

# 1415 MAGNOLIA

1415 W MAGNOLIA BLVD  
BURBANK, CA 91506



**Sev Amranyan**

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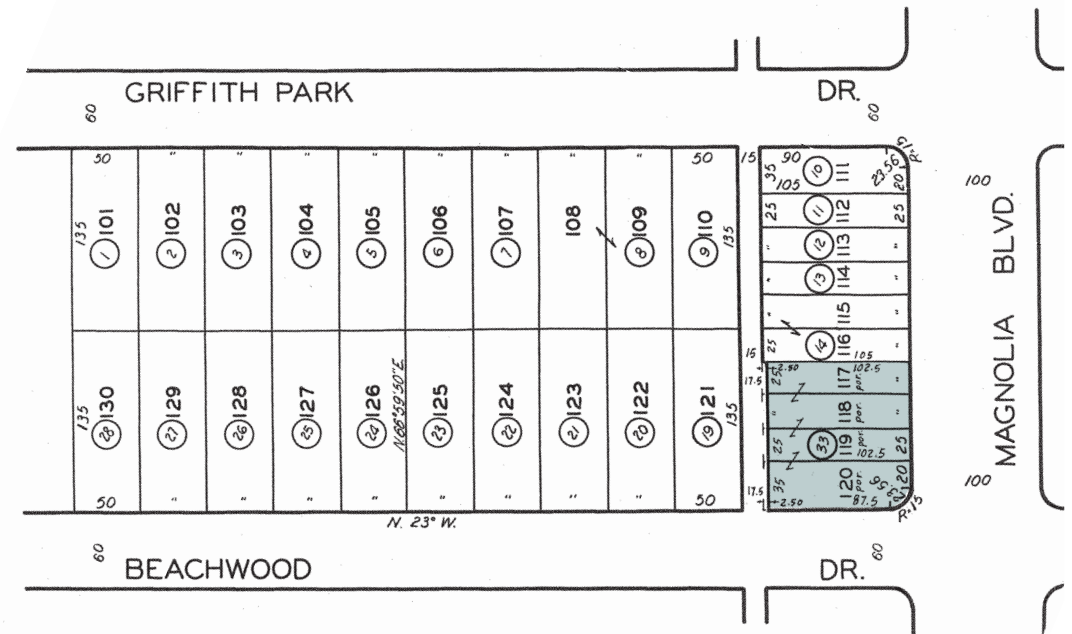
**10,811 SF**  
**PROFESSIONAL OFFICES**  
**FOR LEASE**



# 1415 MAGNOLIA

For Lease  
**\$2.75-\$2.80 MG** /RSF/MO

ADDRESS	1415 W. Magnolia Blvd Burbank, CA 91506
BUILDING SF	10,811 SF
SPACE AVAILABLE	3,700-6,300 RSF
YEAR BUILT	1992
PARKING	2.6/1,000 SF
USE	General Office







