



Vibe[®] Burbank

FULLY RENOVATED



THE AVAILABILITIES

LEASE RATE
\$4.25 | SF FSG

PARKING
2/1,000 SF
\$165/month per stall

CREATIVE
PLUG & PLAY
SUITES
AVAILABLE

AVAILABILITIES

Suite 120 @ 2,207 SF MOVE-IN READY SPEC SUITE

Suite 200 @ 15,594 SF (divisible to 3,500 SF)

Suite 300 @ 14,813 SF (divisible to 6,900 SF)

BUILDING AMENITIES

Crown and monument signage available

Multiple private conference rooms

Newly activated lobbies

New on-site gym with showers

Pickleball and basketball courts

Large private balconies with sweeping views

Ample secured parking

Move-in ready space

Steps from Lakeside Golf Club

Walking distance to major studios

SIGNAGE OPPORTUNITY



BUILDING
MONUMENT
SIGNAGE

BUILDING
CROWN
SIGNAGE



W. OLIVE AVENUE



AREA AMENITIES

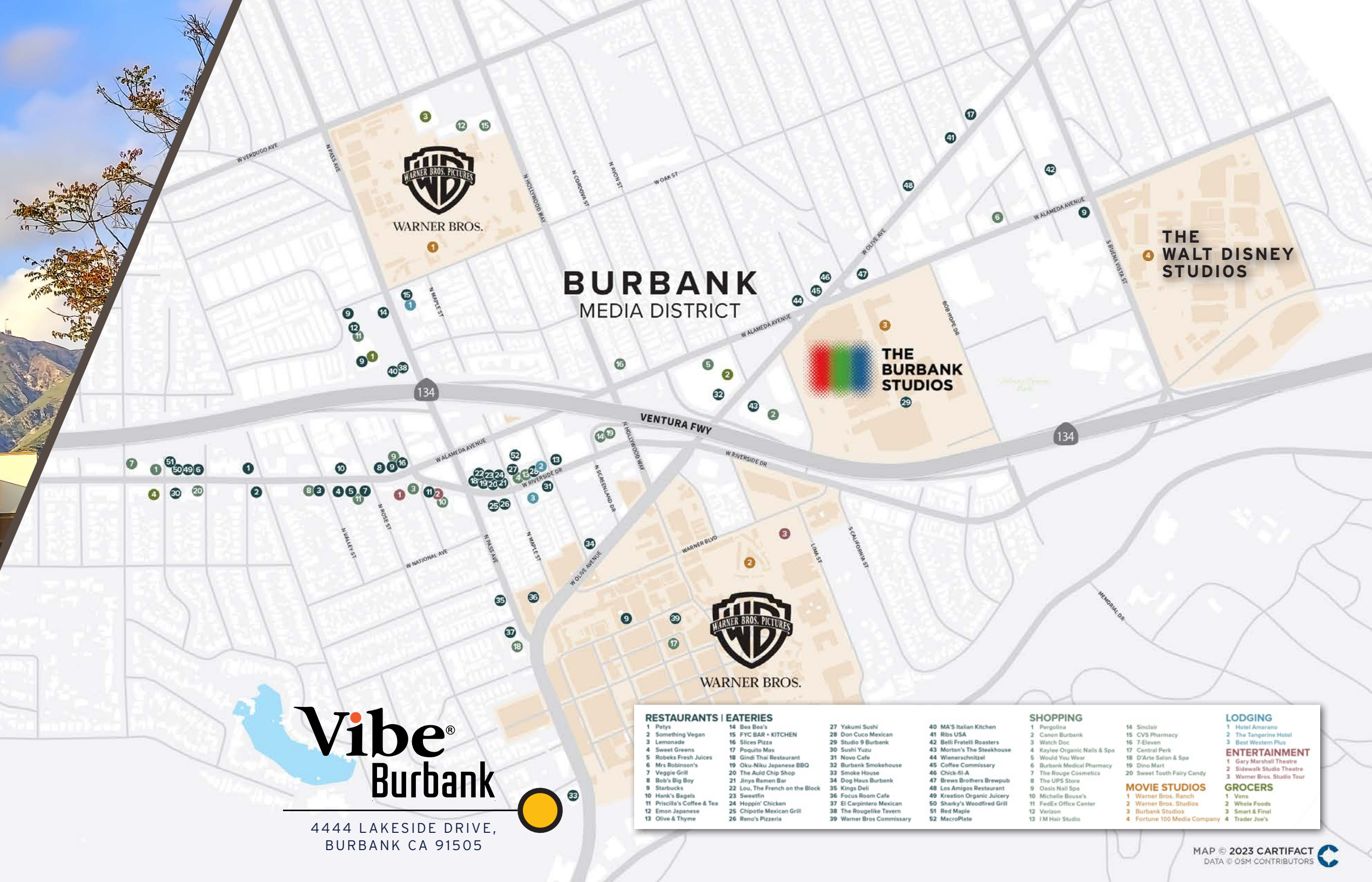
Burbank, situated about twelve miles north of Downtown Los Angeles, spans approximately 17 square miles. It is bordered by Glendale to the east, North Hollywood and Toluca Lake to the west, Griffith Park to the south, and the Verdugo Mountains to the north.

