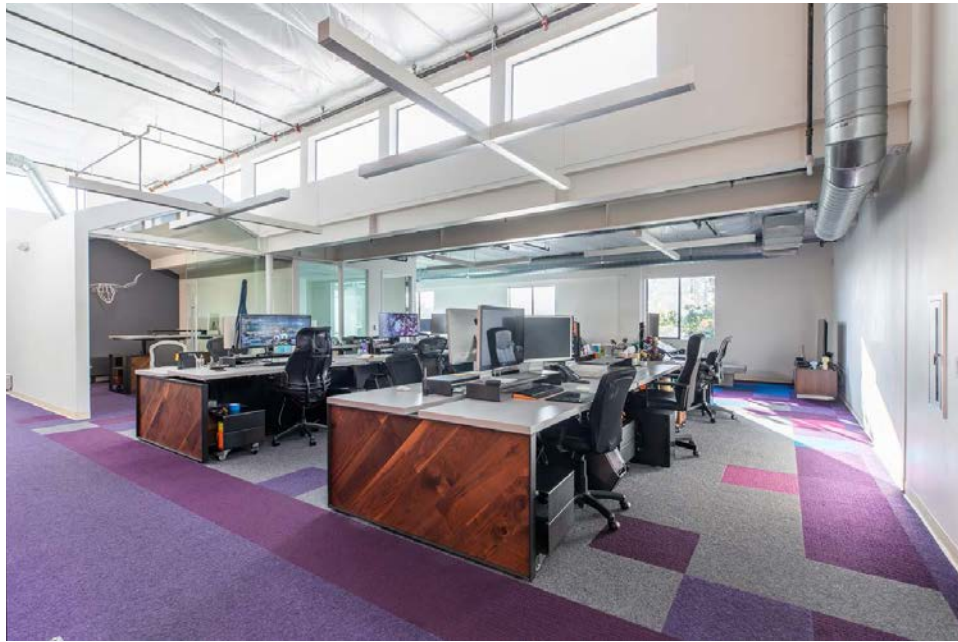


*\*Some of the photos shown may not reflect the current configuration of the premises. Cosmetic improvements and updates have been made since certain images were taken.*





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AMENITIES AERIAL

DOWNTOWN  
BURBANK

TARGET

SEPHORA

STARBUCKS COFFEE

LOWE'S

BARNES & NOBLE BOOKSELLERS

KREI

california POLAR GUINNESS

Krispy Kreme DOUGHNUTS

Yard House

AMC THEATRES

IN-N-OUT BURGER





## SALES COMPARABLES

1



ADDRESS	4111 Lankershim Blvd., North Hollywood, CA
DATE SOLD	6/3/2025
SALE PRICE	\$4,2100,000
PRICE/SF	\$446.31
SIZE	9,433 SF
YEAR BUILT	1991

2



ADDRESS	1801-1805 Verduga Ave., Burbank, CA
DATE SOLD	4/24/2025
SALE PRICE	\$2,971,100
PRICE/SF	\$478.36
SIZE	6,211 SF
YEAR BUILT	1948

3



ADDRESS	10205 Riverside Dr., Toluca Lake, CA
DATE SOLD	4/4/2025
SALE PRICE	\$3,450,000
PRICE/SF	\$567.32
SIZE	8,943 SF
YEAR BUILT	1971

4



ADDRESS	1115 W. Magnolia Blvd., Burbank, CA
DATE SOLD	1/8/2025
SALE PRICE	\$2,550,000
PRICE/SF	\$589.60
SIZE	4,325 SF
YEAR BUILT	1969

5



ADDRESS	4123 W. Olive Ave., Burbank, CA
DATE SOLD	15/2/2024
SALE PRICE	\$6,300,000
PRICE/SF	\$573.82
SIZE	10,979 SF
YEAR BUILT	1978

6



ADDRESS	2101 W. Bubank Blvd., Burbank, CA
DATE SOLD	8/7/2024
SALE PRICE	\$3,965,000
PRICE/SF	\$471.91
SIZE	8,402 SF
YEAR BUILT	1955



## SALES COMPARABLES

7



ADDRESS 144 S. 1st, Burbank, CA

DATE SOLD 6/5/20214

SALE PRICE \$3,250,000

PRICE/SF \$612.75

SIZE 5,304 SF

YEAR BUILT 1950

8



ADDRESS 137-151 S. Glenoaks Blvd., Burbank, CA

DATE SOLD 2/14/2024

SALE PRICE \$4,040,000

PRICE/SF \$524.33

SIZE 7,705 SF

YEAR BUILT 1955

9



ADDRESS 405 W. Riverside Dr., Burbank, CA

DATE SOLD 1/26/2024

SALE PRICE \$5,275,000

PRICE/SF \$509.66

SIZE 10,350 SF

YEAR BUILT 1981/2020

10



ADDRESS 3071-3075 N. Hollywood Way, Burbank, CA

DATE SOLD 10/21/2022

SALE PRICE \$4,702,500

PRICE/SF \$660.00

SIZE 7,125 SF

YEAR BUILT 2022





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