

# BEC

burbank  
empire  
campus

**FOR LEASE**  
**UP TO 210,710 SF AVAILABLE**

**2350 & 2400 WEST EMPIRE AVENUE**  
BURBANK, CALIFORNIA



**CBRE**



# PROPERTY OVERVIEW



FLEXIBLE

+33,000

FLOOR PLATES TO ACCOMMODATE A  
WIDE VARIETY OF TENANTS



ABOVE STANDARD

4.0:1,000

PARKING RATIO WITH 38 ELECTRIC VEHICLE  
CHARGING STATIONS



THREE & FOUR-STORY LIGHT-FILLED OFFICE  
CAMPUS TOTALING

246K SF

ON OVER 10 ACRES

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# CAMPUS HIGHLIGHTS



## **BEC ... RE-IMAGINED**

BEC will bring you the coveted “Office of the Future,” a workspace that affords enough space to feel totally comfortable, reducing stress and fostering creativity and innovation.



## **WORK, WALK, WIN THE BEC WAY**

Situated on over 10 acres, BEC offers you an expansive Campus in which to work, walk, create, and win every day.



## **AN EXTENSION OF YOUR SPACE**

Think outside your office walls and recharge your creativity in the front, side and backyards of your Campus home away from home.



## **CITY OF BURBANK**

A City filled with creativity and talent, Burbank is the Media Capital of the World, hosting major studios across all entertainment and business sectors. Burbank offers an array of dining, shopping, hotels, entertainment outlets, and ranks as the 16th safest City in the U.S.



## **BE A PART OF THE CAMPUS COMMUNITY**

Produce, design, or edit, the Campus will invigorate creativity and collaboration, both inside and outside.



## **IMPLEMENT A FLEXIBLE WORK ENVIRONMENT**

BEC will help implement a safe and inspiring environment that works for you and your valued employees' desired work schedules.



## **ENJOY THE VIEWS**

BEC offers the ideal Campus environment for sophisticated media, entertainment, and related companies, all with spectacular views of the San Gabriel mountains. Be it an entertainment, media, insurance, engineering, tech, or services firm, BEC will meet all of a tenant's needs.



## **PRIORITIZING HEALTH & SAFETY**

The health and safety of employees is one of the driving principles for tenants choosing where and how to work. Because of BEC's design and efficient and health-conscious operations, we have distinct competitive advantages. Motion and Touchless Activation restrooms and elevator controls & stair enhancements are but a few health and wellness measures taken at the Campus.



## **FITWEL CERTIFICATION**

FitWel seeks to modify operational methodology by use of certification standards that increase the health and wellness of tenants including targeting their productivity by implementing things like water bottle refill stations, increasing greenery and creating ambiance in common areas. We stand by the belief in wellness for all at BEC by the pursuing FitWel Certification for its Campus tenants.





# AVAILABILITIES

## 2350 W. EMPIRE AVENUE

SUITE	SIZE	AVAILABLE	NOTES
100	16,152 SF	Immediately	
150	12,978 SF	Immediately	
200	36,292 SF	Immediately	Divisible to 13,498 SF

## 2400 W. EMPIRE AVENUE

FLOORS	SIZE	NOTES
1-4	137,764 SF	Can be leased with space at 2350 W. Empire for total of 210,710 SF. Available 1/1/2027 or sooner.



**Asking Rate:** Call for Details



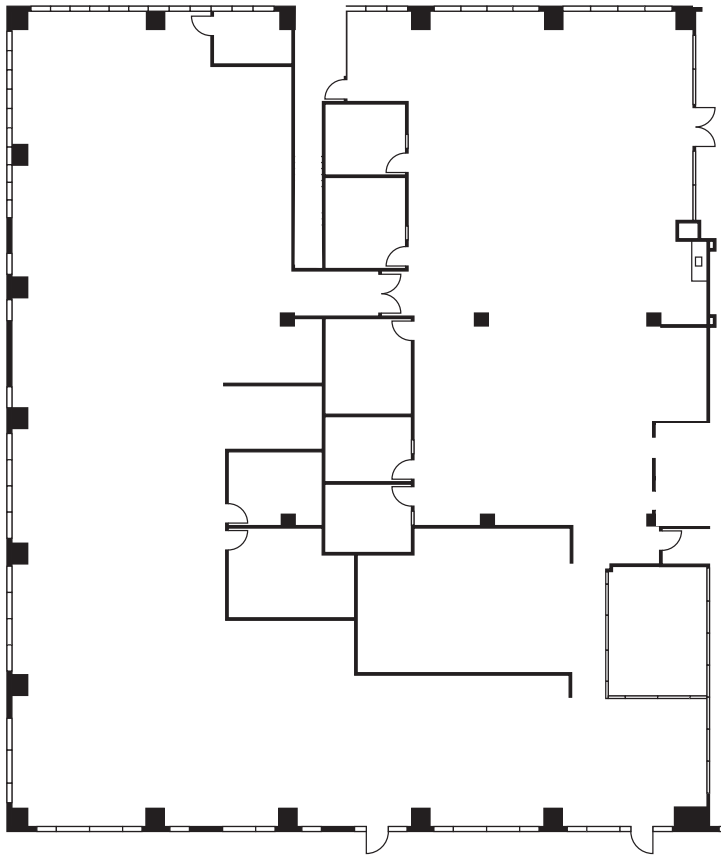
**Parking:** 4.0/1,000  
\$50 Unreserved | \$100 Reserved





