

2711

WINONA AVENUE

BURBANK, CA

CONFIDENTIAL OFFERING MEMORANDUM

EMPIRE CENTER

MEDIA STUDIOS

2711
WINONA AVENUE



FLEX / R & D BUILDING

FOR SALE: \$10,837,000 OR FOR LEASE

CBRE

PROPERTY INFORMATION



IDEAL CAMPUS FOR MEDIA, TECH
OR TRADITIONAL OWNER/USERS



NO INCOME OR GROSS RECEIPT TAX
IN BURBANK



BUILDING TOP SIGNAGE FACING
INTERSTATE 5 FREEWAY WITH OVER
200,000 CARS PER DAY

PROPERTY OVERVIEW

DESCRIPTION	SPECIFICATION
Total Building Size	46,715 SF
Parcel Area	51,488 SF
Number of Stories	2
Zoning	BUM2
FAR	0.91
Parking	85 Spaces
Parking Ratio	1.8/1000 SF
Year Built	1982
Tenancy	Single-Tenant Currently. Multi-Tenant Possible
Topography	Flat
Street Frontage	280' on San Fernando Blvd
Specific Use	Flex/R&D or Office
Highway Access	5 and 134 Freeways



PHYSICAL DESCRIPTION

DESCRIPTION	SPECIFICATION
Construction Type	Reinforced Cinder Block/Steel Frame w/Wood
Foundation	Reinforced Concrete
First Floor	Office (Originally Used for Production/Printing) See Floorplan for more information
Second Floor	Office
Office Build-Out	Currently All Office
Elevators	1
Fire Protection	Wet Pipe Sprinkler System
HVAC	Roof Mounted Units
Restrooms	5 Pairs and A Single Restroom of Executive Office
Ceiling	Acoustical - Tile on Drywall Ceilings
Landscaping	Provided Along the Perimeter of the Property
Lighting	Fluorescent Lighting
Interior Walls	Wood Paneling & Drywall