MAGNOLIA BLVD





### Burbank Empire Center

- Staples
- Lowe's
- Michael's
- Nordstrom Rack
- Target
- Walmart

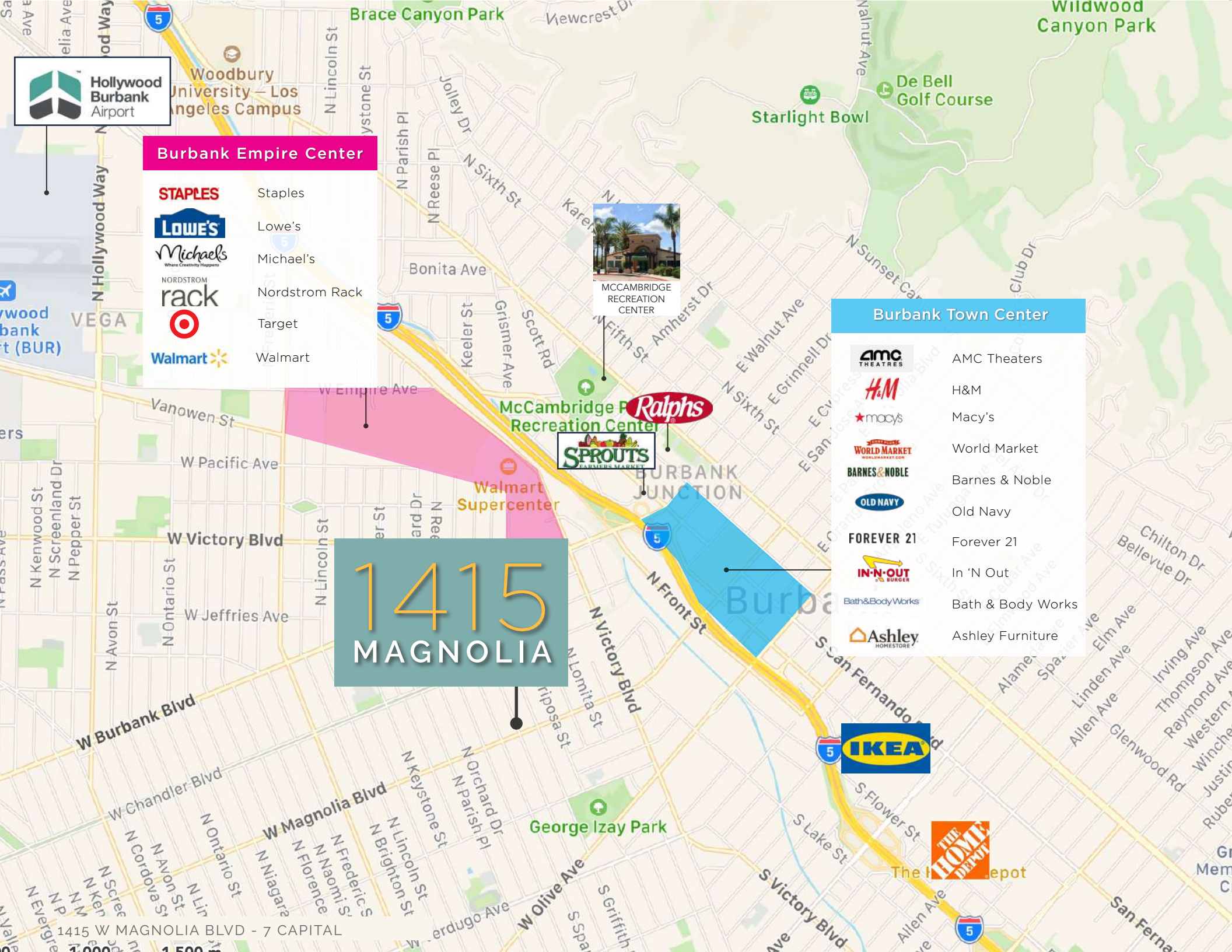


MCCAMBRIDGE RECREATION CENTER

### Burbank Town Center

- AMC Theaters
- H&M
- Macy's
- World Market
- Barnes & Noble
- Old Navy
- Forever 21
- In 'N Out
- Bath & Body Works
- Ashley Furniture

