

# The Evergreen Building



4111 W. Alameda, Burbank, CA



# The Opportunity



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The Volwood Corporation proudly presents The Evergreen Building—an innovative property at the heart of Burbank’s dynamic Media District. Surrounded by leading production studios, this prime location offers a bold vision for the future of creative workspaces.



# Availabilities

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**Second Floor | 15,059 RSF | \$3.50/RSF**

**Third Floor | 17,206 RSF | \$3.50/RSF**



# The Details

- Custom office design, postproduction buildout
- 24 / 7 HVAC capable
- Secured on-site parking
- Private on-site security
- Black fiber installed
- Clean power set up
- Vaulting shelves on roller rails
- Located minutes from 134, 101, and 5 Freeways
- Walking distance to Warner Bros. Studio complex
- Close proximity to an array of restaurants and shops
- Located in the heart of the Burbank Media District

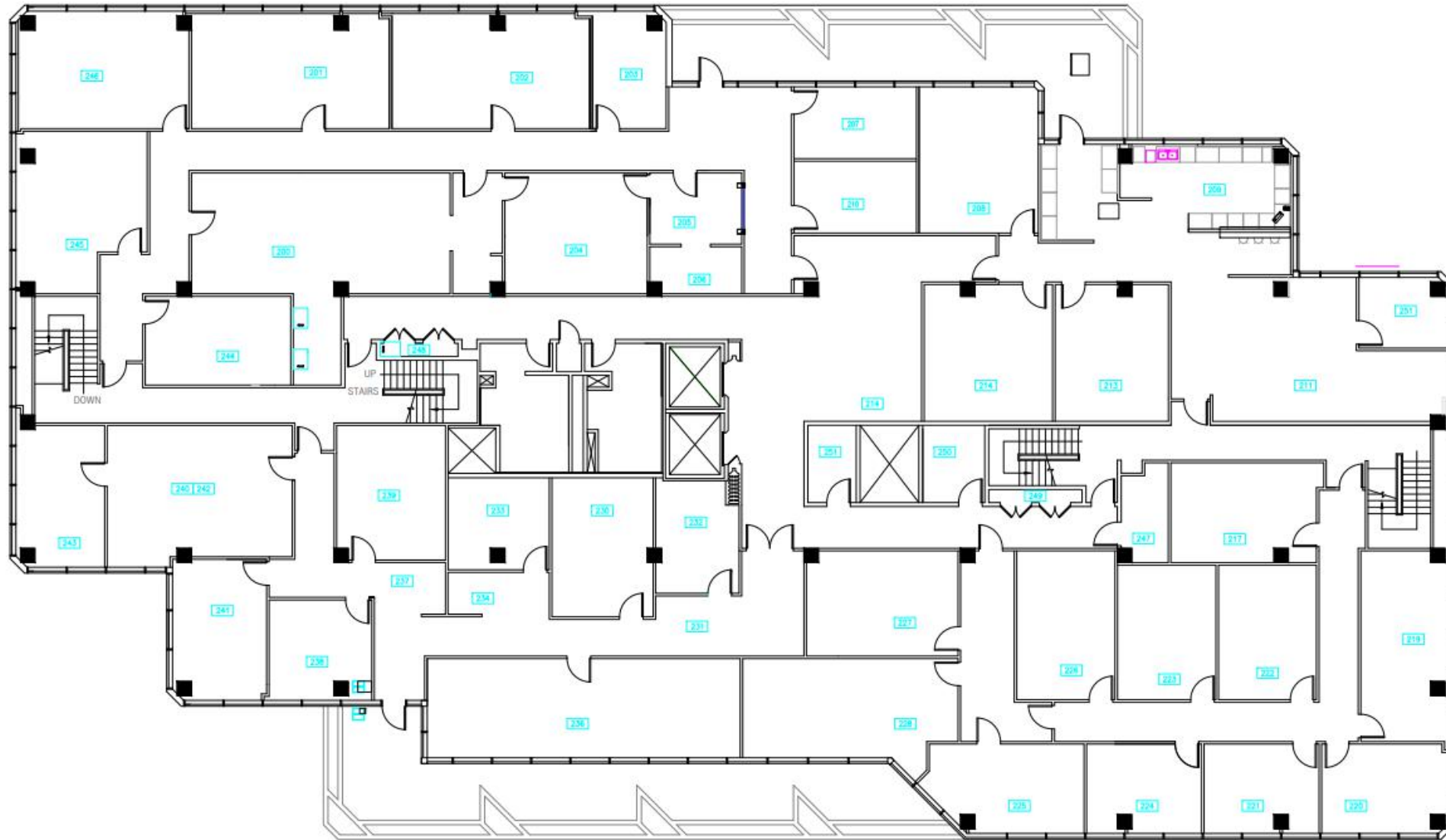


# The Surrounding Area



For over 80 years, Burbank has served as a vibrant hub for the entertainment industry in Los Angeles. It hosts many major film and television studios, attracting filmmakers, artists, and media professionals from across the globe. The Burbank Media District provides an array of resources, including cutting-edge production facilities, post-production services, and soundstages.

# The Blueprint



4111 ALAMEDA AVENUE-2ND FLOOR

- 15,059 RSF
- Built in reception desk
- 22 editing bays
- 3 sound rooms
- Recording booth (3-person unit)
- Kitchen
- Open area
- Supplemental air system
- Clean power set up
- Beautiful, panoramic views

# The Space



# The Blueprint



- 17,206 RSF
- Built in reception desk
- 20 editing bays
- 3 sound rooms
- Recording booth (1-person unit)
- 2 Kitchens
- 2 Conference rooms
- Open area
- Supplemental air system
- Clean power set up
- Beautiful, panoramic views

# The Space





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