

# STATE OF THE ART POST-PRODUCTION & CREATIVE OFFICE SPACE

# 10045

RIVERSIDE DRIVE | TOLUCA LAKE

- Asking Rate: Negotiable
- Available: Immediately
- Subterranean Parking
- 10,368 RSF Total
- Floor 2: 5,184 RSF
- Floor 3: 5,184 RSF



# KEY HIGHLIGHTS



Unique Move-In Ready Creative Office Space  
Self-Contained Building



Brand New Systems, Furniture & Kitchens



Second Floor Private Outdoor Patio  
Shared Outdoor Deck



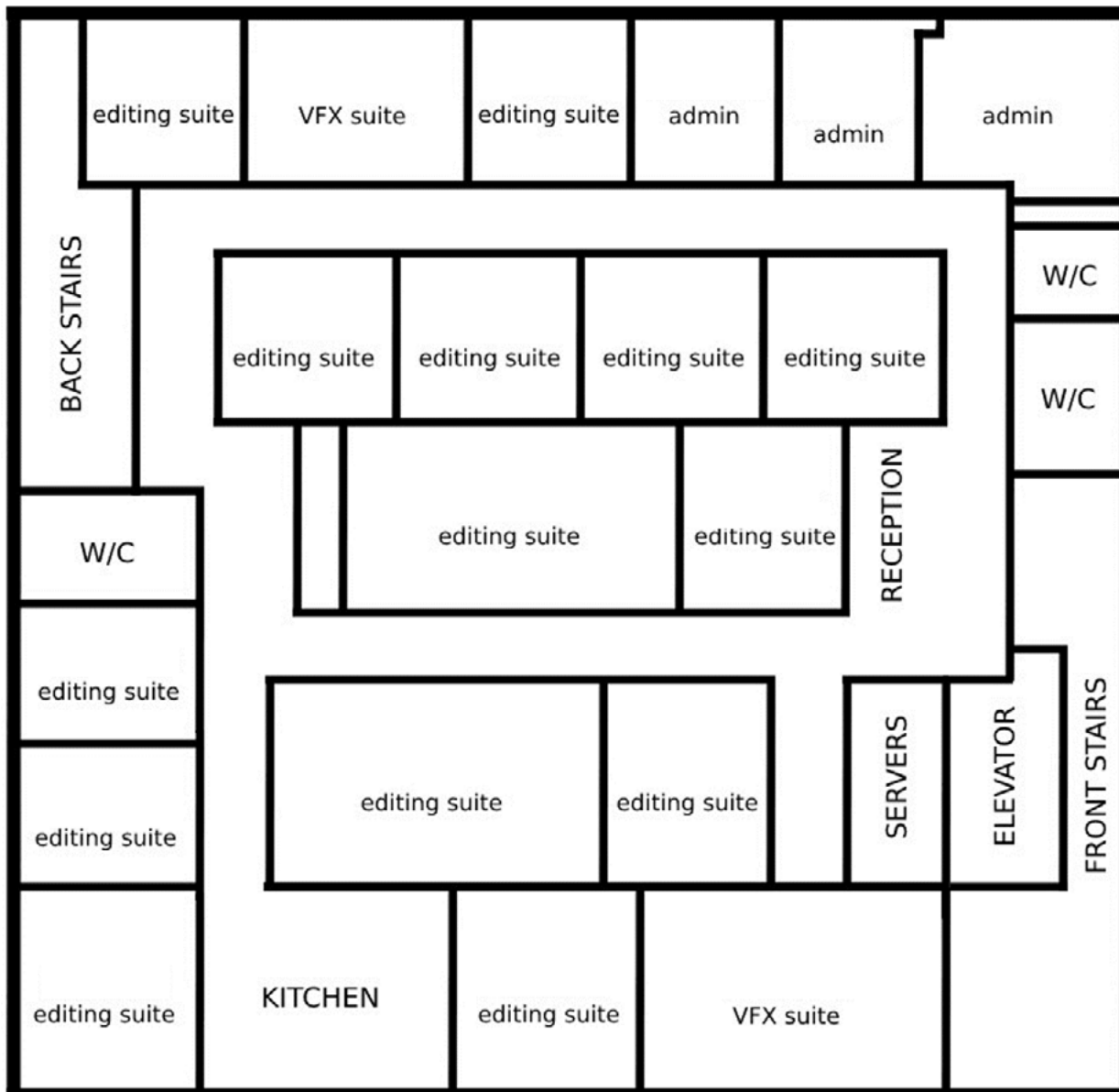
Subterranean Parking



Central Location  
Walking Distance to Amenities



# SECOND FLOOR



**5,184 SF**

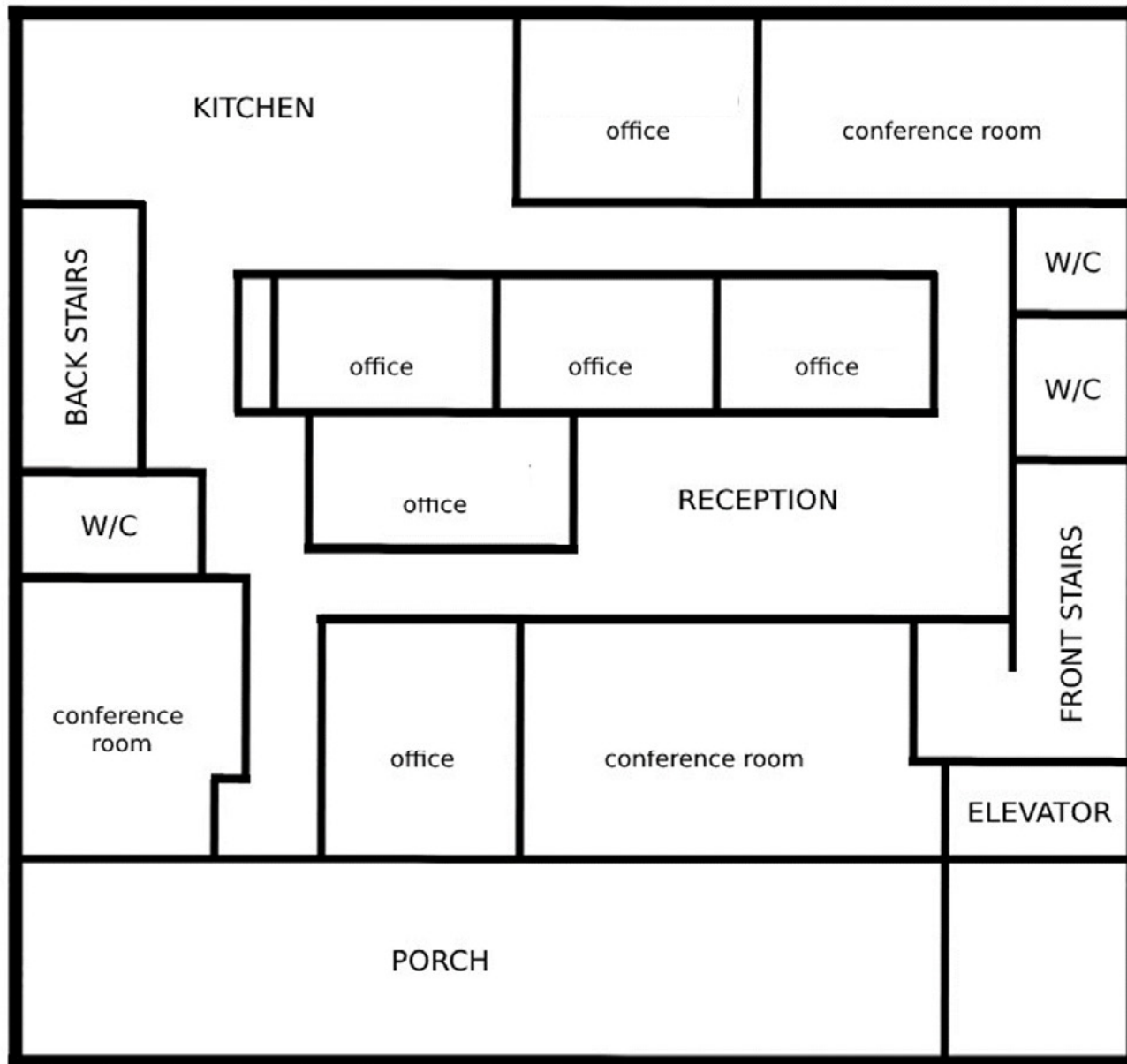
## KEY HIGHLIGHTS

- 12 Fully Furnished Editing Suites
- 2 Large, Fully Furnished VFX Suites
- 3 Creative Offices
- Private Kitchen
- 3 Restrooms
- Elevator & Stair Access
- Access to Back Patio