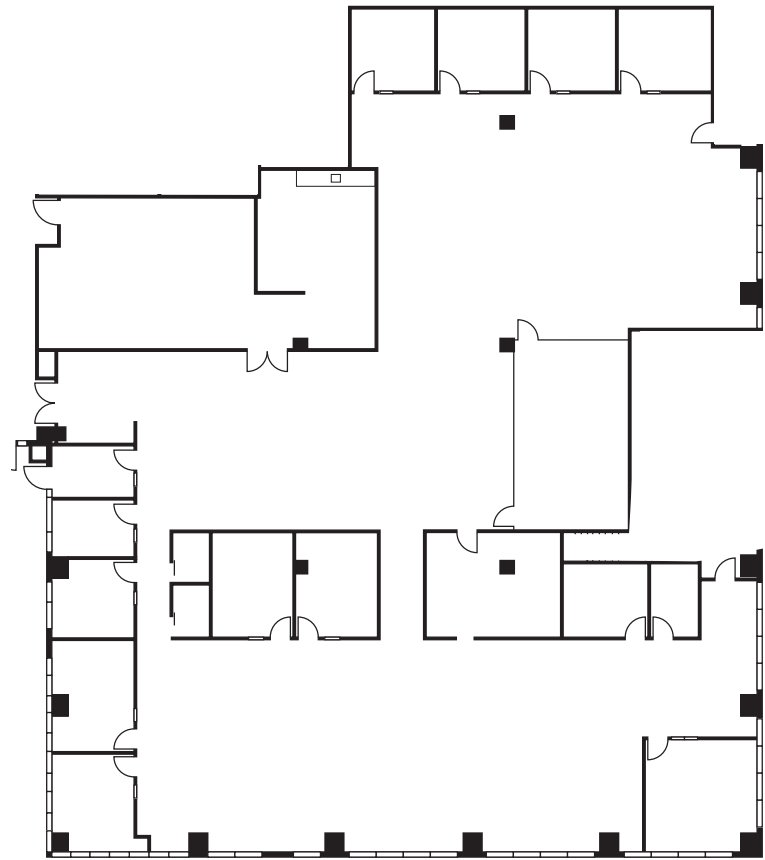
## SUITE 100

16,152 SF



## SUITE 150

12,978 SF





# SUITE 200

36,292 SF (Divisible)





# AMENITIES

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**ONE OF L.A.'S HIGHEST GROSSING SHOPPING CENTERS,** the Burbank Empire Center is your go-to destination for major national retailers and great restaurants. Located adjacent to the I-5 freeway, this outdoor Center is home to the Courtyard by Marriott Los Angeles Burbank Airport Hotel and Extended Stay America Los Angeles / Burbank Airport.





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**AVION BURBANK**

**HOLLYWOOD AIRPORT**

**BURBANK TOWN CENTER**

**BURBANK EMPIRE CENTER**

**SPROUTS FARMERS MARKET**

**COSTCO WHOLESALE**

**BIG 5 SPORTING GOODS**

**IKEA**

**DOWNTOWN BURBANK**

**GROCERY OUTLET**  
Puritan Market

**Cane's**  
Coca-Cola Fountains

**CVS pharmacy**

**MAGNOLIA BLVD**

**VONS**

**WHOLE FOODS MARKET**

**TRADER JOE'S**

**PAVILIONS**





# AREA OVERVIEW



**Continued content creation backlog fueling insatiable entertainment industry demand.**



**Ideal economic alternative to costlier West LA and Hollywood markets.**

## ENTERTAINMENT CAPITAL OF THE WORLD

Los Angeles traces its roots as the leader of the entertainment industry to the dawn of motion picture filmmaking in the early 1920s. It now serves as the global center of the filmed entertainment, music, radio and television broadcast industries with an extraordinary concentration of media firms located in the region. This concentration is primarily located in Burbank, Hollywood, North Hollywood and the Greater Westside area of Los Angeles, and has created incomparable synergy and economies of scale for content creators in the region.



## MEDIA/STREAMING MARKET BOOM

Burbank is the unrivaled epicenter for the media and entertainment industry, and primary intersection for the “Streaming Wars”. Streaming originals surged since 2020 with significant investment by Netflix, Hulu, CBS All Access, and Amazon Prime, and the launches of NBCUniversal’s Peacock, HBO Max, Disney Plus, and Paramount.





