



FOR LEASE

2777  
North Ontario Street  
Burbank, CA

57,658 SF of Innovative Workspace Remaining

2777 ONTARIO





Conveniently situated in the quiet part of the "Media Capital of the World", this adaptive workspace has 57,658 SF that's ready to be molded to any tenant's needs.

A talented workforce will be attracted to the array of amenities including major studios, retail centers and top-rated school districts. Plus, close proximity to Hollywood Burbank Airport, Amtrak and I-5 provides access to go virtually anywhere in the Valley and beyond.



# ONTARIO

Already leased  
20,308 SF

## AVAILABILITY

57,658 SF  
Total

22,328 SF  
Floor 1

35,330 SF  
Floor 2

## PROPERTY HIGHLIGHTS

### Over \$4 Million Invested

- Improvements to the indoor and outdoor workspaces including:
  - Main entrance
  - Exterior paint
  - Drought tolerant landscape design
  - New bathrooms
  - New multi-tenant corridors
  - New state of the art HVAC and MEP systems, excess electrical capacity
- Upgrades to mechanical and structural retrofit.

Total building: 132,746 SF

Asking rent: \$2.85 per SF, MG

Free surface parking ratio: 2.80/1,000 per SF

Market ready spec suites from 3,707 to  
24,538 SF

Engaging outdoor relaxation space

Operable windows

Skylights throughout

Tenant exclusive patios and  
roll-up doors

Variable air-volume system

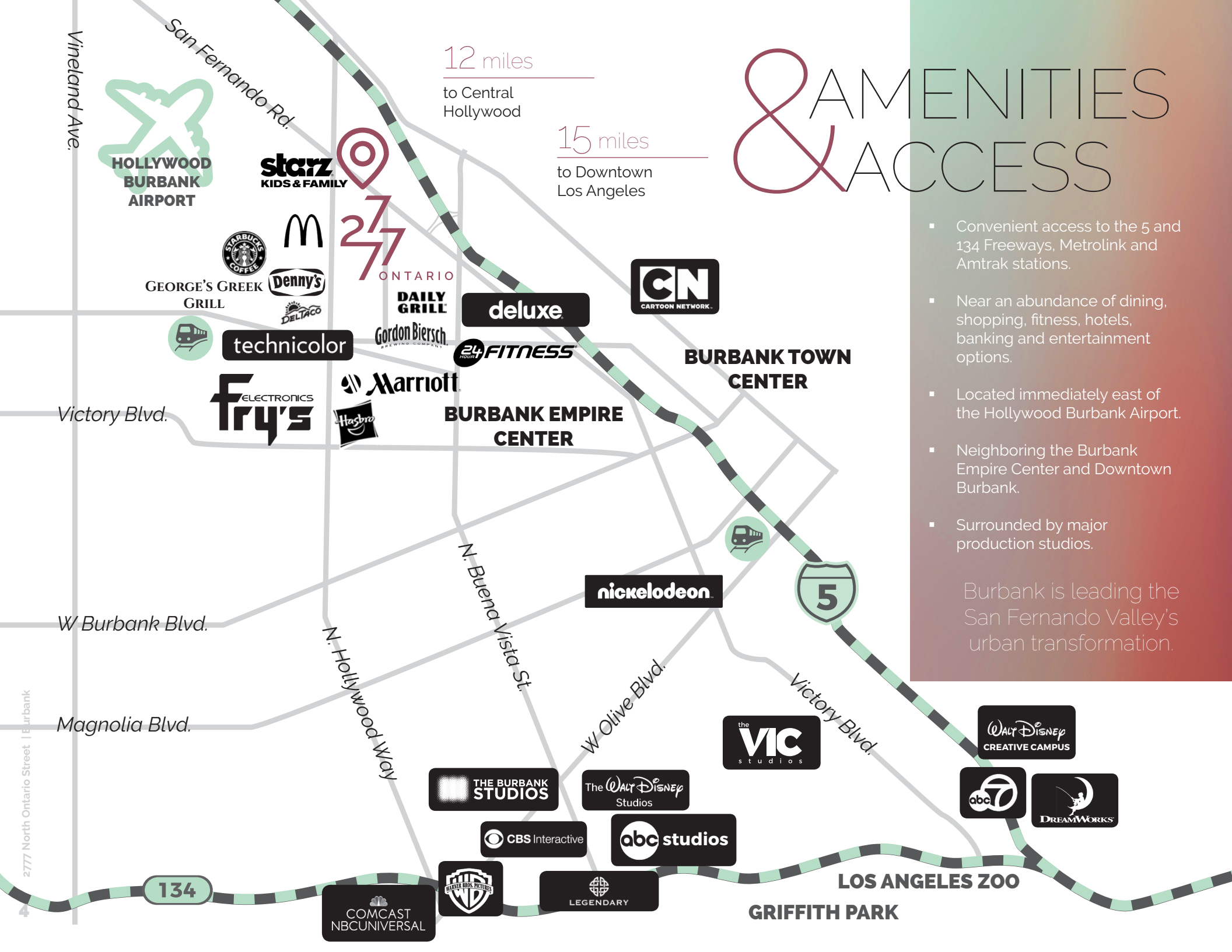
Large contiguous space available



# & AMENITIES & ACCESS

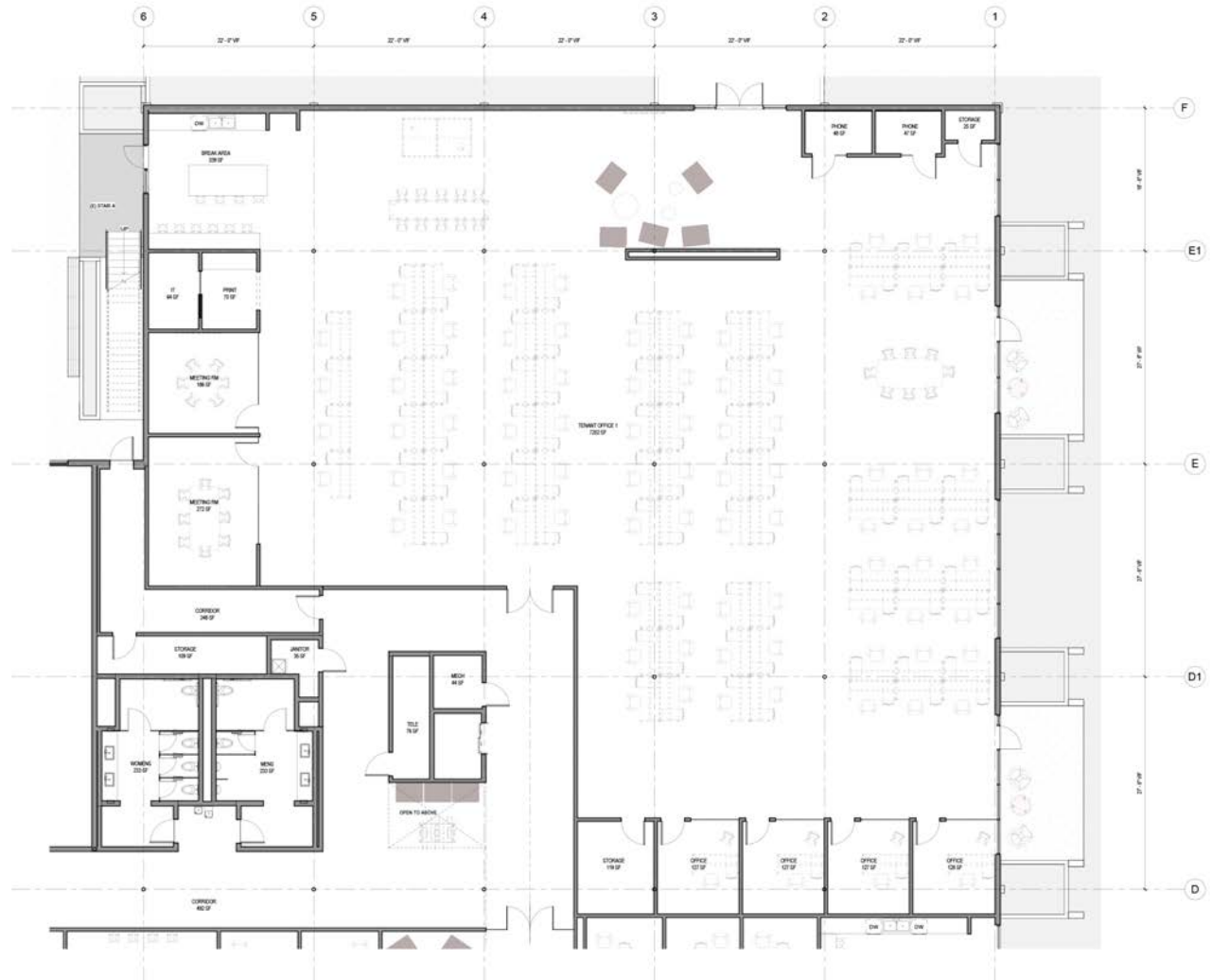
- Convenient access to the 5 and 134 Freeways, Metrolink and Amtrak stations.
- Near an abundance of dining, shopping, fitness, hotels, banking and entertainment options.
- Located immediately east of the Hollywood Burbank Airport.
- Neighboring the Burbank Empire Center and Downtown Burbank.
- Surrounded by major production studios.