1415  
MAGNOLIA







TOLUCA LAKE

SHERMAN OAKS

BURBANK BLVD

 MAGNOLIA/REESE

MAGNOLIA BLVD

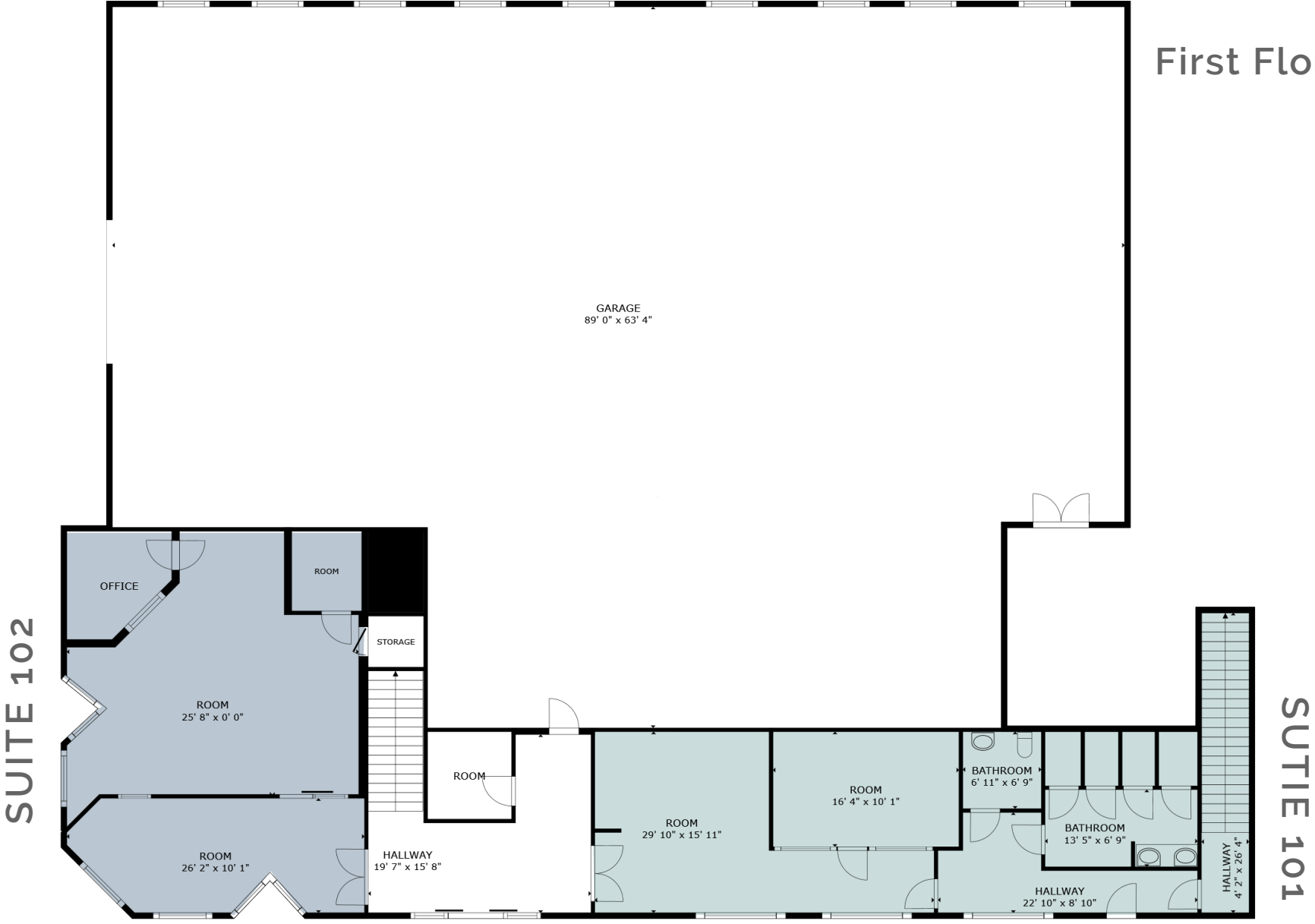
 MAGNOLIA/MARIPOSA





# FLOOR PLANS

First Floor



FLOOR 1

Second Floor

SUITE 202

SUITE 201



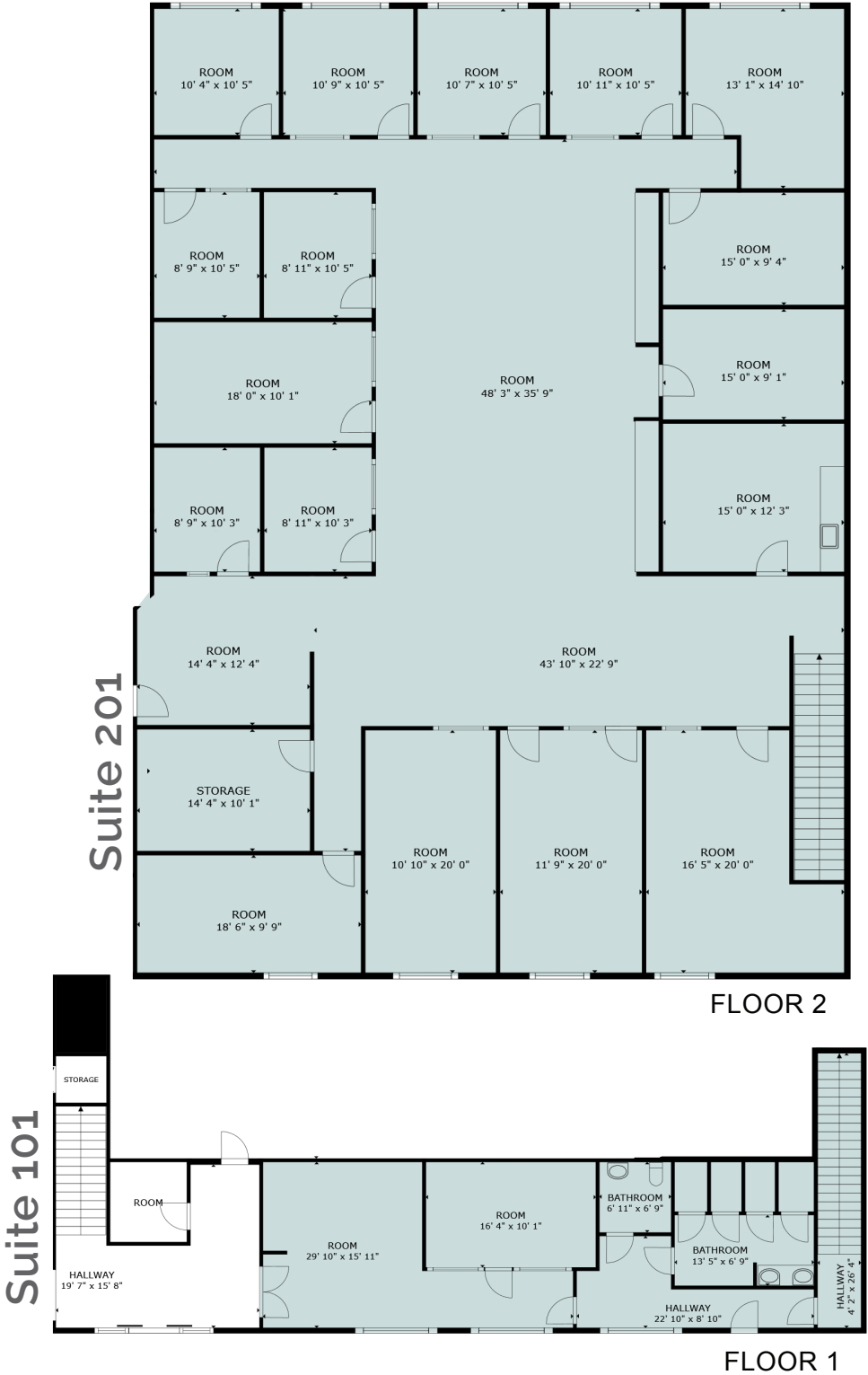
FLOOR 2

# SUITE 101/201

For Lease  
**\$2.75 MG/RSF**

SIZE	6,302 RSF
OFFICES	21 Private Offices
RESTROOMS	2 In-Suite Restrooms
OPEN WORKSPACE	2,600 SF

Explore our expansive office space featuring 21 private offices, ideal for individual work and meetings. Complementing these private offices is a large open area, perfect for setting up cubicles or workbenches, making it an ideal environment for collaborative projects and design work. This versatile space is designed to cater to the dynamic needs of modern professional businesses, providing both privacy and openness for optimal productivity.





