

FOR LEASE

# Office/Medical Space

115 N. FIRST ST. BURBANK

±2,215 - 42,777 SF AVAILABLE



**FOR MORE INFORMATION:**

**CHRIS BAER**

818.939.1259

[chris.baer@avisonyoung.com](mailto:chris.baer@avisonyoung.com)

License No. 00875482

**FISCHER CABOT**

818.438.6115

[fischer.cabot@avisonyoung.com](mailto:fischer.cabot@avisonyoung.com)

License No. 02149143

**AVISON  
YOUNG**

# PROPERTY DETAILS

115 N. 1st STREET  
BURBANK



<b>PREMISES</b>	± 2,215 - 42,777 USF
<b>TERM</b>	5 -10 years
<b>RENT</b>	\$3.15 per RSF
<b>PARKING</b>	5/1,000 USF (3/1,000 parking free of charge in Gated, Subterranean Garage)

*\*Additional Parking Available at market rates within the building + adjacent city parking lots*

## THE IDEAL **CAMPUS** ENVIRONMENT



Ideal HQ Opportunity with freeway



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



Private patios and outdoor



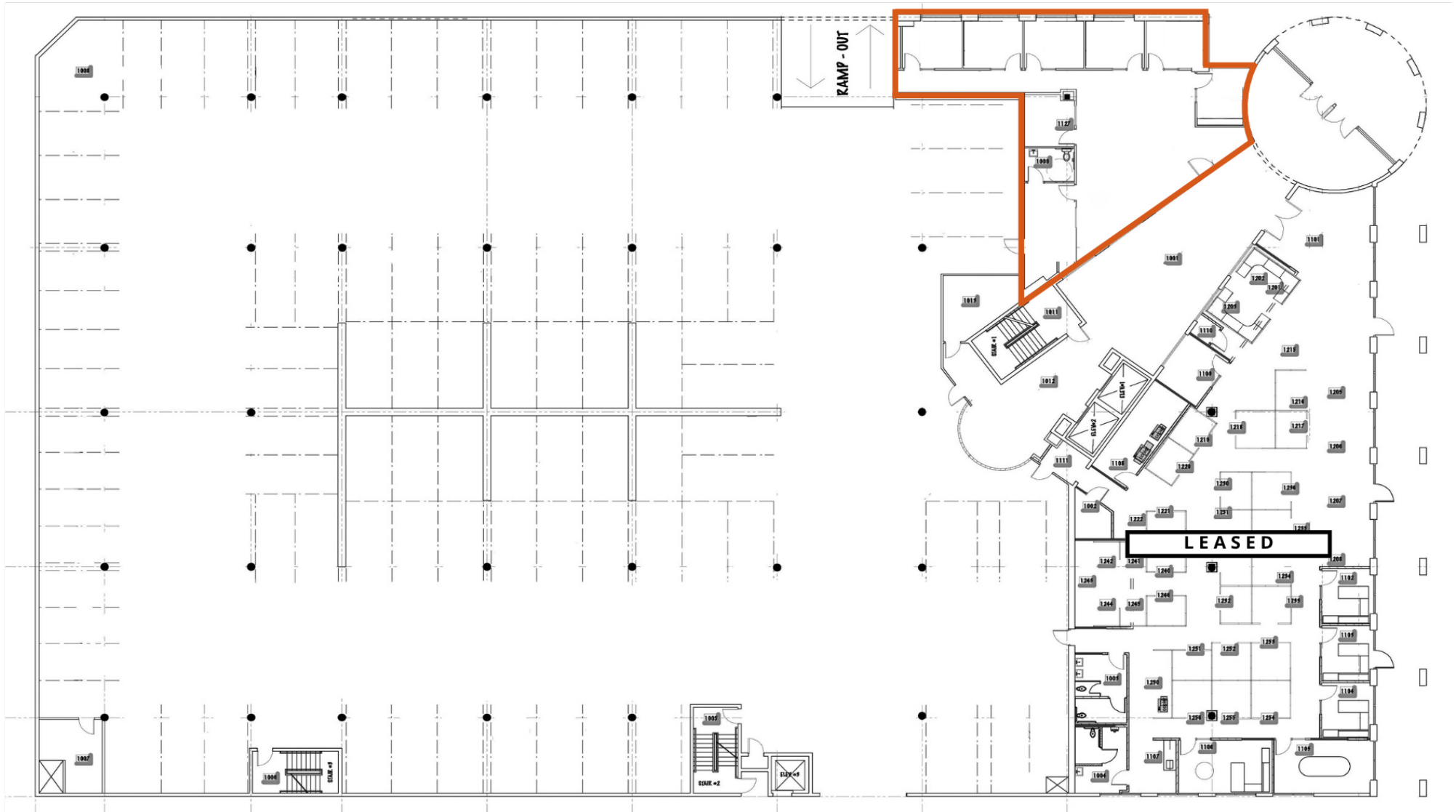
± 3/1000 parking spaces in gated, subterranean structure



