

available for lease

59 E ORANGE GROVE AVE | BURBANK CA 91502



10,800 SF creative office building

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property details

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Building Size:	10,800 SF
Lot Size:	22,500 SF
Rental Rate:	\$2.50/SF Full Service Gross except janitorial. Rate include BWP fiberoptics.
Parking:	7 spaces behind property Additional spaces available in City lot for minimal cost
Availability :	Available Now



property description

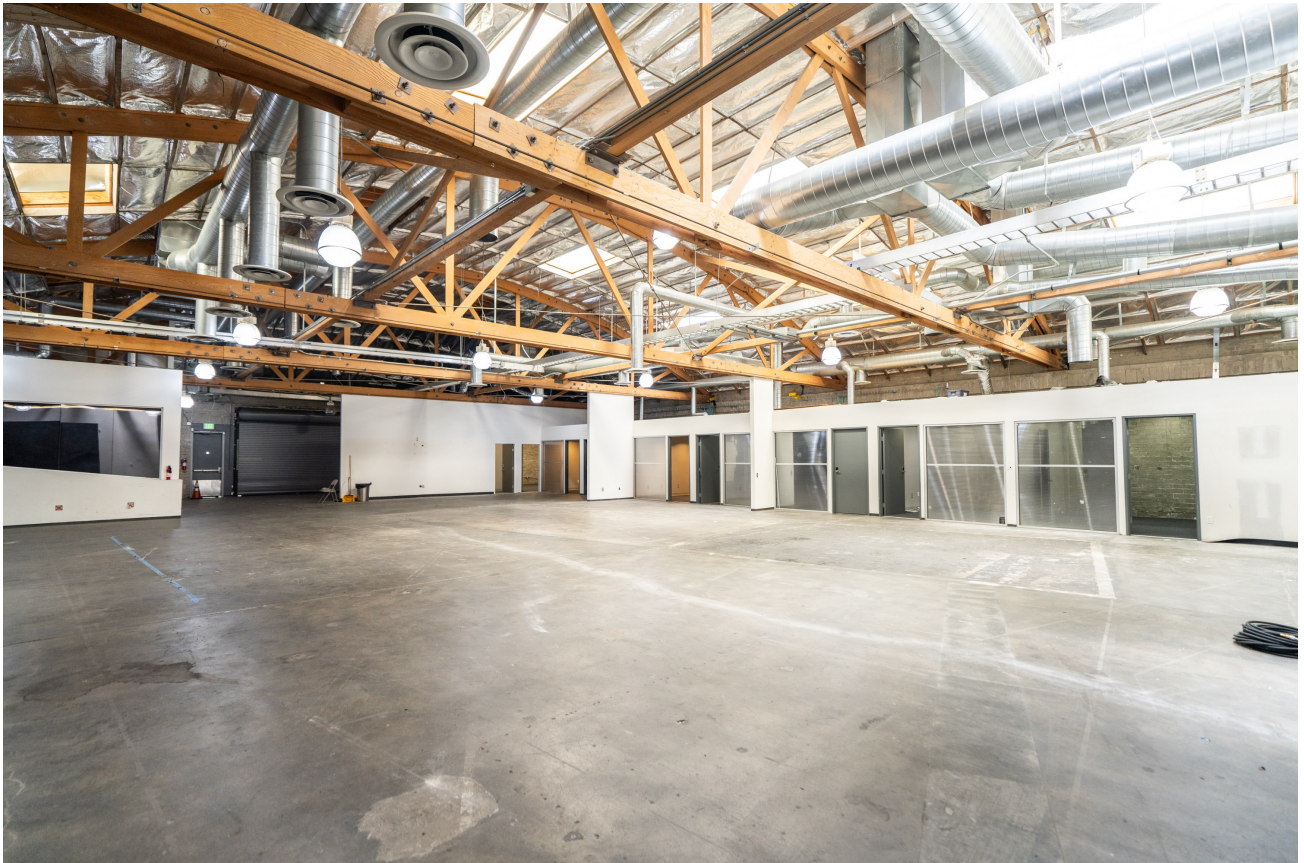
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±10,800 SF creative office building ideally located in the heart of Downtown Burbank, just steps from a wide array of restaurants, bars, retail, and entertainment, including a nearby movie theater. The Property is adjacent to I-5 North on-ramp.

This distinctive space features polished concrete floors, exposed bow-truss ceilings, block walls, skylights, fully air conditioned with spiral HVAC ducting, all complemented by an open, flexible floor plan—creating an ideal environment for creative and collaborative work. Facility was previously used as a studio.

The property is thoughtfully built out with private offices, a conference room, kitchenette, and a dedicated server room with its own HVAC system. Additional amenities include two restrooms, a machine shop, and two ground level loading doors for operational flexibility.

Abundant skylights flood the space with natural light, significantly reducing daytime energy usage and enhancing the overall work environment.



property photos

59 E ORANGE GROVE AVE | BURBANK CA 91502



property maps

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