

SUBLEASE OPPORTUNITY

3333 W. Empire Avenue

Burbank, California

9,133-80,000 SF | Premier Office Campus | 2 Floors | Sub-Divisible

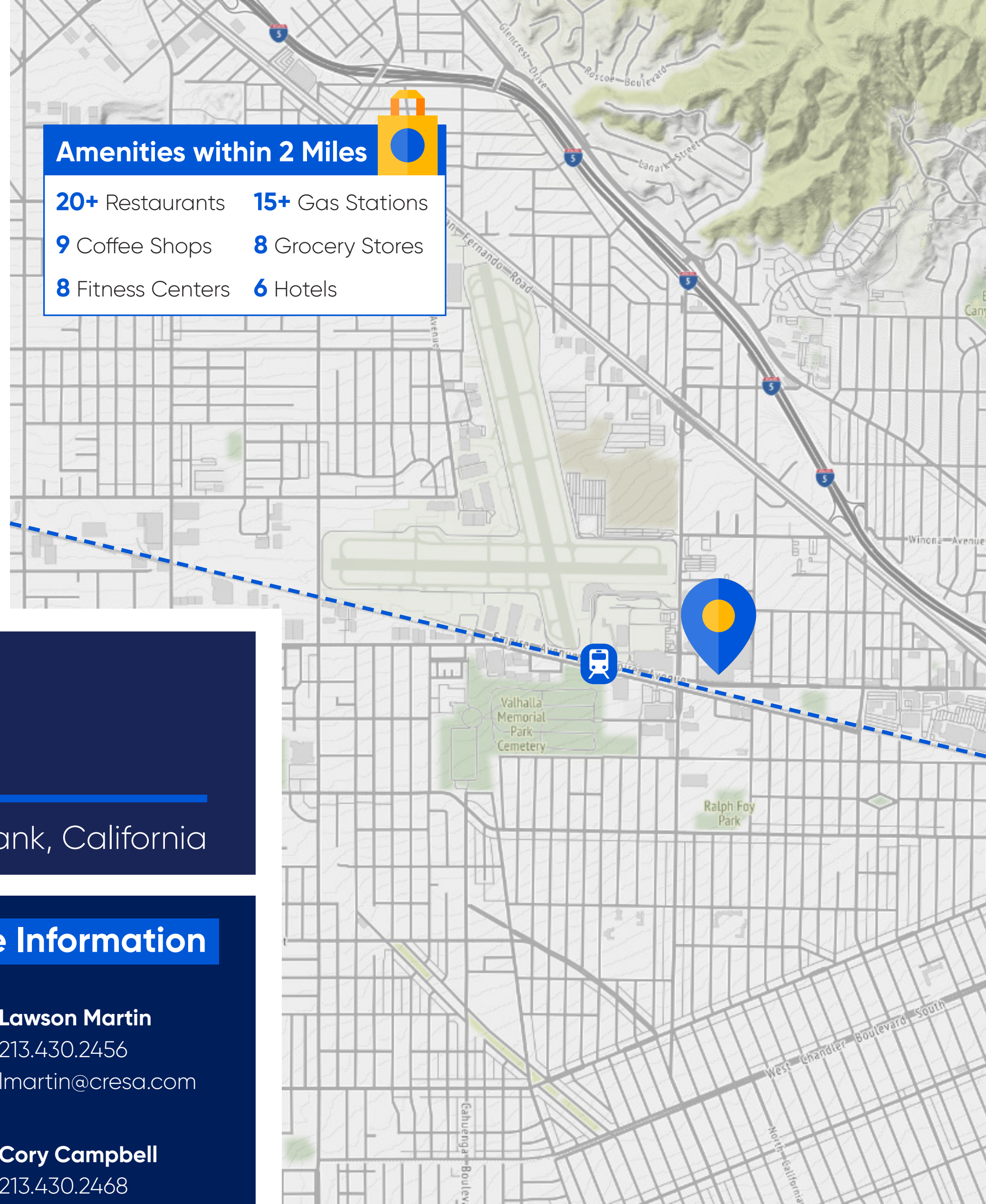
cresa

555 South Flower Street, Suite 4650
Los Angeles, CA 90071

Sub-Divisible Sublease



Prime Opportunity for Media Companies



Amenities within 2 Miles



- 20+ Restaurants
- 15+ Gas Stations
- 9 Coffee Shops
- 8 Grocery Stores
- 8 Fitness Centers
- 6 Hotels