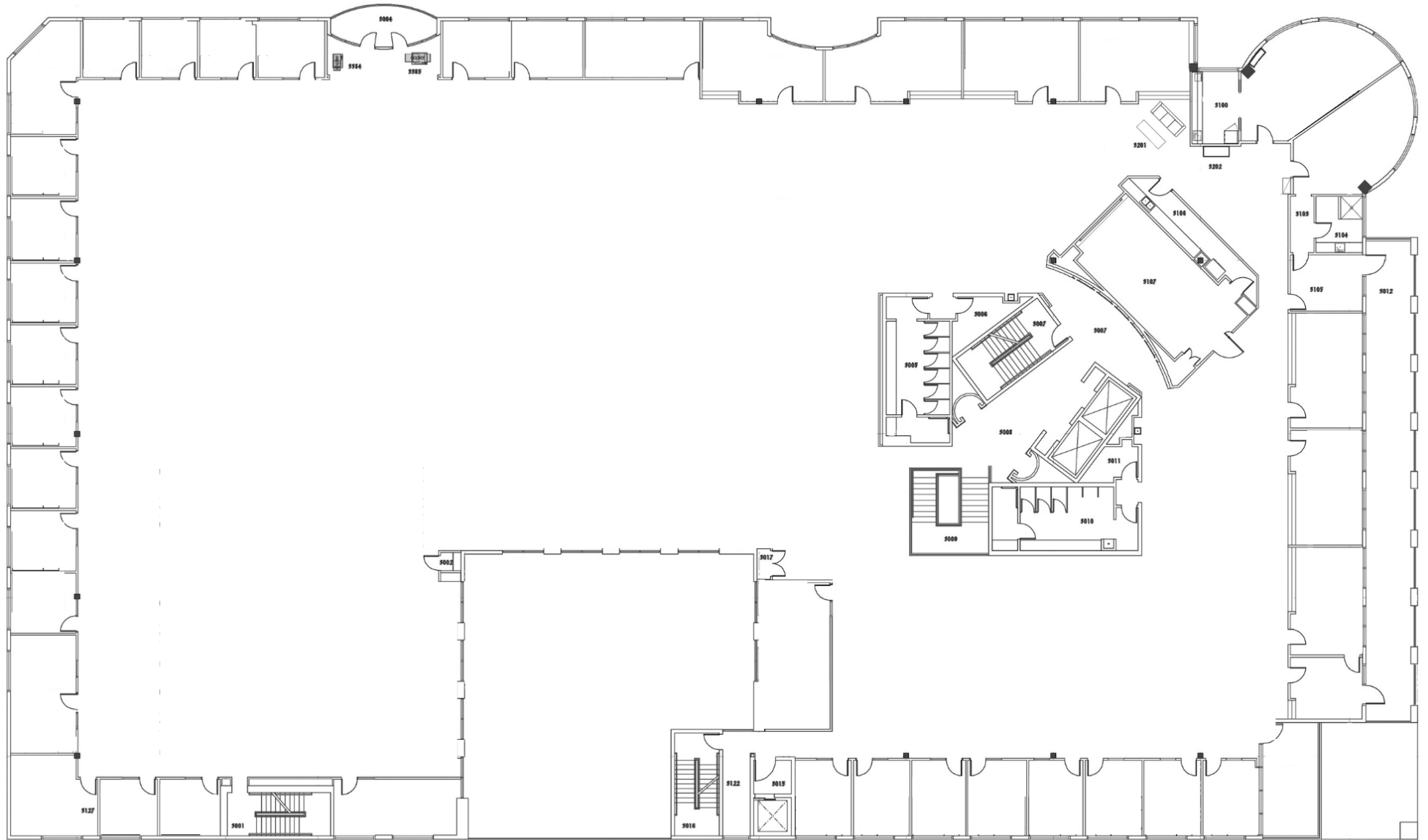
Great mix of private offices and open plans