Known as the “Media Capital of the World,” Burbank is closely located to Hollywood and hosts major media and entertainment companies such as The Walt Disney Company, Warner Bros., NBCUniversal, ABC, DreamWorks, and Nickelodeon. The city offers safety through its own police and fire departments, self-managed utilities, excellent schools and hospital, and a charming small-town atmosphere while remaining close to Downtown LA and the Westside. Burbank is business-friendly, boasting low business taxes, no gross receipts tax, and affordable electricity.

CBRE **Vibe**

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CBRE Vibe



4444 LAKESIDE DRIVE,
BURBANK CA 91505

1	Patsy's	14	Bea Bea's
2	Something Vegan	15	FYC BAR +
3	Lemonade	16	Slices Pizzeria
4	Sweet Greens	17	Poquito Market
5	Robeks Fresh Juices	18	Gindi Thai
6	Mrs Robinson's	19	Oku-Niku Japanese
7	Veggie Grill	20	The Auld Kitchen
8	Bob's Big Boy	21	Jinya Ramen
9	Starbucks	22	Lou, The French
10	Hank's Bagels	23	Sweetfin
11	Priscilla's Coffee & Tea	24	Hoppin' Chicks
12	Emon Japanese	25	Chiptole Market
13	Olive & Thyme	26	Reno's Pizzeria

- 27 Yakumi Sushi
- 28 Don Cuco Mexican
- 29 Studio 9 Burbank
- 30 Sushi Yuzu
- 31 Novo Cafe
- 32 Burbank Smokehouse
- 33 Smoke House
- 34 Dog Haus Burbank
- 35 Kings Deli
- 36 Focus Room Cafe
- 37 El Carpintero Mexican
- 38 The Rougelike Tavern
- 39 Warner Bros Commissary

40 MA'S Italian Kitchen
41 Ribs USA
42 Belli Fratelli Roasters
43 Morton's The Steakhouse
44 Wienerschnitzel
45 Coffee Commissary
46 Chick-fil-A
47 Brews Brothers Brewery
48 Los Amigos Restaurant
49 Kreation Organic Juices
50 Sharky's Woodfired Food
51 Red Maple
52 MacroPlate

- 1 Pergolina
- 2 Canon Burbank
- 3 Watch Doc
- 4 Kaylee Organic Nails & Spa
- 5 Would You Wear
- 6 Burbank Medical Pharmacy
- 7 The Rouge Cosmetics
- 8 The UPS Store
- 9 Oasis Nail Spa
- 10 Michelle Bouse's
- 11 FedEx Office Center
- 12 Verizon
- 13 I M Hair Studio

14 Sinclair
15 CVS Pharmacy
16 7-Eleven
17 Central Perk
18 D'Arte Salon & Spa
19 Dino Mart
20 Sweet Tooth Fairy Candy

MOVIE STUDIOS
1 Warner Bros. Ranch
2 Warner Bros. Studios
3 Burbank Studios
4 Fortune 100 Media Corn

ENTERTAINMENT

- 1 Gary Marshall Theatre
- 2 Sidewalk Studio Theatre
- 3 Warner Bros. Studio Tour

GROCERS

- 1 Vons
- 2 Whole Foods
- 3 Smart & Final
- 4 Trader Joe's

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ABOUT BURBANK

HOLLYWOOD BURBANK AIRPORT

Serving as a convenient alternative to the bustling Los Angeles International Airport, the Hollywood Burbank Airport offers a congestion-free option for residents, tenants, and visitors of Burbank. Formerly known as the Burbank-Glendale-Pasadena Airport, it stands as the closest airport to both downtown Los Angeles and Hollywood, serving as a hub for major film and television studios. The airport is a hub for numerous corporate jets utilized by prominent film studios, celebrities, and entertainment industry leaders. Alongside this, it offers regular flights in partnership with major airline carriers. Situated in the northwestern part of the city, this airport accommodates around 5 million travelers annually, operating with seven carriers and providing over 70 daily flights.

AMTRAK

Situated a brief stroll away from the Hollywood Burbank Airport, the Amtrak station at Hollywood Burbank Airport caters to a diverse range of travelers including airport-goers, drivers, Amtrak and Metrolink riders, pedestrians, and MTA transit bus users. An airport shuttle service further enhances accessibility, providing seamless travel options for passengers journeying to Ventura, Santa Barbara, and San Luis Obispo counties. The station is also well-connected, allowing travelers to reach Downtown Los Angeles within minutes via the Amtrak Pacific Surfliner or Metrolink commuter train.



