

BURBANK | COMMERCIAL

135 W. Magnolia Blvd

COMPASS

For Sale | For Lease



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135 W. Magnolia, Burbank, CA

FOR SALE | FOR LEASE



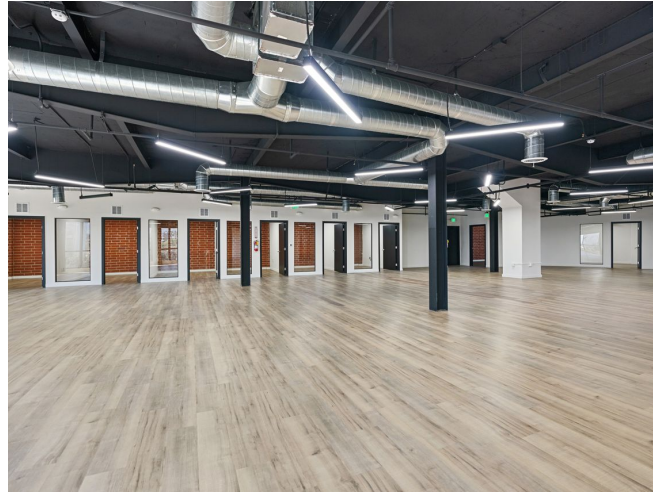
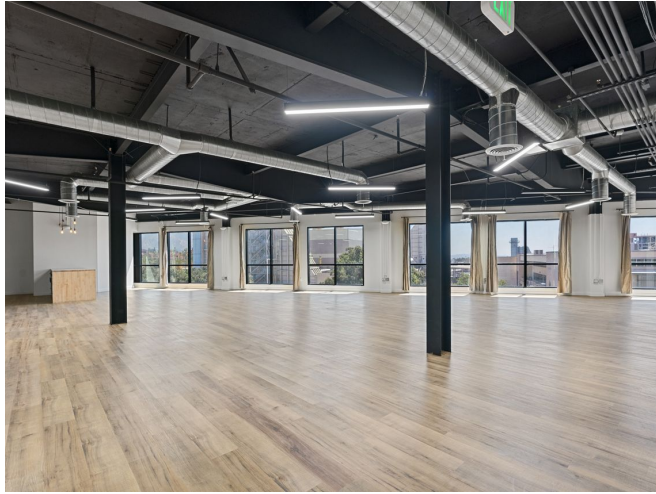
Summary

135 W. Magnolia, Burbank, CA

Welcome to 135 West Magnolia Boulevard, located just blocks from downtown Burbank, this well maintained and recently renovated structure provides multiple opportunities. This four-story building features covered parking comprised of 23,485 sqft with elevator access to every level. Each floor has been beautifully renovated, with three floors of rentable space above grade. The open plan space incorporates 11' + ceiling heights with private offices, vinyl flooring, kitchenettes, restrooms on each floor, and more. There are many opportunities such as office, media, creative space, and other businesses including but not limited to school, fitness studio, call center, gym, and other possibilities. This building can accommodate a multi-tenant layout with approximately 4,000 square foot half-floor plans, there are multiple full floors available for tenants or owner user case studies. Building amenities, currently include an on-site private gym (tenant occupied), yoga center, and massage studio. In addition to the on-site parking, there are also 50-private parking spaces on the lot just across Varney St. With easy access to the I-5 and downtown this is great for clients, meetings, and easy access into downtown. Located in one of the most sought-after media capitals in the World you will not believe the opportunity 135 West Magnolia has to offer.



135 W Magnolia Additional Photos



Burbank

135 W. Magnolia Blvd

Building: 23,485 SF | Parking Lot: 14,419 SF

Parking 3/1,000SF | 24 Covered | 50 Surface

FOR SALE: \$10,500,000

FOR LEASE: \$2.75/SF FSG

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416 N Varney St, Burbank





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