

FOR LEASE

111 NORTH FIRST STREET

BURBANK

DOWNTOWN BURBANK OFFICE SPACE



**AVISON
YOUNG**

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PROPERTY DETAILS

111 NORTH FIRST STREET BURBANK

The 111 N. First St office building is located in the heart of Downtown Burbank. This outstanding location provides easy access to Glendale, Hollywood and the entire San Fernando Valley.

- Located in the Heart of Downtown Burbank
- 3/1000 RESERVED PARKING, FREE OF CHARGE. Additional parking is available in the public parking lots adjacent to the Property.
- Package Unit HVAC For easy to access low-cost after-hours HVAC.
- Located on Dark Fiber Loop
- Shopping, Restaurants, Theaters and Metrolink are all within a short walking distance.
- Suites features outstanding natural light, private patios, and views of Downtown Burbank and Verdugo Mountains

SPACE AVAILABLE

Suite	RSF	Rate/RSF	Available
200*	± 5,077	\$3.15 FSG	January 2027
202*	± 1,809	\$3.15 FSG	Immediate
302	± 4,000	\$3.15 FSG	February 2027
304	± 1,358	\$3.15 FSG	Immediate

*Suite are contiguous and can be combined for a total of ± 6,886 RSF



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2nd Floor Plan



3rd Floor Plan

PROPERTY PHOTOS



111 NORTH FIRST STREET
BURBANK



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AT THE CENTER OF IT ALL

Downtown Burbank, California, pulsates with an eclectic charm that seamlessly blends contemporary urban vibes with a touch of old Hollywood glamour. Nestled in the heart of the San Fernando Valley, this vibrant district offers a myriad of attractions, entertainment options, and culinary delights, making it a beloved destination for locals and visitors alike.

Strolling through Downtown Burbank, you'll be greeted by tree-lined streets adorned with stylish boutiques, cozy cafes, and trendy eateries. The area boasts a mix of architectural styles, from historic buildings reminiscent of the city's cinematic past to sleek modern structures that symbolize its dynamic present.

Entertainment is abundant in Downtown Burbank, with the sleek AMC Burbank 16 providing a diverse array of cinematic experiences. The area also hosts vibrant street fairs, festivals, and live music events throughout the year, adding to its lively atmosphere. Whether you're catching the latest blockbuster or attending a live performance, there's always something captivating happening in this bustling hub.

Foodies will find themselves in culinary heaven in Downtown Burbank, where an array of dining options caters to every palate. From upscale restaurants serving gourmet cuisine to cozy bistros dishing up comfort classics, there's no shortage of gastronomic delights to discover. And with an abundance of craft breweries, wine bars, and cocktail lounges, the nightlife scene is equally impressive.





111 N. FIRST STREET

DOWNTOWN BURBANK

amc THEATRES

CLADDER'S COMEDY CLUB AND RESTAURANT

Yard House

BAENEY'S BEAVER

ISLANDS fine burgers & drinks

FINNEY'S CRAFTHOUSE

GRAVILLÉ

SUSHI TOP LOS ANGELES

FIVE GUYS BURGERS and FRIES

CORNER BAKERY

IN-N-OUT BURGER

tender greens

california PIZZA KITCHEN

STARBUCKS

DUNKIN'

SUBWAY

COFFEE BEAN TEA LEAF

bobotime

CARVING BOAR

BARNES & NOBLE

UP URBAN PRESS

FedEx Office

SLICE HOUSE BY TONY GEMIGNANI

CHIPOTLE MEXICAN GRILL

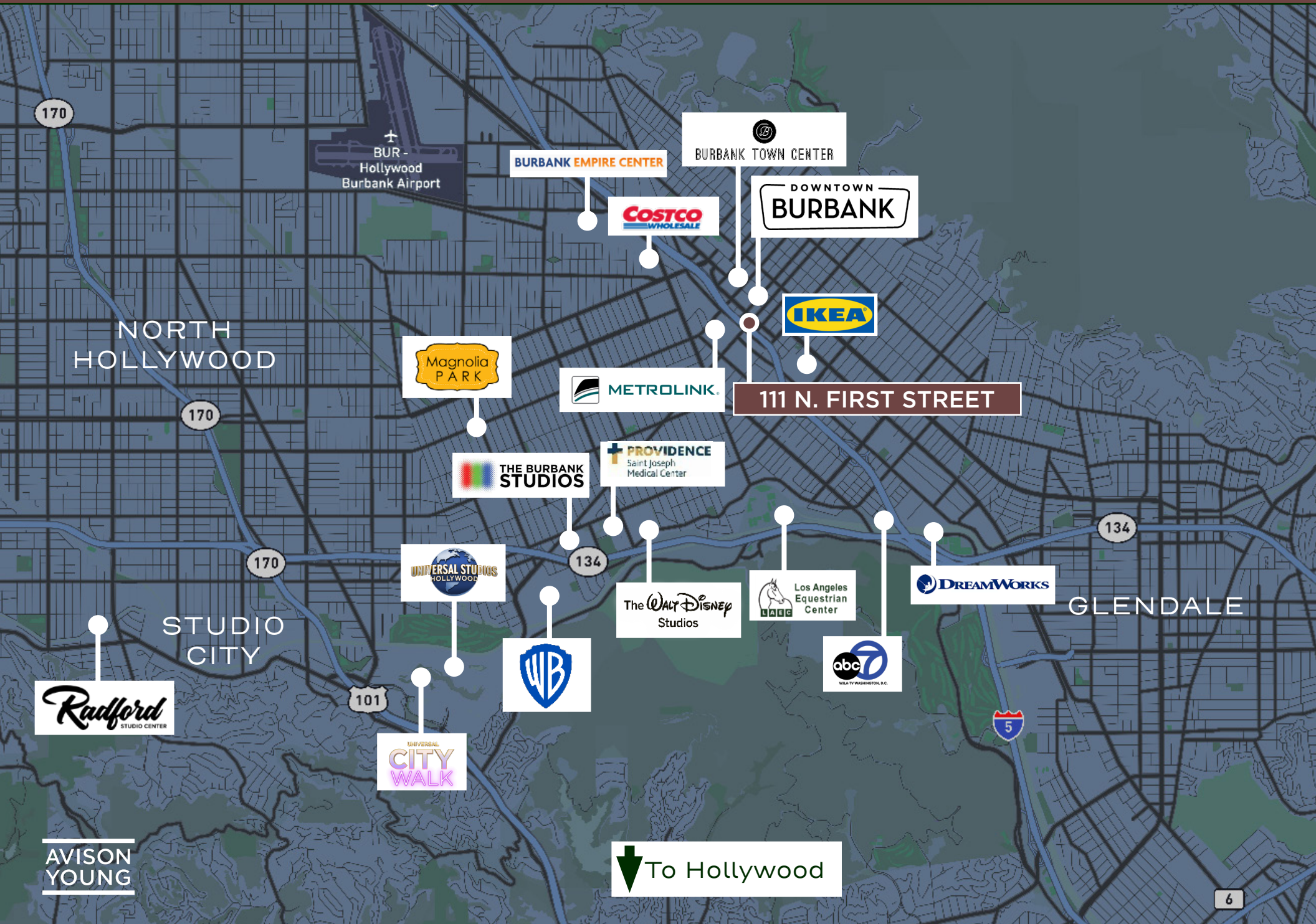
Office DEPOT

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LOCATION

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