BURBANK LOCAL TRANSIT ("BLT")

BLT encompasses a range of services including a single fixed-route shuttle bus, two on-demand responsive service buses, and an electric fleet of four shuttle buses. Referred to as the Media District Shuttle, the fixed-route service operates between the Burbank Regional Intermodal Transportation Center («RITC»)–the primary public transportation hub–and the Burbank Media District. Complementing this, two on-demand shuttles–the Downtown Burbank and Golden State/Airport Area shuttles–offer flexible transportation from RITC to any point within their service area. Additionally, the electric fleet of four shuttle buses efficiently navigates the Media District, catering to diverse transportation needs.

METROLINK

Serving as a dependable commuter rail system, Metrolink effectively connects residential neighborhoods with key employment and activity hubs, fostering enhanced transportation and mobility across the Los Angeles region. Within Burbank, two essential Metrolink lines operate: the Ventura County line, facilitating travel from Oxnard to the Los Angeles Union Station, and the Antelope Valley line, linking Lancaster, the San Fernando Valley, and the downtown Los Angeles Union Station. These two lines collectively span over 150 miles of rail service, catering to a daily ridership of 40,000 individuals. Notably, the Antelope Valley line also includes a stop at Hollywood Burbank Airport, conveniently situated near Media Studios North, offering added convenience to both tenants and visitors.

ABOUT BURBANK

FREEWAYS

The Golden State (5) Freeway traverses through Burbank, serving as a pivotal link to the expansive freeway network across Los Angeles County. Functioning as California's primary north-south freeway, it integrates seamlessly with the local transportation infrastructure. Concurrently, the Ventura (134) Freeway runs along the city's southern expanse, connecting the Hollywood (101) Freeway with the Foothill (210) Freeway.

RETAIL HUBS

Burbank boasts two of the region's most dominant super-regional malls, strategically positioned at the junctions of Burbank Boulevard and the Golden State (5) Freeway.

BURBANK EMPIRE CENTER

A captivating open-air promotional hub, the Burbank Empire Center stands out as a convergence point for prominent national-brand retailers. Spanning an impressive 613,902 square feet, it ranks among Los Angeles County's largest and most prestigious power centers. Retail giants such as Target, Lowe's, Best Buy, Sportmart, Marshalls, Shoe Pavilion, Michaels, and Costco form its impressive lineup. The center also serves as a culinary destination for locals and visitors, offering renowned eateries like Olive Garden, Outback Steakhouse, Hometown Buffet, Krispy Kreme, Sharkey's, and Starbucks.



BURBANK TOWN CENTER

Formerly known as Media City Center, the Burbank Town Center spans an expansive 1.2 million square feet of retail space. Its anchor tenants include Macy's, Ikea, and AMC Theaters. Additionally, the center boasts more than 448,000 square feet of outdoor retail space. A recent renovation has enhanced its appeal, accompanied by the addition of a connected 14-screen AMC Theater. This cinema complex consistently ranks among the nation's top three highest-grossing movie theaters. Standing as a dominant enclosed regional mall along the Golden State (5) Freeway corridor, the Burbank Town Center serves as a significant commercial hub.

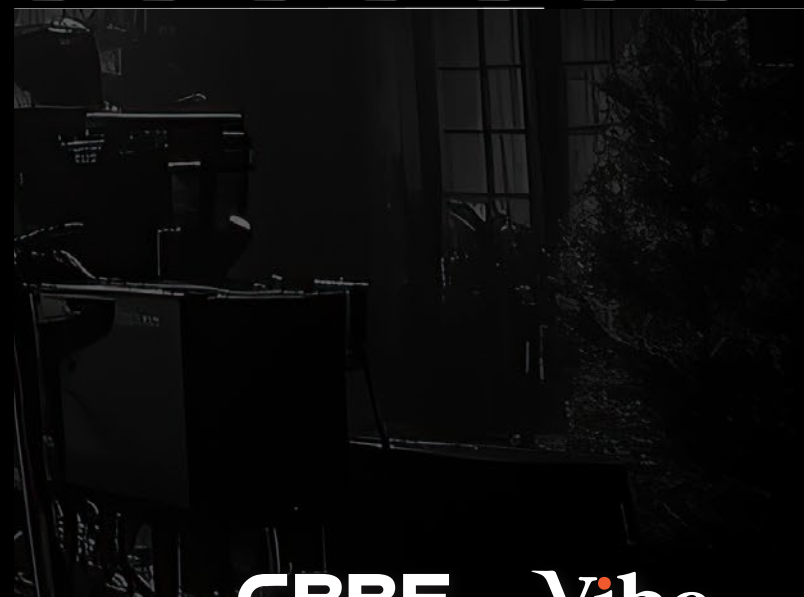
PROVIDENCE ST. JOSEPH MEDICAL CENTER

Housing 455 licensed beds, this medical facility claims the position of the second-largest hospital catering to the San Fernando and Santa Clarita Valleys. The hospital's workforce comprises approximately 2,500 employees and over 600 physicians. Within its campus, multiple specialized centers are dedicated to disciplines such as cancer, cardiology, mammography, hospice, and children's services. A noteworthy addition to the medical center is the Roy and Patricia Disney Family Cancer Center, spanning four stories and equipped with the latest high-tech apparatus for cancer treatment and wellness services. The establishment of this \$36 million center was made possible through a generous \$10 million donation from Roy and Patricia Disney.

