

INDU  
STRY

CREATIVE OFFICE

4450 LAKESIDE DR  
BURBANK

FOR LEASE



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FOR LEASE

OFFICE

4450 LAKESIDE DR BURBANK CA 91505

DETAILS

## AVAILABLE RSF

Suite 200      ±2,251 RSF  
Suite 250      ±1,433 RSF

## OCCUPANCY

May 2025  
Immediate

## RATE

Negotiable

## TERM

3 to 5 years

## PARKING

3 Spaces per 1,000 RSF Leased  
\$75 per Month per Uncovered, Reserved  
\$125 per Month per Covered, Reserved

## FEATURES

Burbank Media District location

Excellent retail and support services near project

Directly adjacent to Warner Bros. &amp; Lakeside Golf Club

Located near Universal City, North Hollywood, and Hollywood

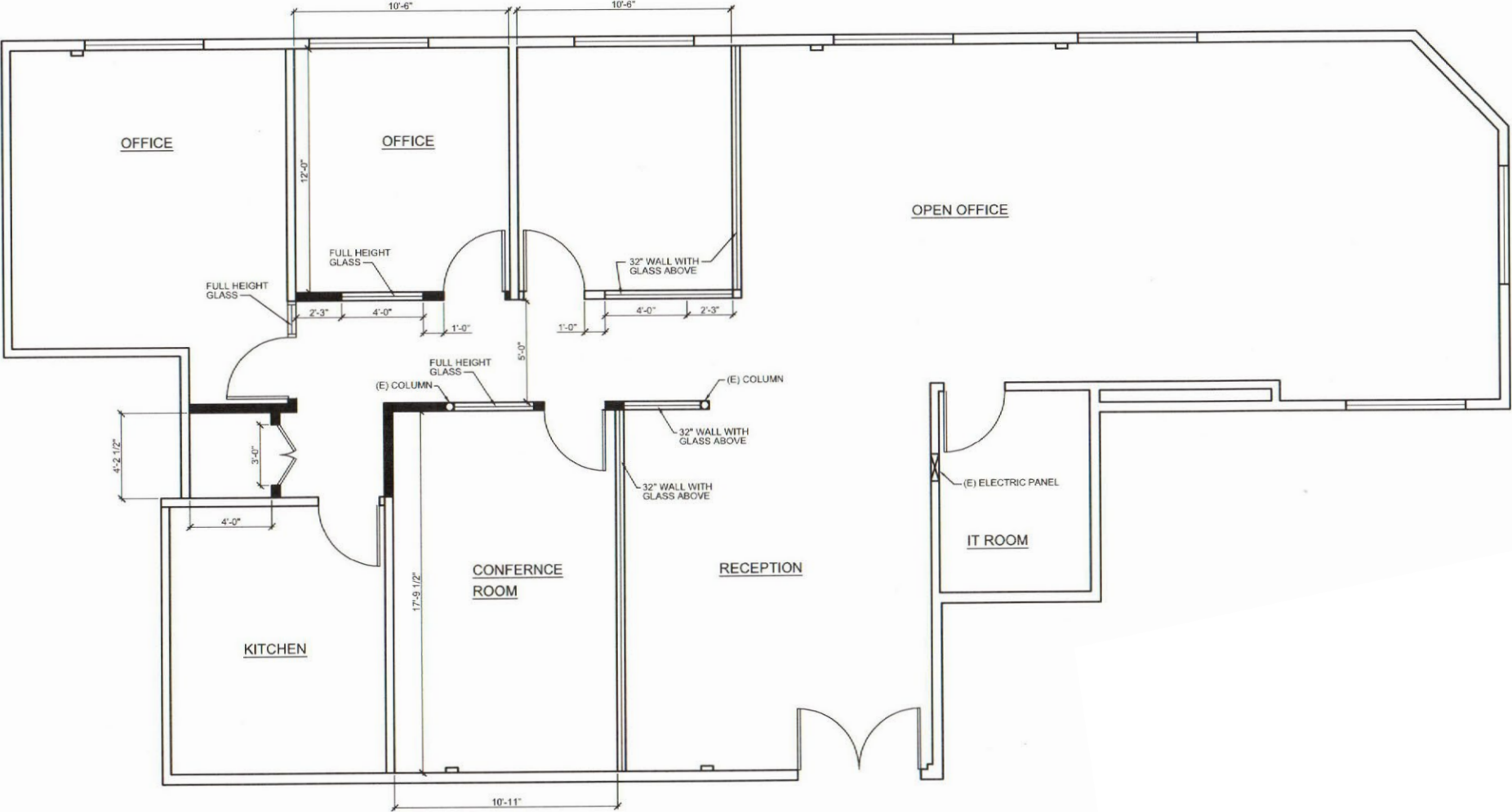
Convenient access to major transportation routes such as 101, 134 &amp; 170 freeways