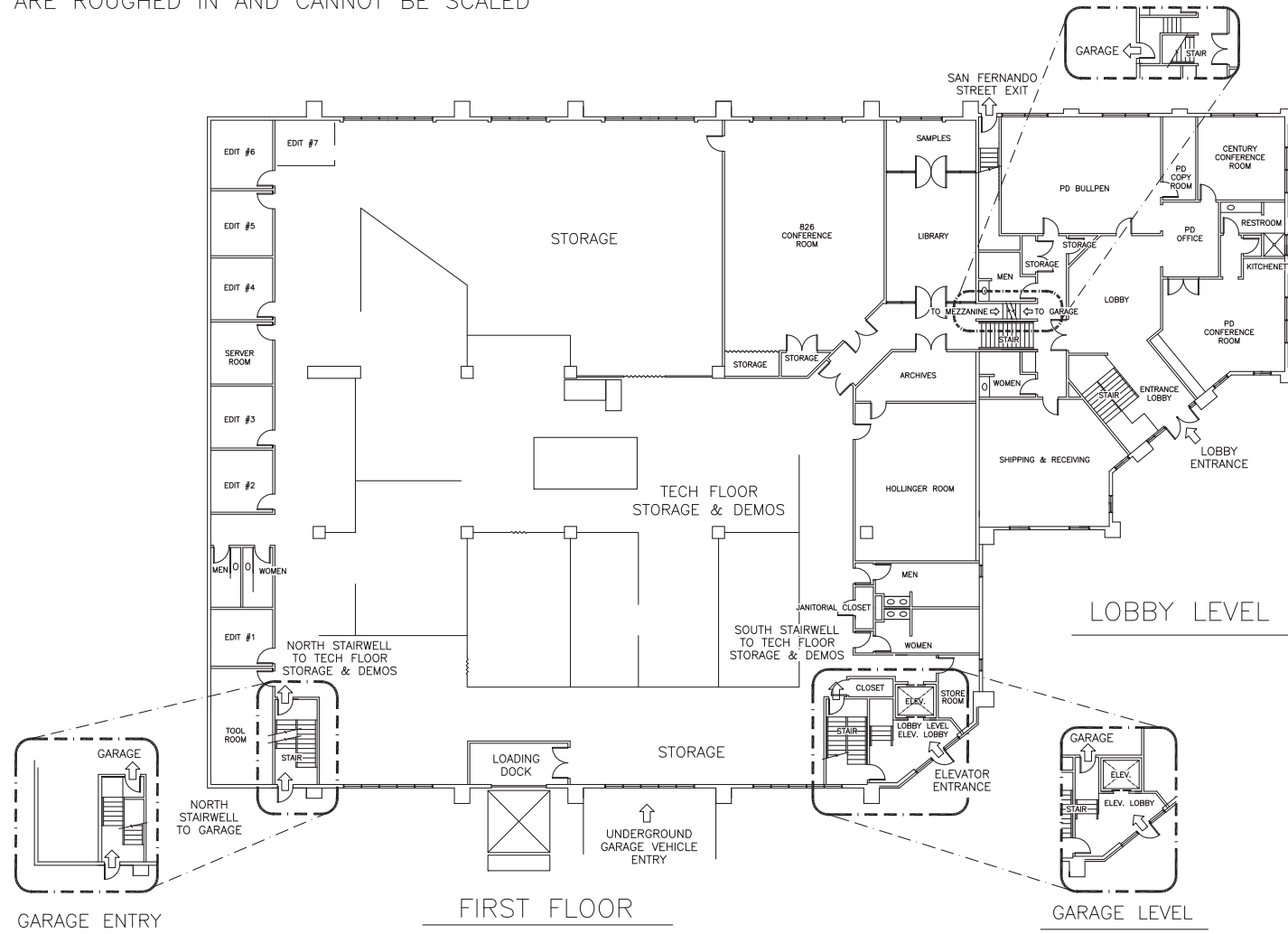
PARCEL MAP



FLOOR PLAN

1ST FLOOR

ROOMS ARE ROUGHED IN AND CANNOT BE SCALED

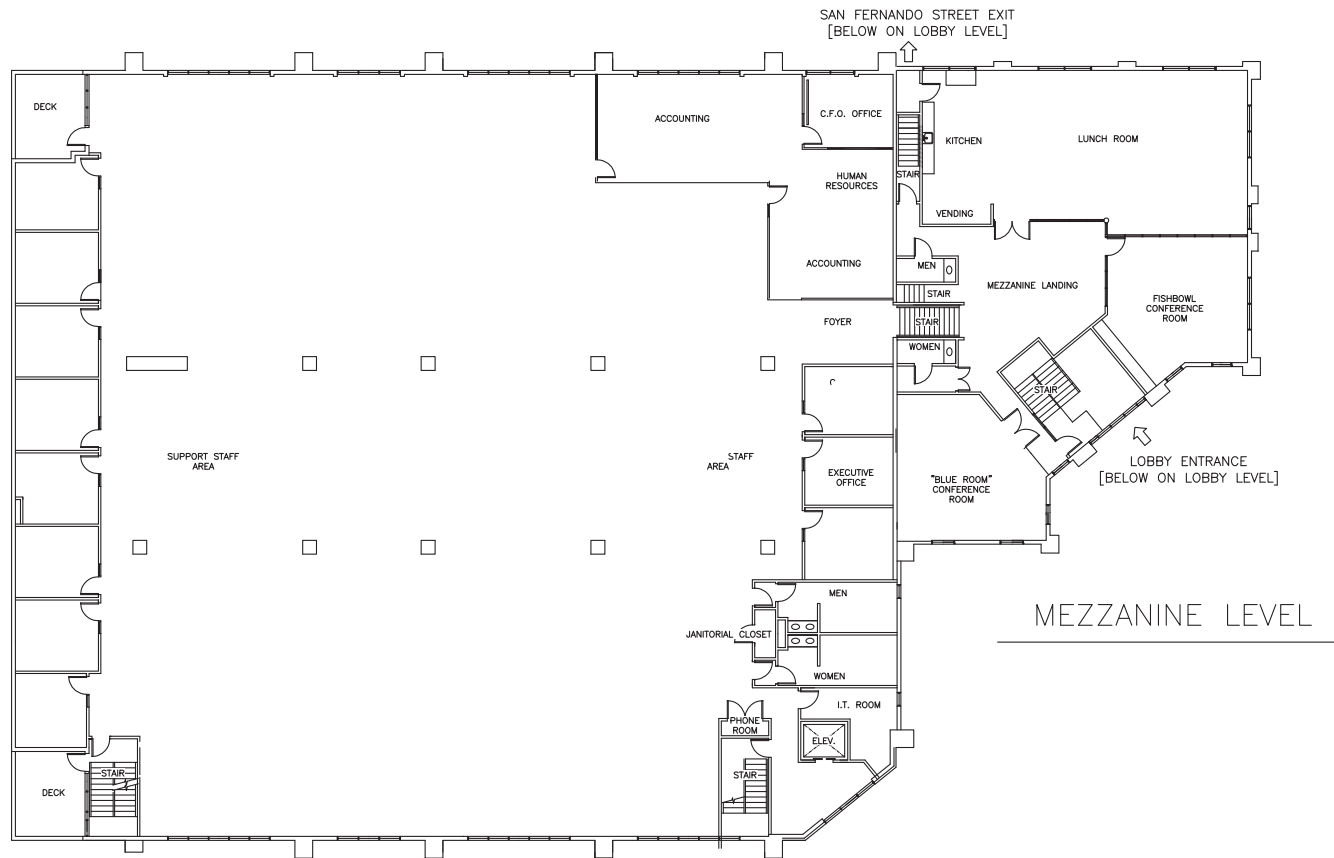


*The first floor was designed as a production floor and is constructed to carry a heavy load including machinery and production equipment

FLOOR PLAN

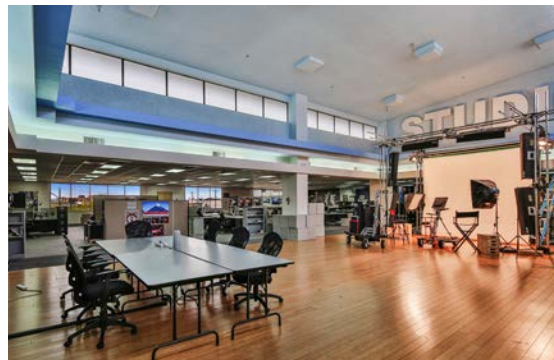
2ND FLOOR

ROOMS ARE ROUGHED IN AND CANNOT BE SCALED



SECOND FLOOR

PROPERTY PHOTOS



BUILDING AERIAL



SOUTH VIEW AERIAL



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N SAN FERNANDO BLVD



SOUTH EAST VIEW AERIAL



DOWNTOWN GLENDALE

MEDIA DISTRICT

EMPIRE CENTER



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WINONA AVENUE



WEST VIEW AERIAL



BURBANK AIRPORT

2711
WINONA AVENUE



REGIONAL MAP



KEY
DISTANCES



07 MILES



03 MILES



7.5 MILES



600 FEET



1/4 MILE



17 MILES



30 MILES

AMENITIES MAP



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INVESTOR CONTACTS

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