PRIVATE BALCONIES & VIEWS



NEW GYM & SHOWERS



CBRE

Vibe

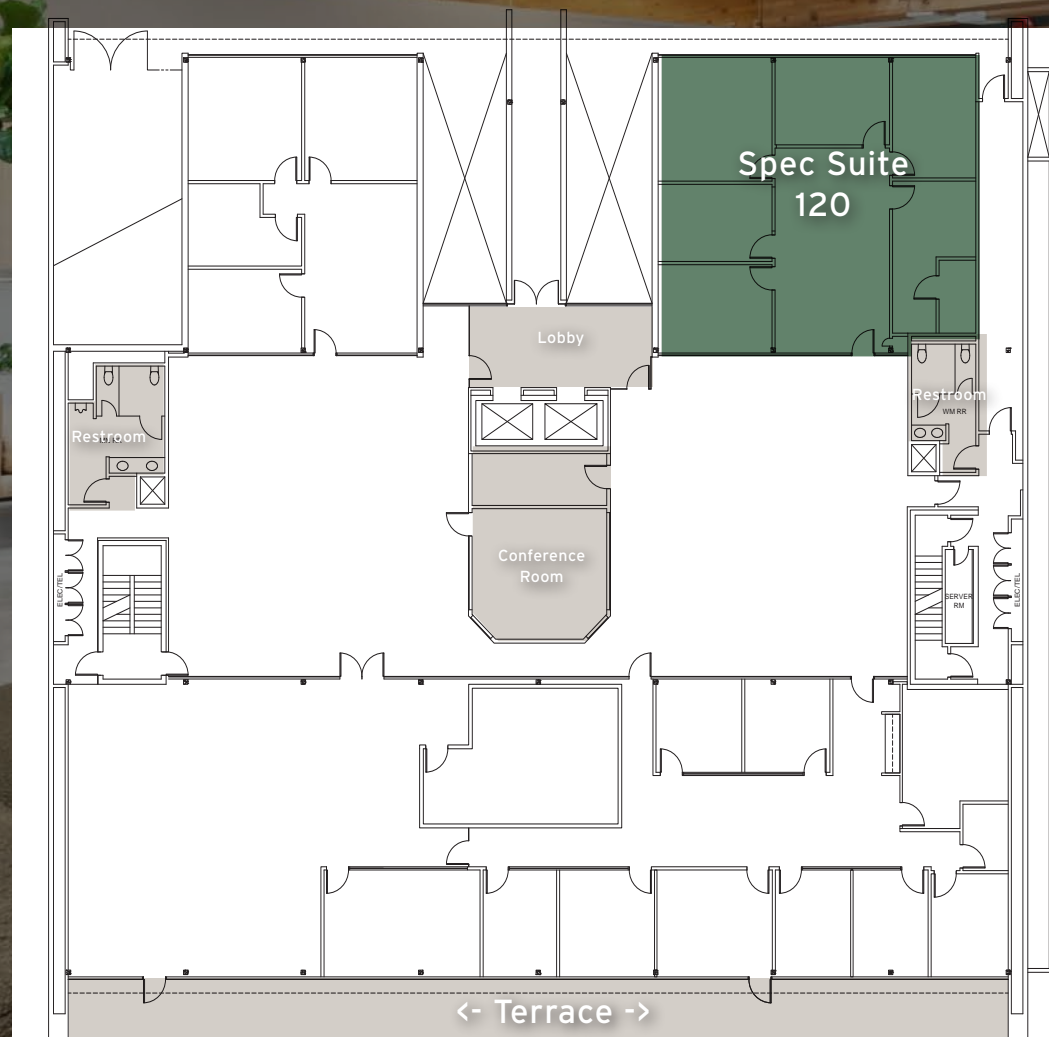
PICKLEBALL AND BASKETBALL COURTS



FIRST FLOOR

AVAILABILITY

Suite 120 | 2,207 SF
MOVE-IN READY SPEC SUITE
5 offices, open area



SECOND FLOOR

DIVISIBILITY OPTION 1

DIVISIBILITY OPTION 2

15,594

Full second floor available with direct access to both terraces, 24 offices, 2 large conference rooms, kitchen, large open area, restrooms and storage.