# SUITE 101





# SUITE 201







SUITE 201



# SUITE 202

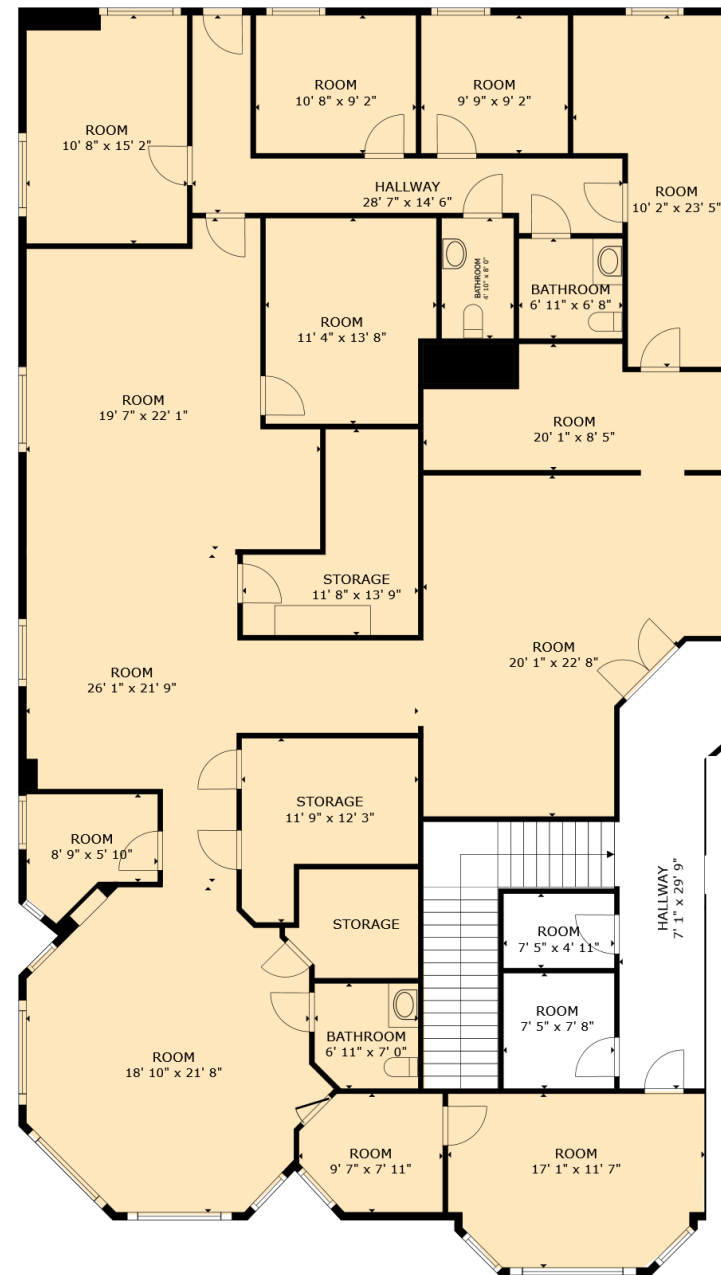
For Lease

**\$2.80 MG/RSF**

SIZE	3,720 RSF
OFFICES	8 Private Offices
RESTROOMS	3 In-Suite Restrooms
OPEN WORKSPACE	1,500 SF

Discover a prime office space, located at the coveted corner of the building. This versatile office features numerous rooms designed to meet the needs of any professional business. Highlighting the space is the unique "Sky Suite" - a round room adorned with a beautifully painted cloud ceiling, perfect for meetings, brainstorming sessions, or a distinctive workspace.

## SUITE 202



FLOOR 2



SUITE 201





# SUITE 202





# SUITE 202



SKY SUITE, SUITE 202





# EXTERIOR





## AMPLE PARKING

29 Spaces Incl. Handicap Accessible

2.6:1 Ratio







1415 W MAGNOLIA BLVD - 7 CAPITAL

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Burbank is recognized as "Media Capital of the World," convenient to many of Los Angeles' most exciting attractions. Burbank is home to four distinct neighborhoods: Downtown Burbank, Magnolia Park, the Airport District, and Media District. Hollywood Burbank Airport allows for easy access and is close to about 20 Burbank hotels, which include everything from the charmingly affordable and family-friendly to sophisticated chic boutiques.

From retro-hip vintage shopping in Magnolia Park to Downtown's chic, outdoor street scene, to the Empire Center and more, Burbank's retail mix offers fashion choices from eclectic to classic to mod, and everything in between.

## ABOUT BURBANK

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, and Griffith Observatory.

Burbank is economically diverse and consists of numerous businesses and industries. The city is known for being the "Media Capital of the World" because NBC, Warner Brothers, Nickelodeon, Cartoon Network, and the Walt Disney Company are headquartered or have major operations in Burbank. In the next five years, the industries with the most projected expansion are in services, retail and government - equating to a combined 72% total job growth.