Burbank is leading the San Fernando Valley's urban transformation.



# SPEC SUITES

FLOOR 1  
10,383 SF  
OFFICE 1







# SPEC SUITES

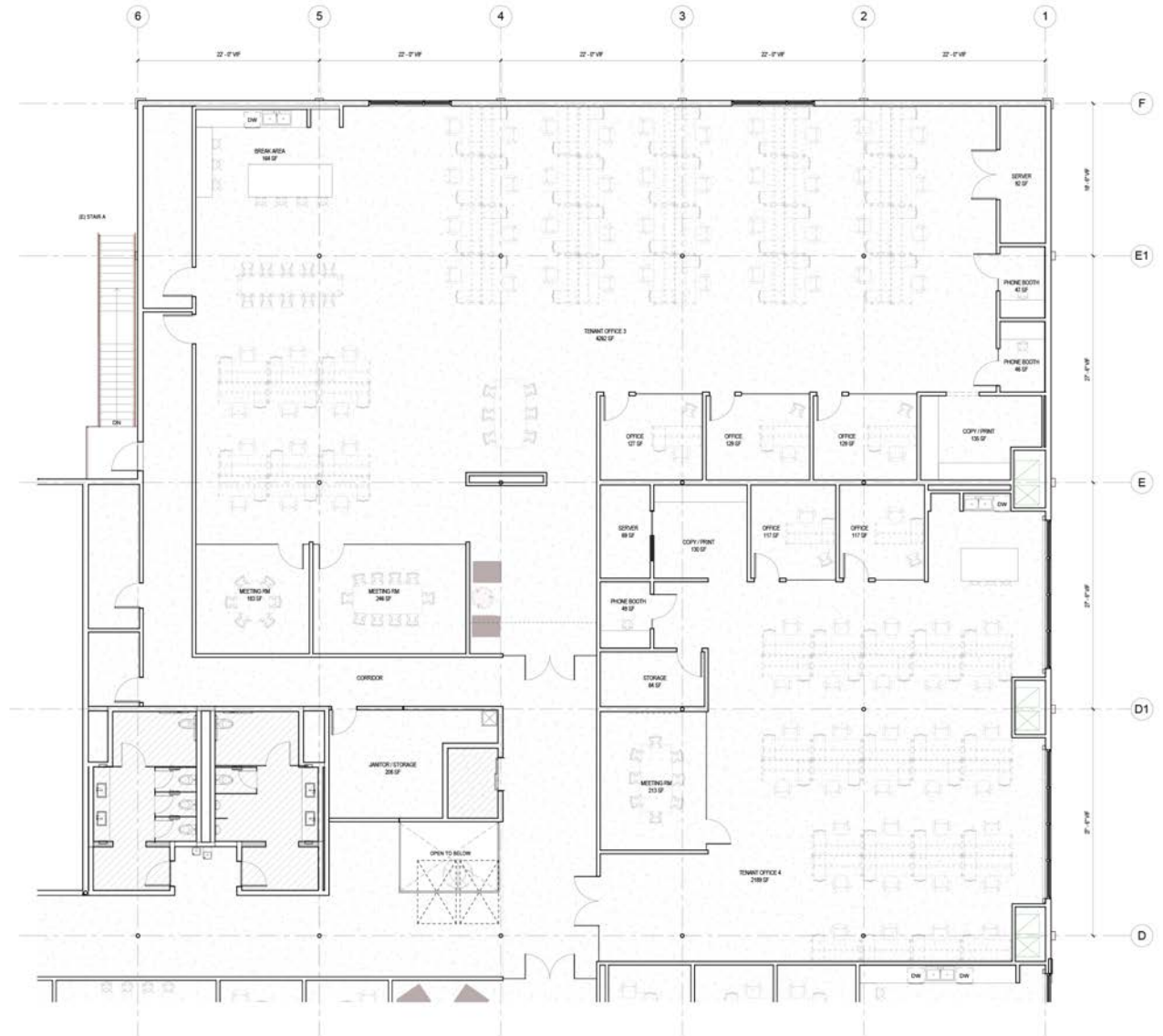
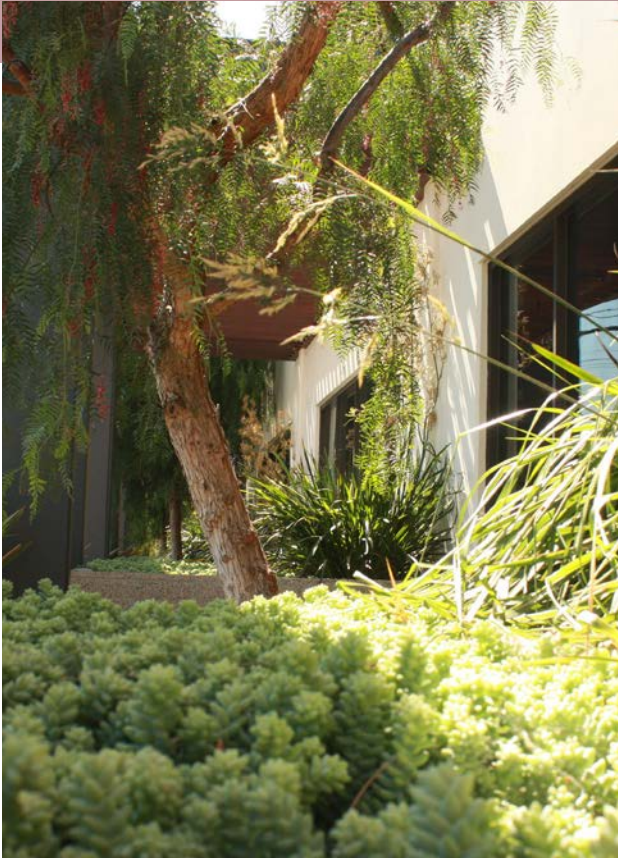
FLOOR 2