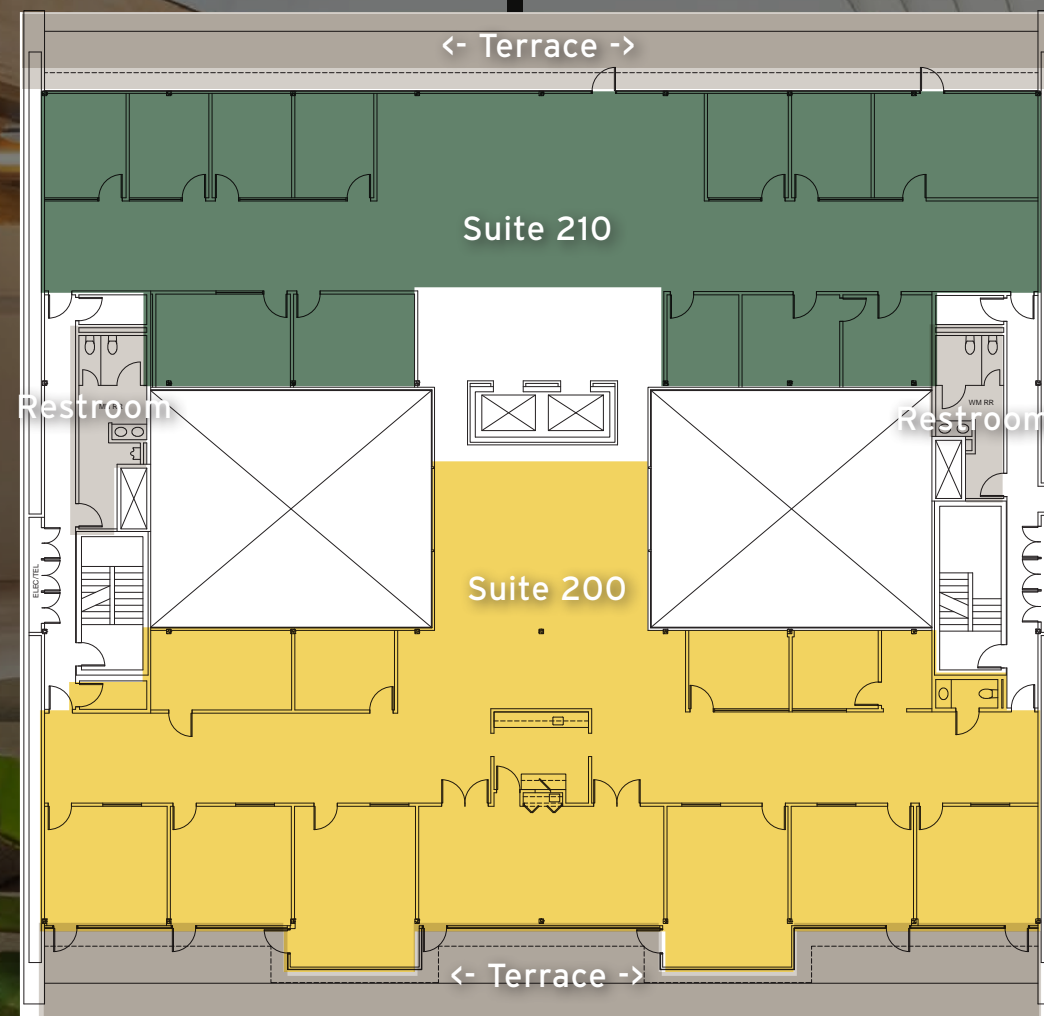
DIVISIBILITY OPTION 1

Suite 200 | ~8,552 SF

10 offices, direct terrace access, large conference room, kitchen, storage, open area

Suite 210 | ~7,042 SF

13 offices, direct terrace access, large conference room, kitchen, restroom, storage