*SOURCES: econdevburbank.com, www.burbankca.gov, dtnbur.gov*





DISNEY STUDIOS



BURBANK AIRPORT



NICKELODEON ANIMATION STUDIOS



BURBANK IKEA - NATION'S LARGEST



WARNER BROTHERS STUDIOS

# BURBANK HIGHLIGHTS

## CITY HIGHLIGHTS



- Entertainment production cluster
- Destination for businesses & office space
- High city safety rating
- Housing, shopping & leisure developments in progress
- World class amenities
- Close proximity to Hollywood and Downtown LA

## RETAIL & LEISURE



### BURBANK TOWN CENTER

- 1.2 Million Square Feet
- 1170+ retail stores, restaurants and lifestyle services
- Anchor tenants are AMC Theatres, Macy's, Sears, Barnes & Noble and Burlington Coat Factory

### THE AMERICANA AT BRAND

- 475,000 Square Feet of open-air luxury retail space
- 75+ stores and restaurants
- Anchor tenants are Nordstrom, Pacific Theatres,

## ECONOMICS



Burbank is a full-service City with its own Police and Fire Departments, public transit (BurbankBus), and utilities (Burbank Water and Power). The Burbank Unified School District is one of the highest achieving and most competitive school districts in the Los Angeles area, creating housing demand, especially among young professionals and families. Burbank's employment opportunities, high quality public schools, multimodal transportation access (air, rail, road), and competitive location in the Los Angeles metropolitan area drive its population growth and demand for residential and commercial land uses.