# SECOND FLOOR



# THIRD FLOOR



**5,184 SF**

## KEY HIGHLIGHTS

- 6 Fully Furnished Creative Offices
- 3 Fully Furnished Large Conference Rooms
- 3 Restrooms
- Private Kitchen
- Private Large Porch overlooking Riverside Dr.
- Elevator & Stair Access

# THIRD FLOOR





# VIBRANT PEDESTRIAN ENVIRONMENT

## RESTAURANTS & EATERIES

- |   |                                     |
|---|-------------------------------------|
| 1 Patys                                     | 27 Cafe Magazzino                   |
| 2 Toluca Garden Chinese                     | 28 Don Cuco Mexican Restaurant      |
| 3 Lemonade                                  | 29 Studio 9 Burbank                 |
| 4 Boston Market                             | 30 Backstage Cafe                   |
| 5 Robeks Juice                              | 31 Novo Cafe                        |
| 6 Arde's Bistro                             | 32 Ciao Cristina!                   |
| 7 Umami Burger                              | 33 Cafe Valentino                   |
| 8 Bob's Big Boy                             | 34 Dog Haus Burbank                 |
| 9 Starbucks                                 | 35 Kings Deli                       |
| 10 RAWkin' Juice                            | 36 Focus Room Cafe                  |
| 11 Priscilla's Gourmet Coffee, Tea, & Gifts | 37 El Carpintero Mexican Restaurant |
| 12 Emon Japanese Restaurant                 | 38 Jamba Juice                      |
| 13 Olive & Thyme                            | 39 Warner Bros Studios Commissary   |
| 14 Bea Bea's                                | 40 Studio Plaza Cafe                |
| 15 Library Lounge                           | 41 Claim Jumper                     |
| 16 Sardo's Grill & Lounge                   | 42 Starbucks                        |
| 17 Frankie's Italian Kitchen                | 43 Morton's The Steakhouse          |
| 18 Gindi Thai Restaurant                    | 44 Wienerschnitzel                  |
| 19 simplethings                             | 45 Coffee Commissary                |
| 20 Grilliant                                | 46 El Torito                        |
| 21 Jinya Ramen Bar                          | 47 Simmzy's Burbank                 |
| 22 Lou the French on the Block              | 48 Los Amigos Restaurant            |
| 23 Juice Bar                                | 49 Ribs USA                         |
| 24 Chipotle Mexican Grill                   | 50 Poquito Mas                      |
| 25 Reno's Pizzeria                          | 51 Tony's Deli                      |
| 26 Subway                                   | 52 Trimana                          |

## SHOPPING

- |                                     |                                     |
|-------------------------------------|-------------------------------------|
| 1 The Blushing Bird                 | 11 FedEx Office Print & Ship Center |
| 2 Aimee's Flower Shop               | 12 Flowerwild                       |
| 3 Lisa Carrier Designs              | 13 IM Hair Studio                   |
| 4 Dana Drug Store                   | 14 Chevron                          |
| 5 AMC Compounding Pharmacy          | 15 Lakeside Car Wash                |
| 6 Burbank Medical Pharmacy          | 16 7-Eleven                         |
| 7 Cinema Secrets Pro Cosmetics      | 17 Warner Brothers Mill Store       |
| 8 Toluca Mart                       | 18 D'Arte Salon & Spa               |
| 9 Oasis Nail Spa                    | 19 DryBar                           |
| 10 Michelle Bouse's Beauty Boutique |                                     |

## GROCERS

- Vons
- Whole Foods
- Smart & Final

## ENTERTAINMENT

- Falcon Theatre
- Sidewalk Studio Theatre
- Warner Bros. Studio Tour

## LODGING

- Hotel Amaran
- Tangerine Hotel
- Best Western Plus

10 MINUTE DRIVE TO UNIVERSAL LOT

5 MINUTE DRIVE TO DISNEY LOT

5 MINUTE DRIVE TO BURBANK STUDIOS

5 MINUTE DRIVE TO WARNER BROS. STUDIOS

10045 RIVERSIDE

# CONTACT

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