# BEC - NEIGHBORING TENANTS



Adjacent to BEC, Netflix's 172,000 SF lease in 4Q20 for its first dedicated Animation Studio and HQ marked the largest new office lease in Greater Los Angeles in 2020, leasing another 100,000 SF within 9 months.



# BURBANK BY THE NUMBERS

2023 ESTIMATED POPULATION:

**+105,165** | **90,514**  
EMPLOYEES

**6.9% INCREASE**  
IN POPULATION SINCE 2010

HIGHER THAN NATIONAL AVERAGE INCOME  
AVERAGE HOUSEHOLD INCOME:

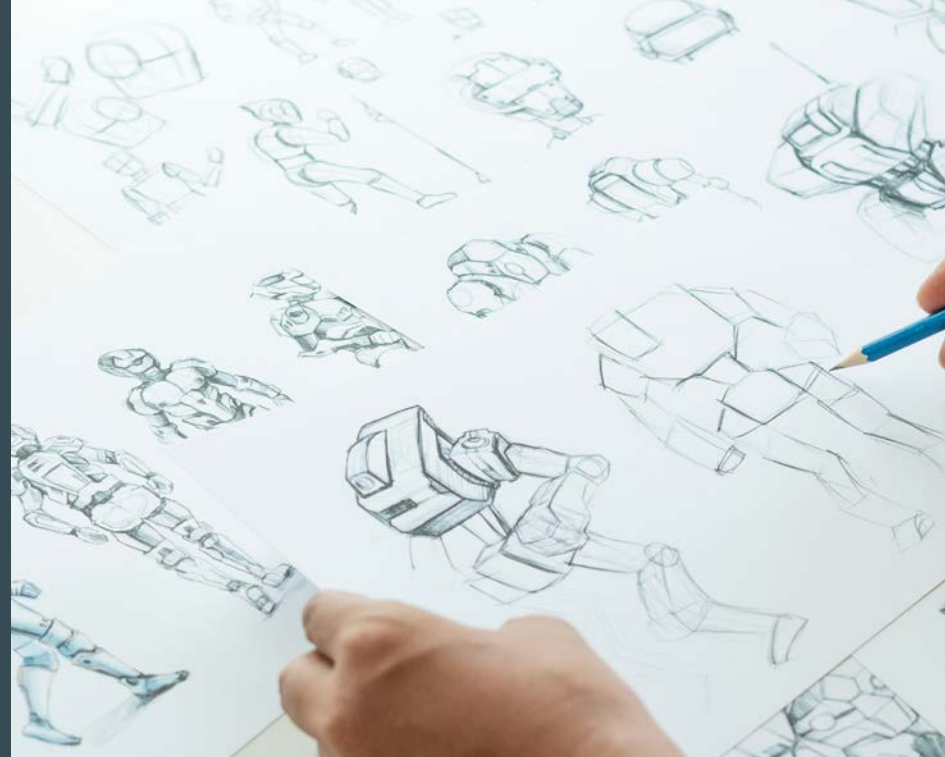
**\$132,000\***

MAJORITY IN THE YOUNGER AGE RANGE

**42\***

2019 MEDIAN AGE

\*Source: The Nielsen Company, EMSI



## MOST SPECIALIZED

Compared to other places, Burbank, CA has an unusually high number of residents working as Arts, Design, Entertainment, Sports, & Media Occupations (6.05 times), Business & Financial Operations Occupations (1.58 times), and Legal Occupations (1.49 times).

Sources:

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Source: Esri ProjectID:1008744

[https://datausa.io/profile/geo/burbank-ca#top\\_occ\\_rca](https://datausa.io/profile/geo/burbank-ca#top_occ_rca)



Located on Empire Avenue, the new Madison Square Garden (MSG) media services facility is a spherical geodesic 95-foot high dome with approximately 28,664 square feet of floor area on an approximate 1.95-acre vacant site. It is the prototype facility for MSG Entertainment's creative teams to develop and edit content prior to its ultimate use in Las Vegas productions.

## CONVERGENCE OF MEDIA, ENTERTAINMENT & TECHNOLOGY

Burbank is home to over 640 acres of irreplaceable motion picture and television studio lots such as Warner Bros., Disney-ABC, Comcast's NBCUniversal, The Burbank Studios and a concentrated tenant base of more than 700 media-related companies.



# 100%

**OCCUPANCY**

Filming permits have increased considerably as filming was considered an essential business and allowed to resume during Covid and now. As a result, studios ramped up production of streaming content and stages are effectively at 100% occupancy for the foreseeable future.



# 1M SF

**OF SPACE UNDER CONSTRUCTION**

Burbank is one of the most active creative office market locations in Los Angeles, with over 1 million square feet of space currently under construction and as a top performing market in Los Angeles, Burbank continues to strengthen with vacancy at 6.0%, driven by strong media tenant demand.



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