DIVISIBILITY OPTION 2

Suite 200 | ~4,276 SF

6 offices (3 with direct terrace access), kitchen, restroom, storage/IT room

Suite 210 | ~4,276 SF

6 offices (4 with direct terrace access), kitchen, restroom, storage/IT room

Suite 220 | ~3,519 SF

6 offices, 2 conference rooms

Suite 230 | ~3,523 SF

6 offices (2 with terrace access), large conference room, kitchen



CBRE

Vibe

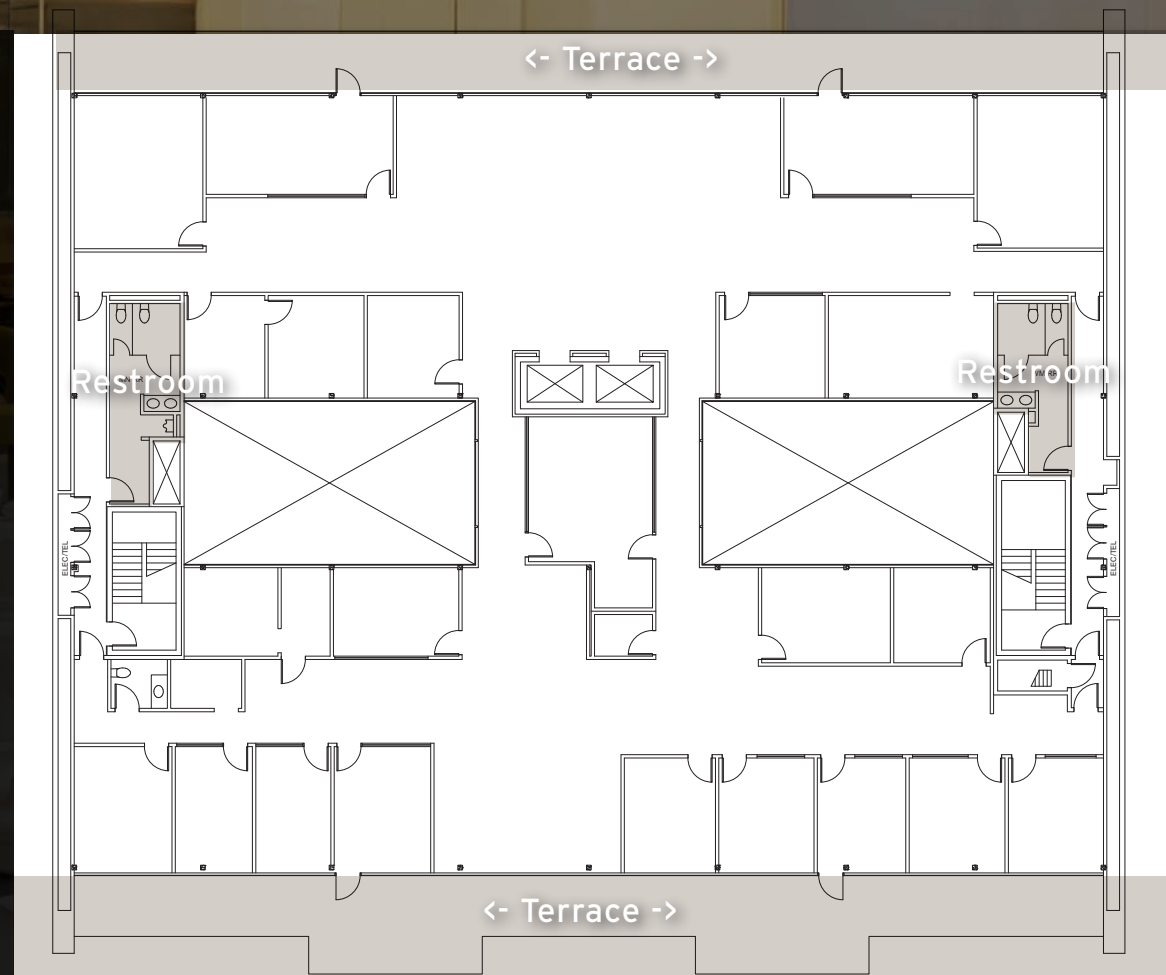
THIRD FLOOR

14,813 SF

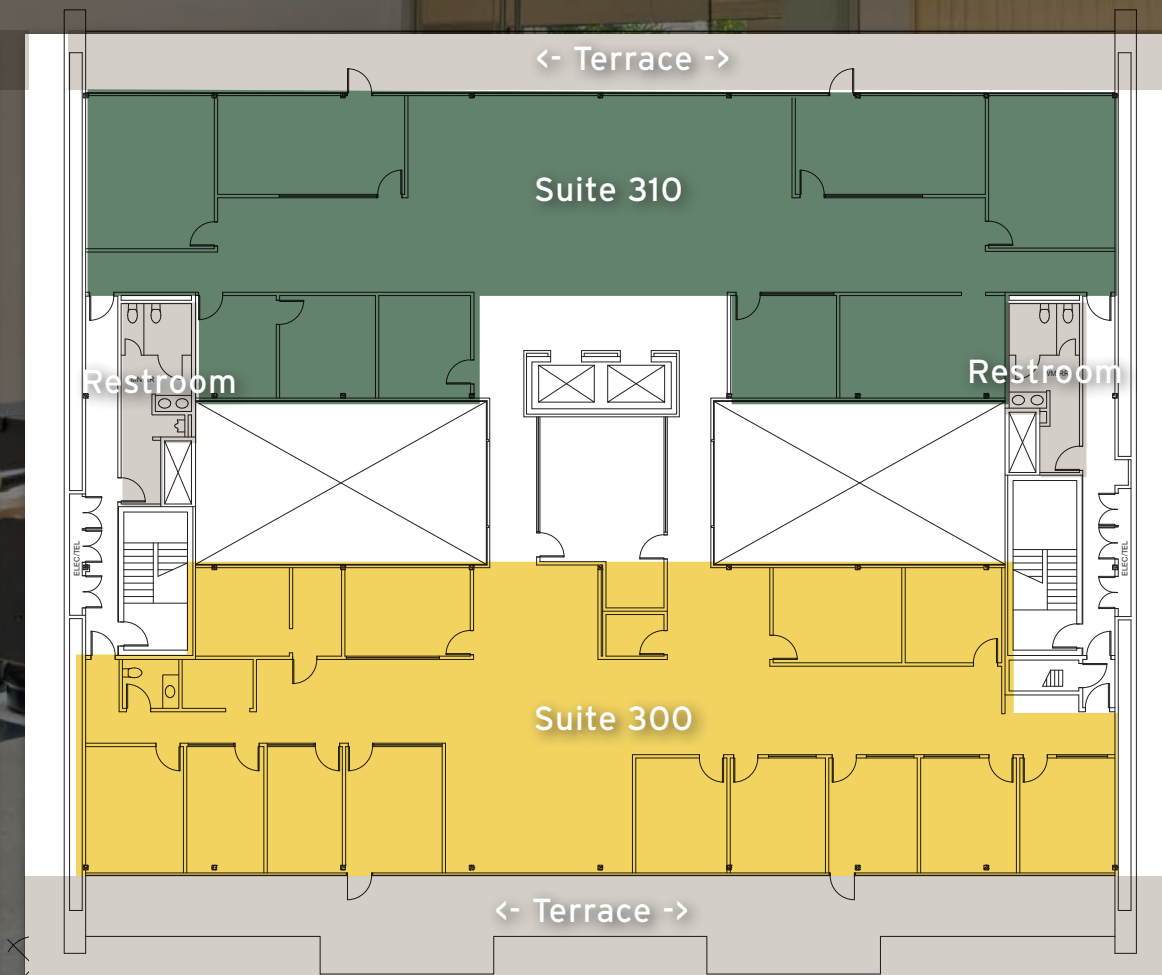
FULL FLOOR

Full 3rd floor with 8 extra large offices and 19 standard-sized offices, direct access to outdoor terraces, conference room, kitchen, 3 restrooms, storage rooms, large open area