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FLOOR PLAN  
Suite 200 ±2,251 RSF





FOR LEASE

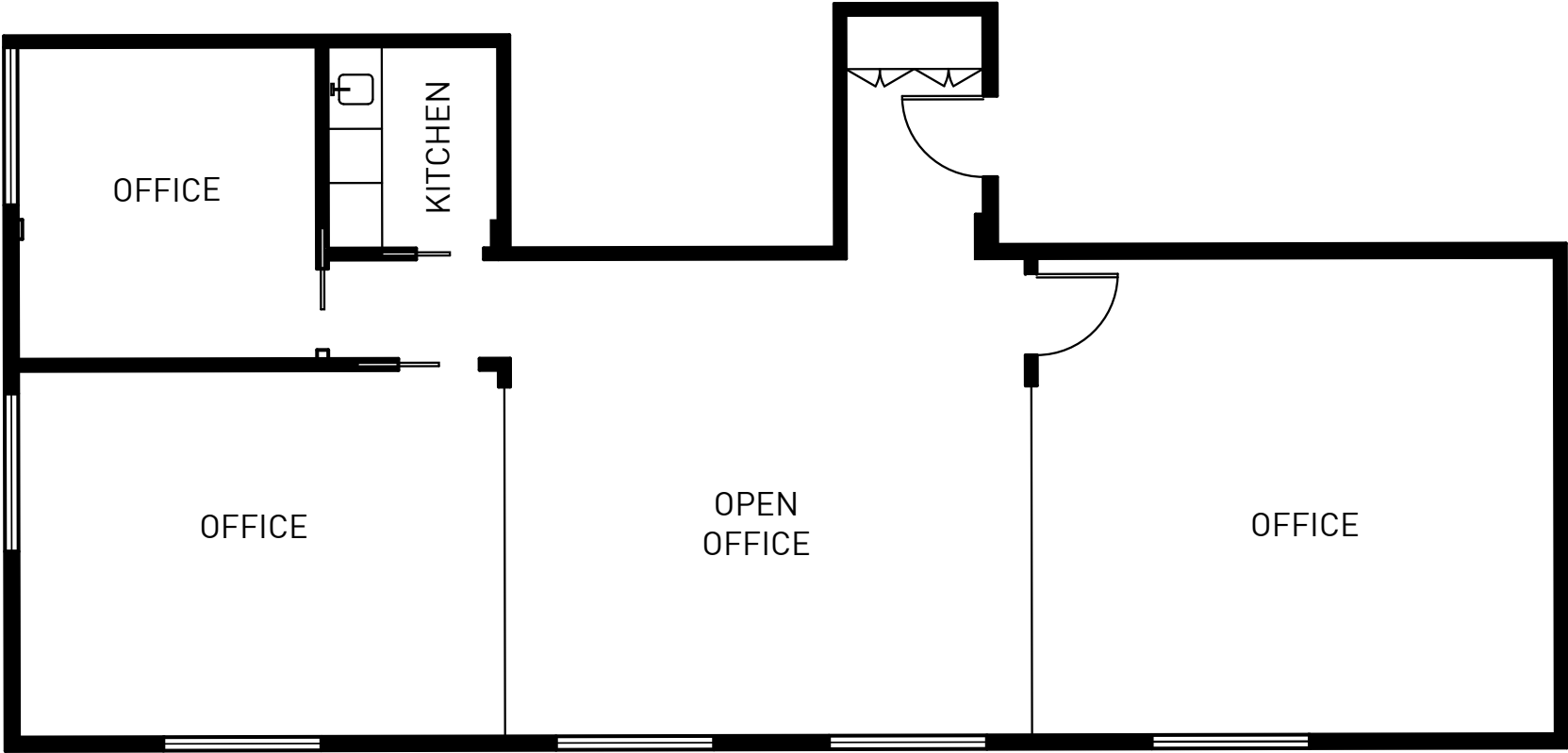
OFFICE

4450 LAKESIDE DR BURBANK CA 91505

SUITE 200  
PHOTOS



FLOOR PLAN  
Suite 250 ±1,433 RSF





FOR LEASE

OFFICE

4450 LAKESIDE DR BURBANK CA 91505

SUITE 250  
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 UNIVERSAL CITY METRO STATION

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