



The 1612 Olive Ave office building is located in the heart of Burbank. This outstanding location provides easy access to Hollywood, Glendale and the San Fernando Valley.

Available SF:	±1,500 SF - 15,889 SF
Lease Rate:	\$2.50 per RSF, per month, MG
Term:	3 – 5 years
Parking:	Free Reserved Parking (2/1000)

Highlights

- Office/Medical Space
- Up to ±7,000 SF Audio/Post-Production Space
- Adjacent to the Burbank Media District
- Central to all the entertainment companies and major studios, including Netflix, Disney, Warner Bros, and NBCUniversal
- 2-minute drive to Providence St. Joes Hospital
- Incredible location with multiple coffee shops, restaurants and other amenities within walking distance. Walk Score: 83
- Easy access to Ventura (101) and Golden State (5) Freeways
- No Gross Receipts Tax
- Low cost, easy access after hours HVAC
- Operable windows

For More Information Please Contact:

**AVISON
YOUNG****Christopher Baer**

Principal

D 818 858 1820

C 818 939 1259

CA DRE #00875482

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Associate

C 818 438 6115

CA DRE #02149143

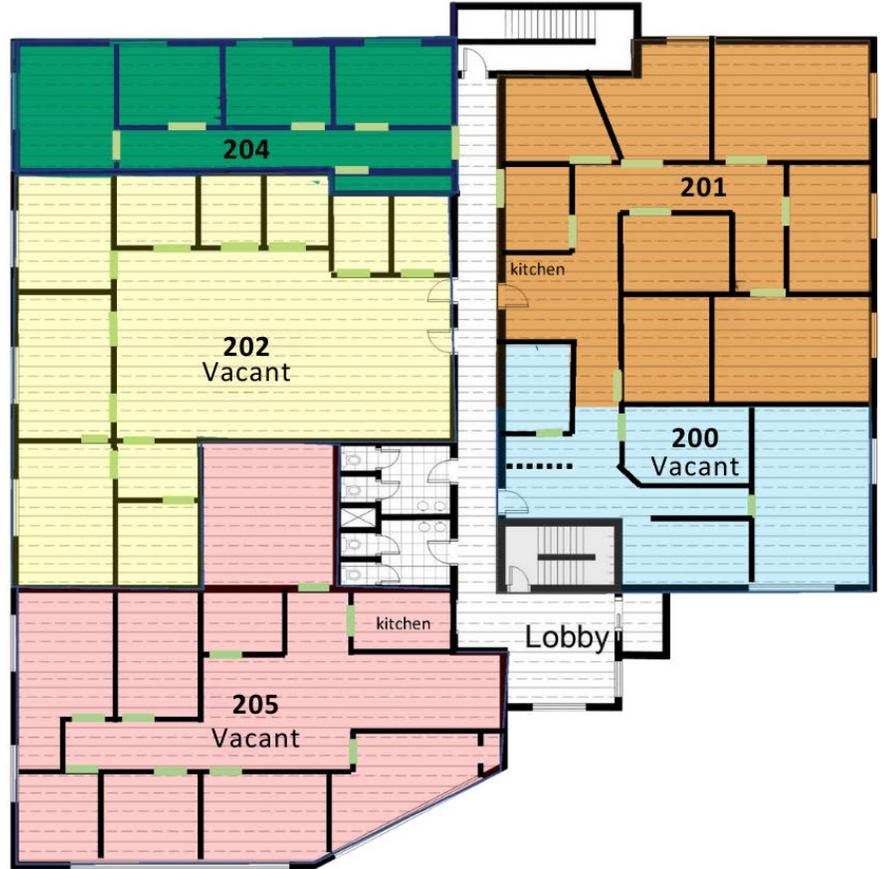
fischer.cabot@avisonyoung.com

Lease Availabilities

1612 W. Olive Avenue
Burbank, CA

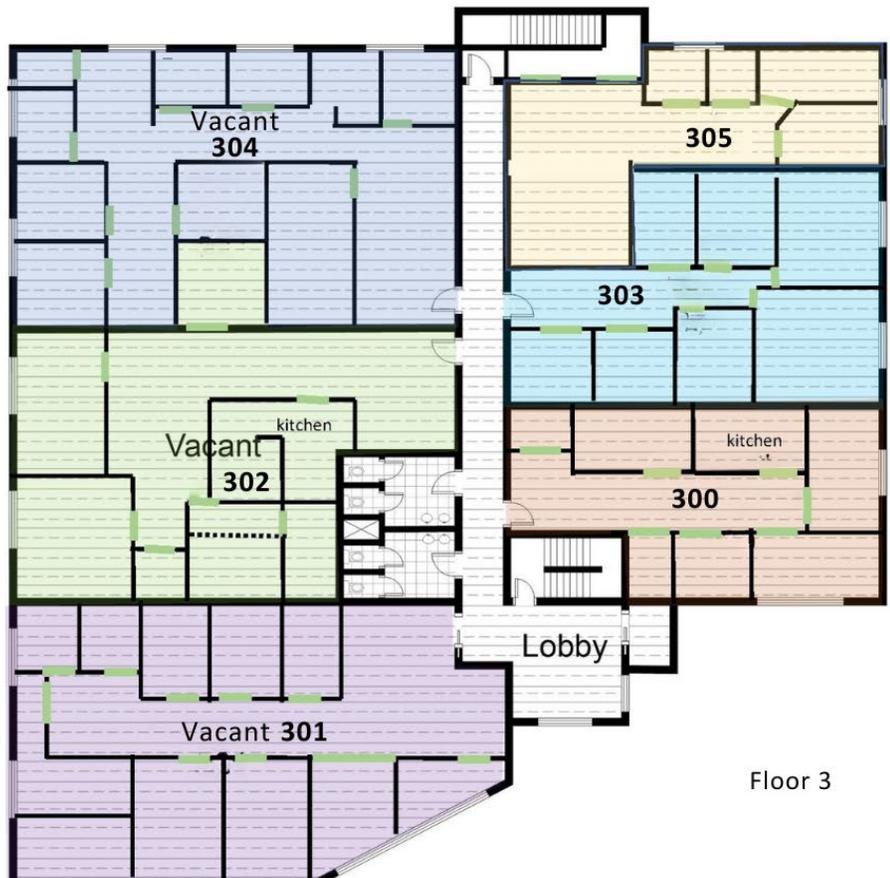
2nd Floor

Suite	RSF	Availability
200	± 1,664 RSF	Available Now
201	± 2,675 RSF	Available Now
202	± 2,700 RSF	Available Now
204	± 1,500 RSF	Available Now
205	± 2,694 RSF	Leased



3rd Floor

Suite	RSF	Availability
300	± 1,283 RSF	Leased
301	± 2,600 RSF	Available Now
302	± 2,300 RSF	Available Now
303	± 1,509 RSF	Leased
304	± 2,450 RSF	Available Now
305	± 1,200 RSF	Leased



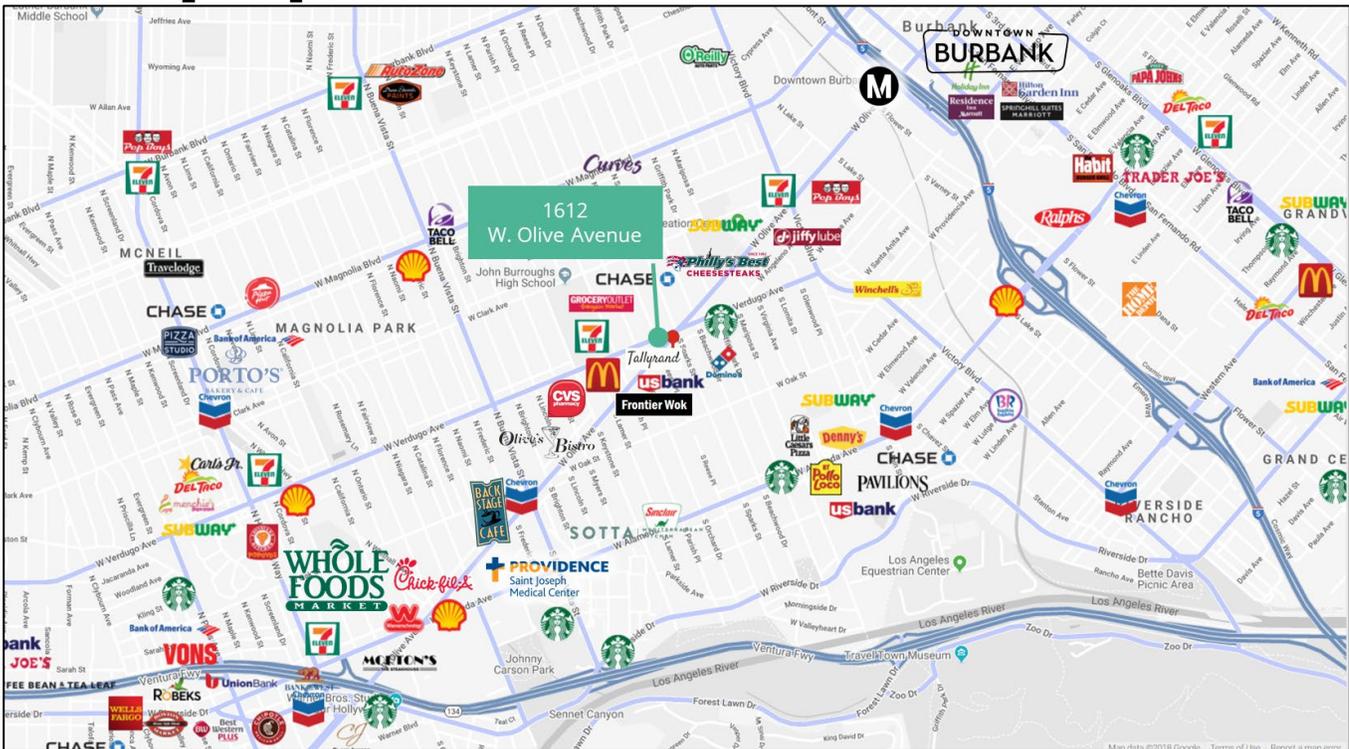
Floor 3

**AVISON
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Corporate Neighbors



Amenity Map



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