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Space Profile

Building Size	207,885 SF (5 floors)
Typical Floor	39,032 SF
Floors Available	4th & 5th
Sublease Size	9,133-80,000 SF
Rental Rate	\$1.95/SF
Availability	Immediate
Term	Through 1/31/2027
Building Class	A
Built	2005
Parking	3.30/1,000 SF

Features

- Purpose-built edit bays
- Access to outdoor balcony
- Grand reception/town hall space
- Variety of meeting rooms, including a board room
- Mix of open collaboration areas, private offices, and modern workstations
- Premier low-rise office campus within a 19-acre park
- Amenity offerings from Media Studios North includes: a health club facility, volleyball court, putting green, basketball court, day care center, and much more!
- Close proximity to dining, shopping, hotels, the Burbank Airport, Metro Link, and the 5/134 Freeways
- Available sublease space includes 1,927 SF of storage space

For More Information



Lawson Martin
213.430.2456
lmartin@cresa.com



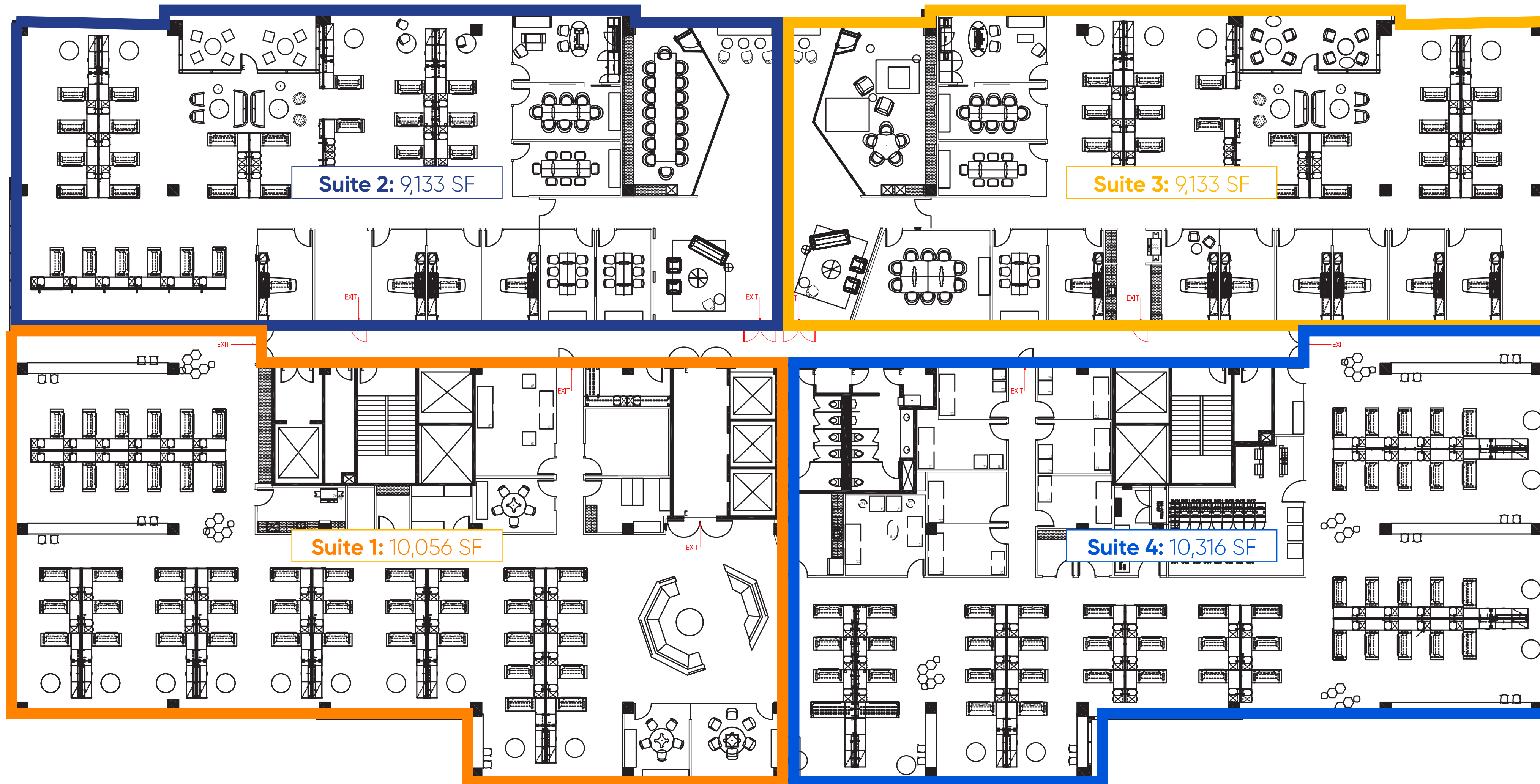
Cory Campbell
213.430.2468
ccampbell@cresa.com