FULL FLOOR



DIVISIBILITY OPTION



DIVISIBILITY OPTION

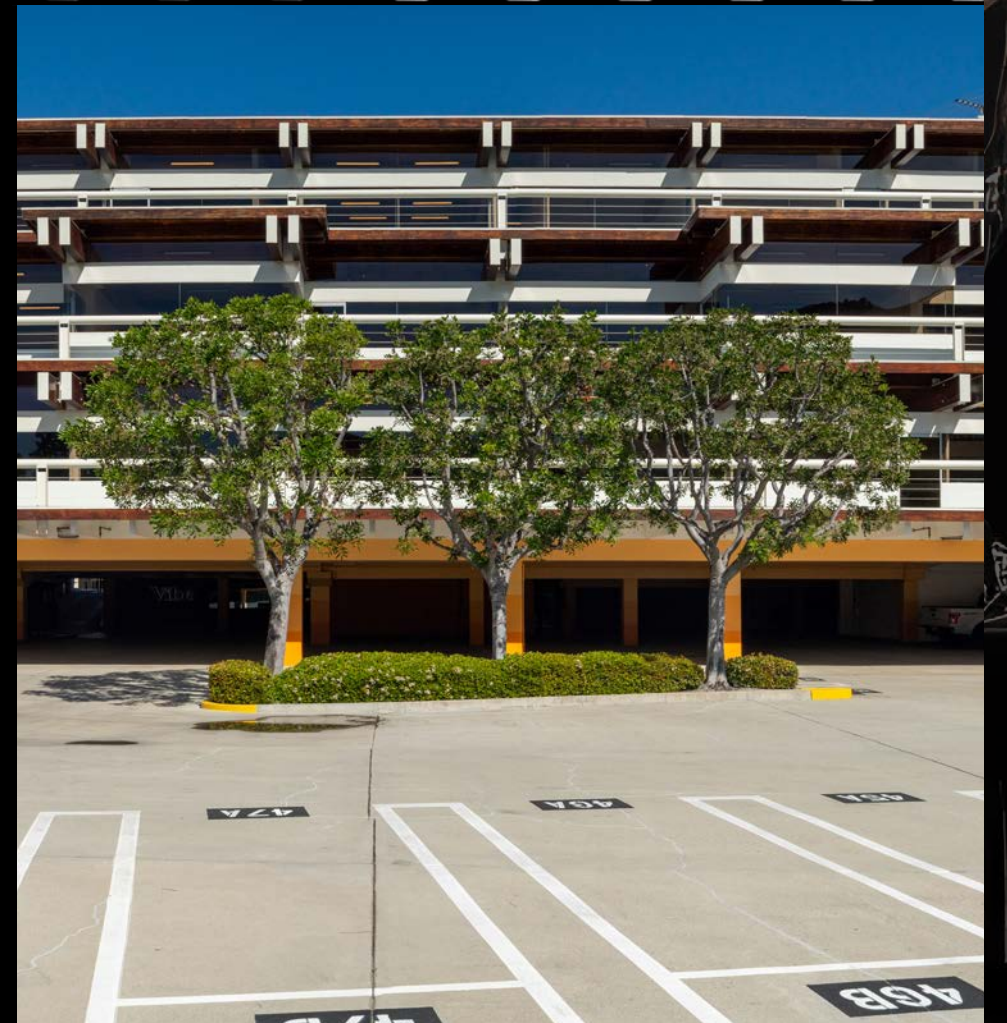
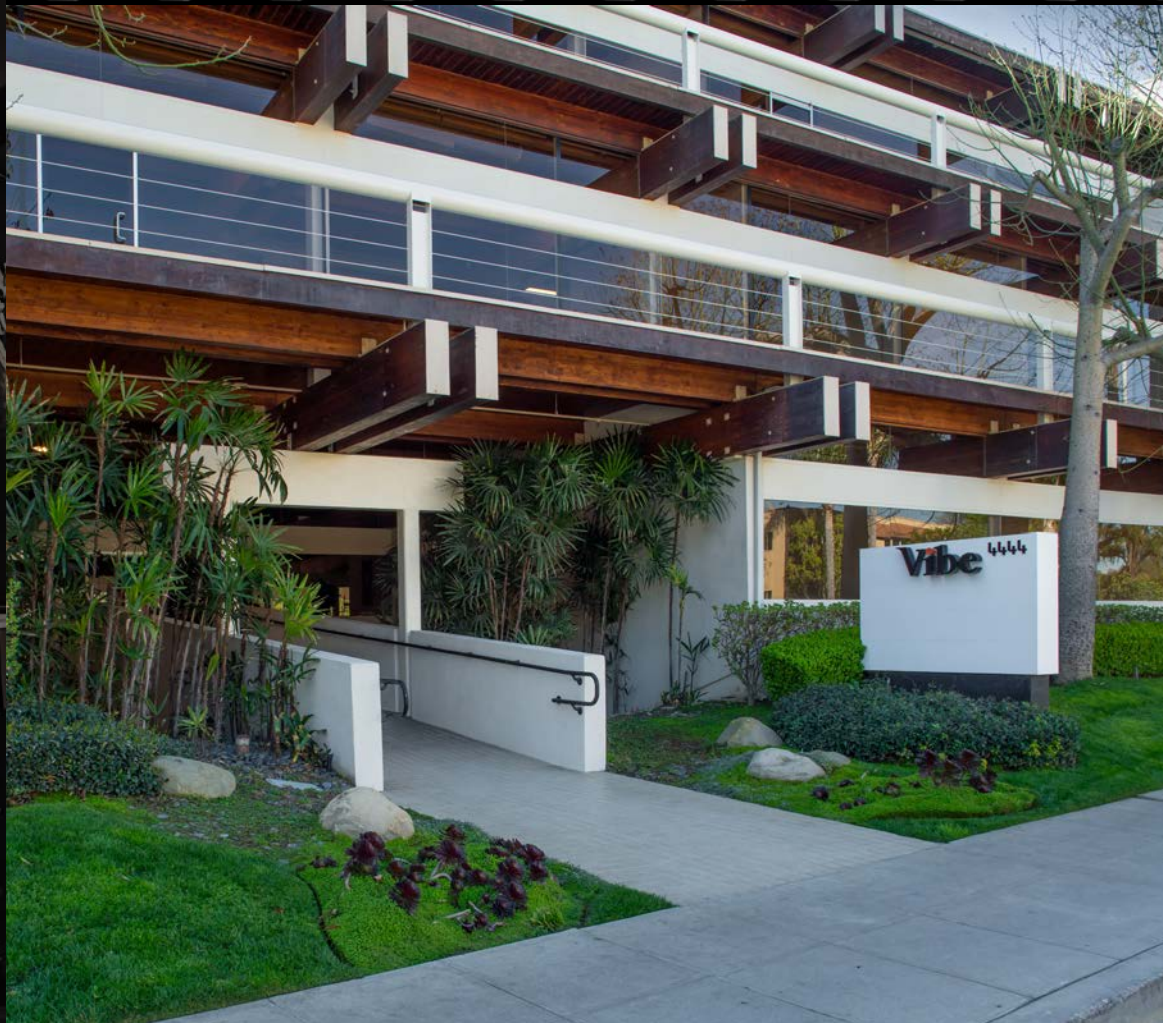
Suite 300 | 7,882 SF

10 offices, direct access to outdoor terrace, storage/IT room

Suite 310 | 6,931 SF

16 offices, kitchen, direct access to outdoor terrace, restroom, storage/IT room

BUILDING EXTERIOR SECURED PARKING



2ND & 3RD FLOORS
**PRIVATE
BALCONIES
WITH
VIEWS**



CBRE

Vibe

2ND & 3RD FLOOR PHOTOS

CBRE Vibe



2ND & 3RD FLOOR PHOTOS

CBRE Vibe



MOVE-IN READY SPEC SUITES



4444 LAKESIDE DRIVE, BURBANK CA 91505

Vibe® Burbank

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CBRE

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