## NEARBY AIRPORTS



### BURBANK AIRPORT

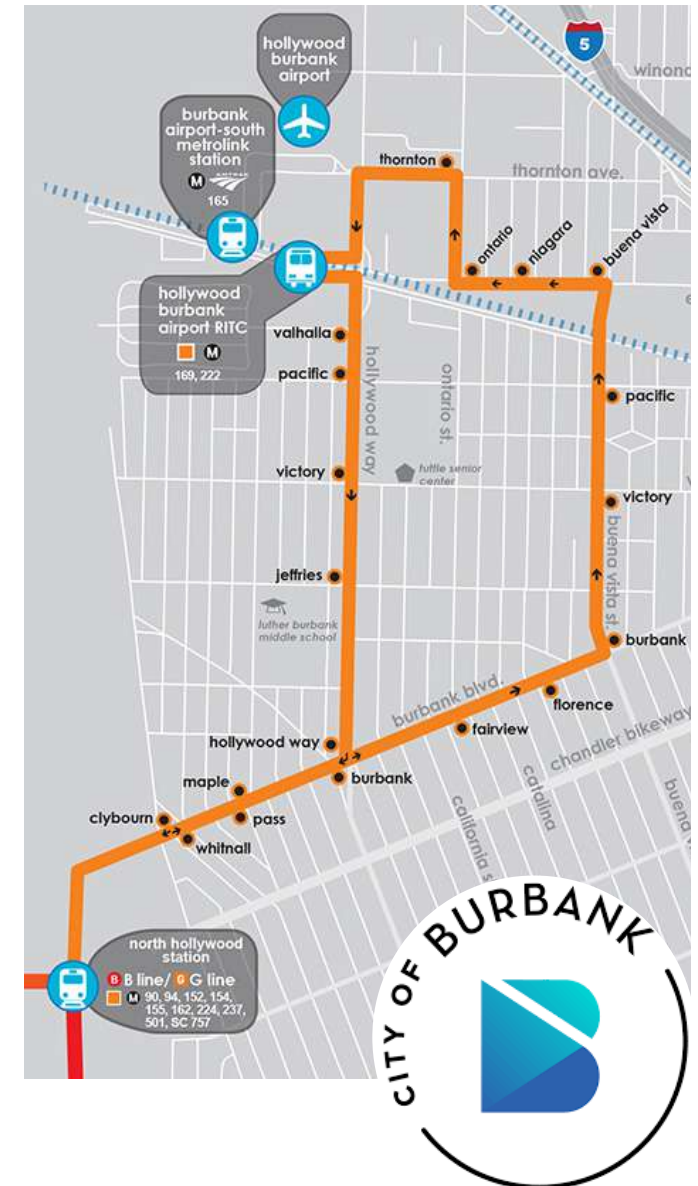
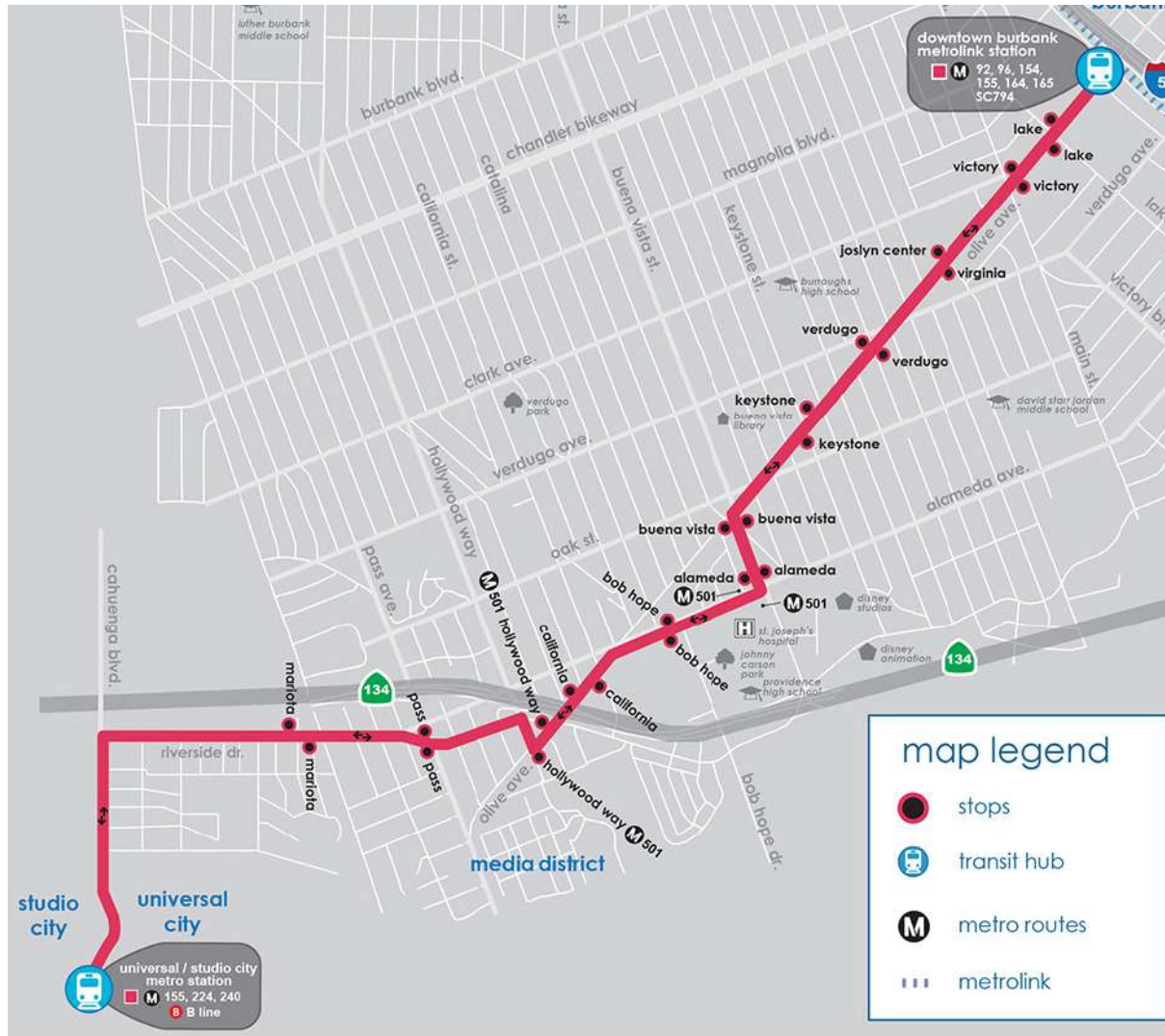
- BUR has over 70 daily flights to regional, domestic and foreign destinations
- 12,440+ employees
- Annual Economic Impact: \$1.8 billion annually; supported ~3.9 million passengers in 2015

### LOS ANGELES INTERNATIONAL AIRPORT (LAX)

- 5th busiest airport in the world
- 408,000+ employees
- Annual Economic Impact: \$60 billion annually; supports ~75 million passengers in 2015



**burbankbus** ⇄



# TRANSPORTATION



Getting into and around Burbank is easier than ever, thanks to BurbankBus, which offers two local routes that provide easy access to employment hubs and convenient connections to local amenities and regional transportation services.

1415 W. Magnolia is also just over a mile from the Downtown Burbank Metrolink Station, served by 20 Metrolink Ventura County Line trains (ten in each direction) each weekday,



## VERY WALKABLE

Most errands can be accomplished on foot



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