**AVISON  
YOUNG**



2,215 RSF Available for Lease



±42,777 RSF Available for Lease

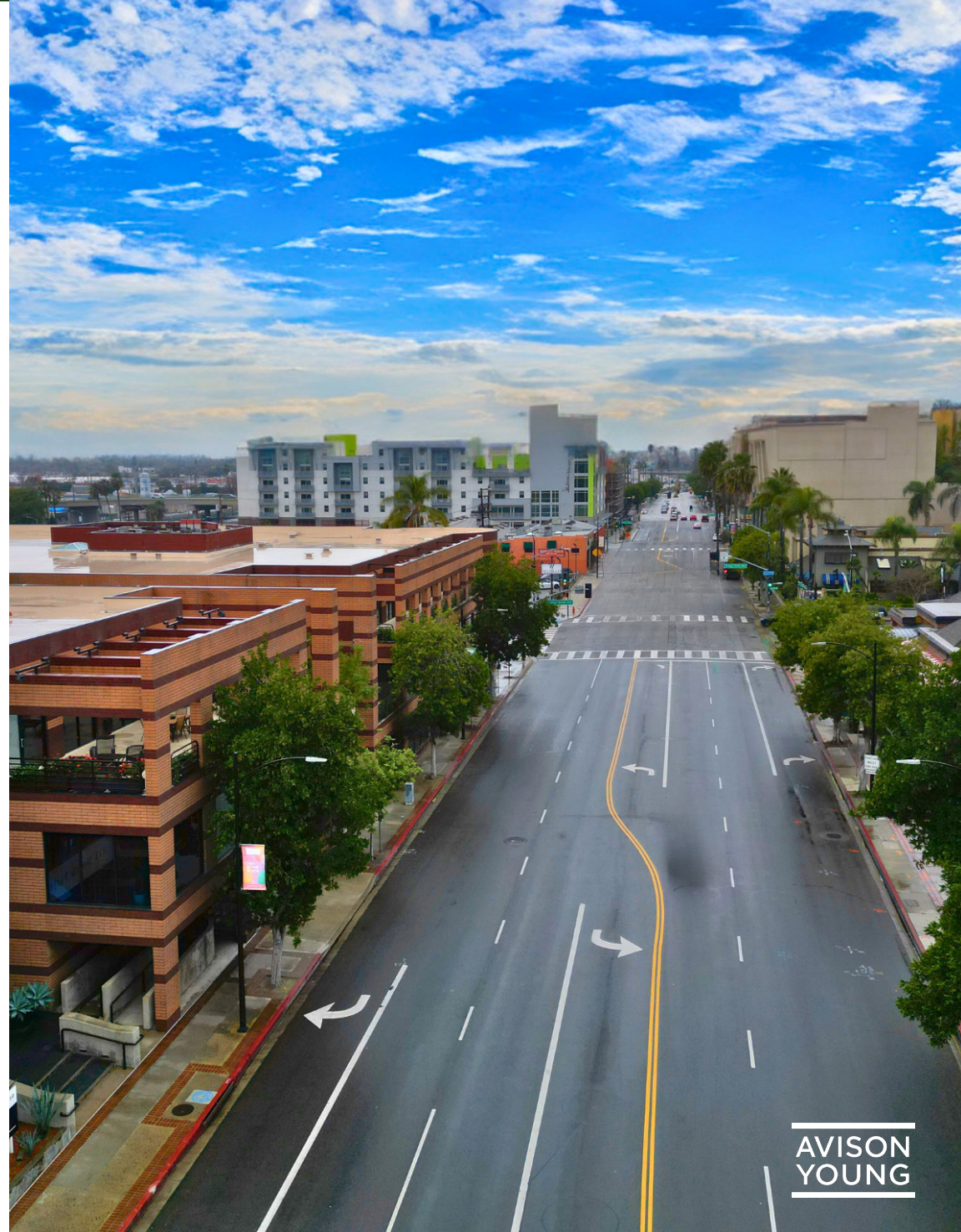
## AT THE **CENTER** OF IT ALL

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.





**DOWNTOWN BURBANK**

**AMC THEATRES** **CLADDERS COMEDY CLUB AND RESTAURANT**

**Yard House** **BAENEY'S BEAVER** **ISLANDS fine burgers & drinks**

**FINNEY'S CRAFTHOUSE** **GRAVILLÉ**

**SUSHI TO GO LOS ANGELES** **FIVE GUYS BURGERS and FRIES** **CORNER BAKERY** **BUFFALO WILD WINGS**

**IN-N-OUT BURGER** **tender greens**

**california PIZZA KITCHEN** **Starbucks** **DUNKIN'** **COFFEE BEAN TEA LEAF**

**bobatime** **CARVING BOARI**

**BARNES & NOBLE**

**UP URBANPRESS** **FedEx Office** **SLICE HOUSE BY TONY GEMIGNANI** **CHIPOTLE MEXICAN GRUBB**

**Office DEPOT**

Click for Full Directory





Radford  
STUDIO CENTER

AVISON  
YOUNG

UNIVERSAL  
CITY  
WALK

UNIVERSAL  
STUDIOS  
HOLLYWOOD

WB

THE BURBANK  
STUDIOS

Magnolia  
PARK

BURBANK EMPIRE CENTER

COSTCO  
WHOLESALE

METROLINK

PROVIDENCE  
Saint Joseph  
Medical Center

The WALT DISNEY  
Studios

BURBANK TOWN CENTER

DOWNTOWN  
BURBANK

IKEA

115 N. 1st STREET

Los Angeles  
Equestrian  
Center

abc  
7  
WALT-TV WASHINGTON, D.C.

DREAMWORKS

To Hollywood

# 115 NORTH 1st STREET

## BURBANK



**OFFICE/MEDICAL SPACE | ± FOR LEASE | ± 2,215 - 42,777 SF AVAILABLE**

© 2024 Avison Young – Southern California, Ltd. © 2021. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON  
YOUNG**