Entire 4th Floor Plan

4th Floor: 39,032 SF

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KEY

- Suite 1: 10,056 SF
- Suite 2: 9,133 SF
- Suite 3: 9,133 SF
- Suite 4: 10,316 SF

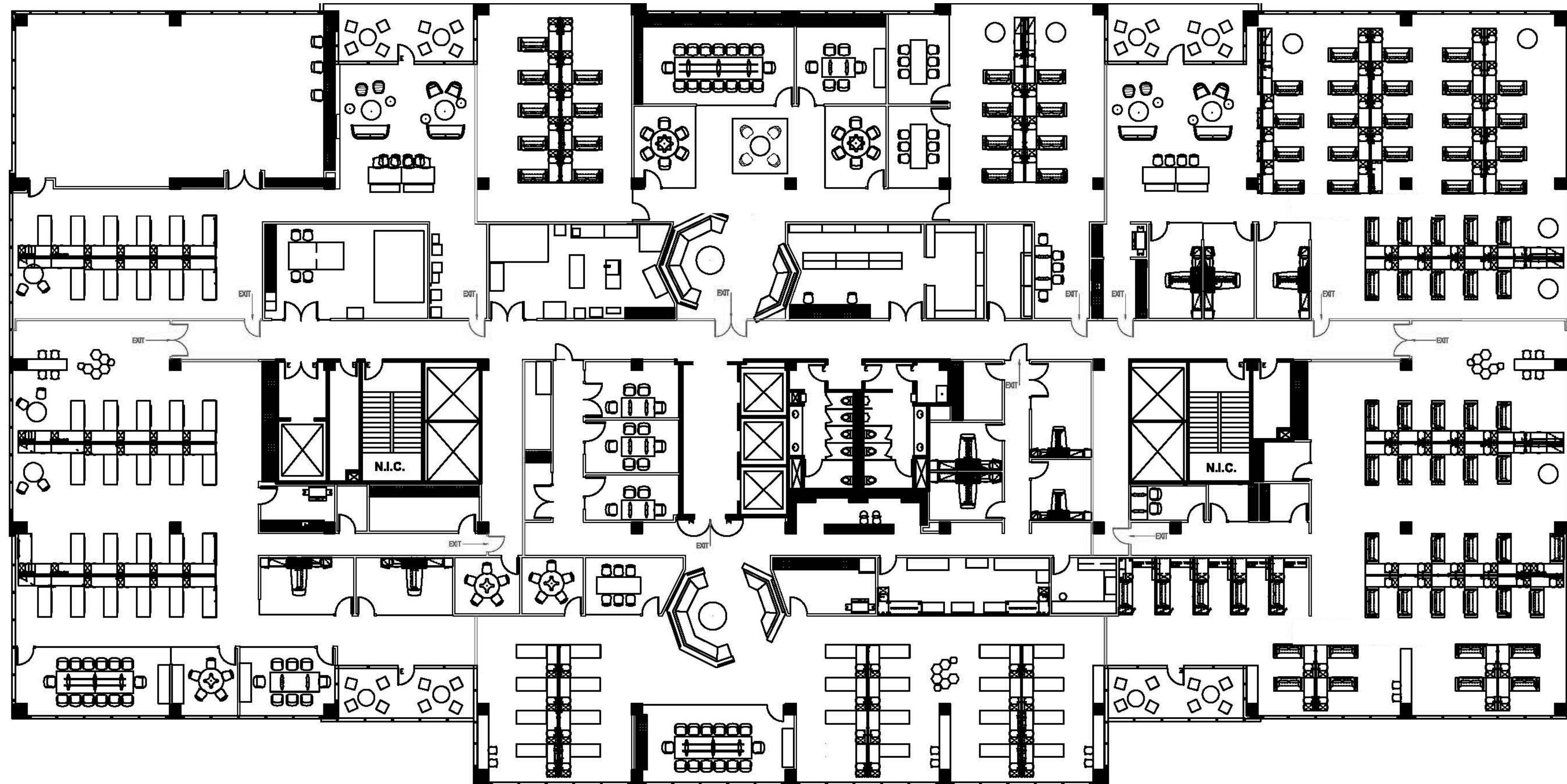
*Space is not currently demised.
The suites displayed to the left indicate sub-division possibilities.*

Entire 5th Floor Plan

5th Floor: 39,032 SF

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A Feel for the Space



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