

115 NORTH 1st STREET

BURBANK



FOR LEASE | 86,000 SF IN THE HEART OF DOWNTOWN BURBANK

AVISON
YOUNG

PROPERTY DETAILS

115 N. 1st STREET
BURBANK

PREMISES

Ground Floor: ±2,500 USF

3rd Floor: ±40,000 USF

Total Available: ±42,500 USF

TERM

5 -10 years

RENT

\$3.15 per RSF

PARKING

3 / 1,000 RSF
Free of Charge
Gated, Subterranean

**Additional Parking Available within
the Building & Adjacent City Parking Lots*

THE IDEAL **CAMPUS** ENVIRONMENT



Features exclusive access to the building's lobby creating a stand alone space



Prime location, in Downtown Burbank, walking distance to restaurants & shops



Private patios and outdoor areas



± 3/1000 parking spaces in gated, subterranean structure



Ideal branding opportunity with freeway visibility

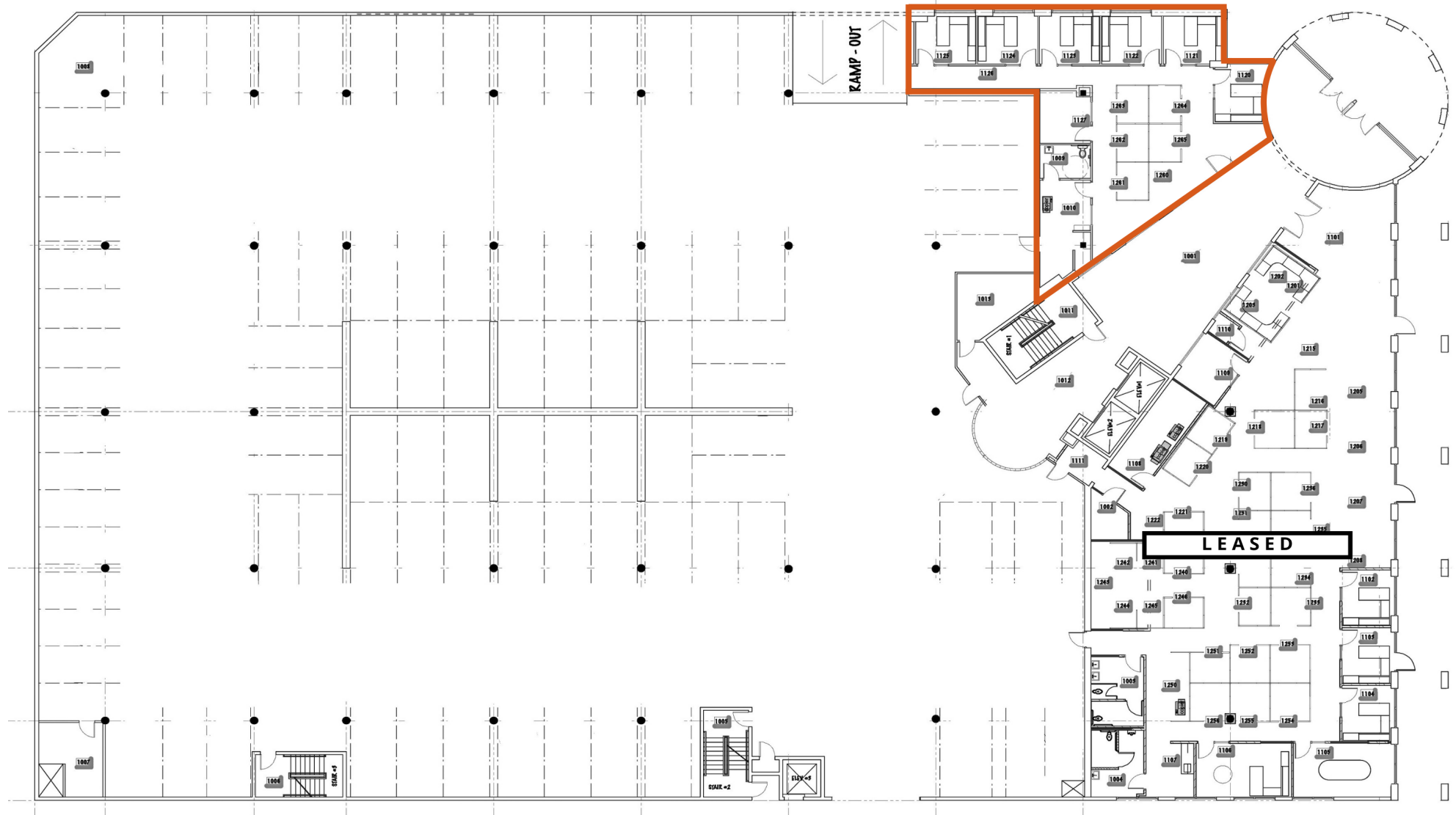


Great mix of private offices and open plan



**AVISON
YOUNG**

GROUND FLOOR SPACE AVAILABLE | ± 2,500 USF



ENTIRE THIRD FLOOR AVAILABLE | ± 40,000 USF



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.

Whether you're a local resident or a visitor, Downtown Burbank provides a unique blend of culture, entertainment, and community charm.



AREA MAP

115 N. 1st STREET BURBANK



DOWNTOWN BURBANK

amc THEATRES

Yard House

FINNEY'S CRAFTHOUSE

SUSHI STOPS LOS ANGELES

california PIZZA KITCHEN

bobotime

BARNES & NOBLE

UP URBANPRESS

CLADDER'S COMEDY CLUB AND RESTAURANT

BAEY'S BEAVER

ISLANDS fine burgers & drinks

GRAVILL

FIVE GUYS BURGERS and FRIES

IN-N-OUT BURGER

STARBUCKS

DUNKIN'

SUBWAY

tender greens

CORNER BAKERY

BUFFALO WILD WINGS

COFFEE BEAN TEA LEAF

CARVING BOAR

CHIPOTLE MEXICAN GRILL

Office DEPOT

Click for Full Directory



**AVISON
YOUNG**

LOCATION

115 N. 1st STREET
BURBANK



115 NORTH 1st STREET

BURBANK



FOR MORE INFORMATION:

CHRIS BAER

818.939.1259

chris.baer@avisonyoung.com

License No. 00875482

FISCHER CABOT

818.438.6115

fischer.cabot@avisonyoung.com

License No. 02149143

**AVISON
YOUNG**