OFFICE 3: 7,085 SF

OFFICE 4: 3,707 SF

OFFICE 3 & 4

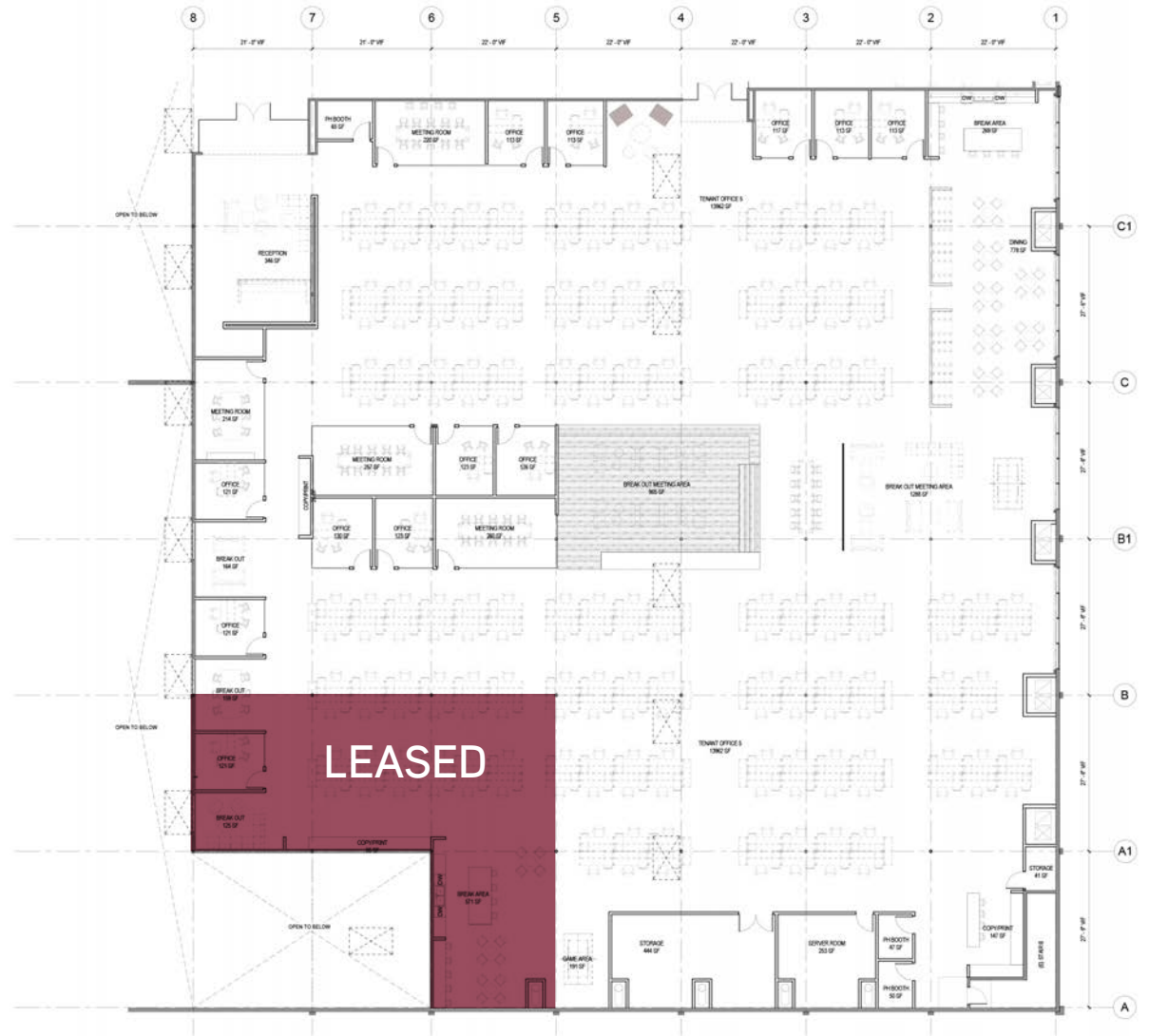
TOTAL: 10,792 SF





# SPEC SUITES

FLOOR 2  
24,538 SF  
OFFICE 5





# OPPORTUNITY

27  
7  
ONTARIO



Five spec suites  
from 3,707 to 24,538 SF



Free surface parking:  
2.80/1,000 per SF



Exceptional location  
surrounded by amenities  
with easy access to  
Golden Gate freeway.

**\$2.85 PER SF. MG**

Asking  
Rate

**OVER \$4M**

Invested in  
Improvements



To learn more or schedule a tour, contact:

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