



FOR LEASE

57,658 SF

2777  
North Ontario Street  
Burbank, CA

of Innovative Workspace

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

## 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: \$2.75 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

Generous ceiling heights upwards of 26'

Operable windows

Skylights throughout

Tenant exclusive patios and roll-up doors

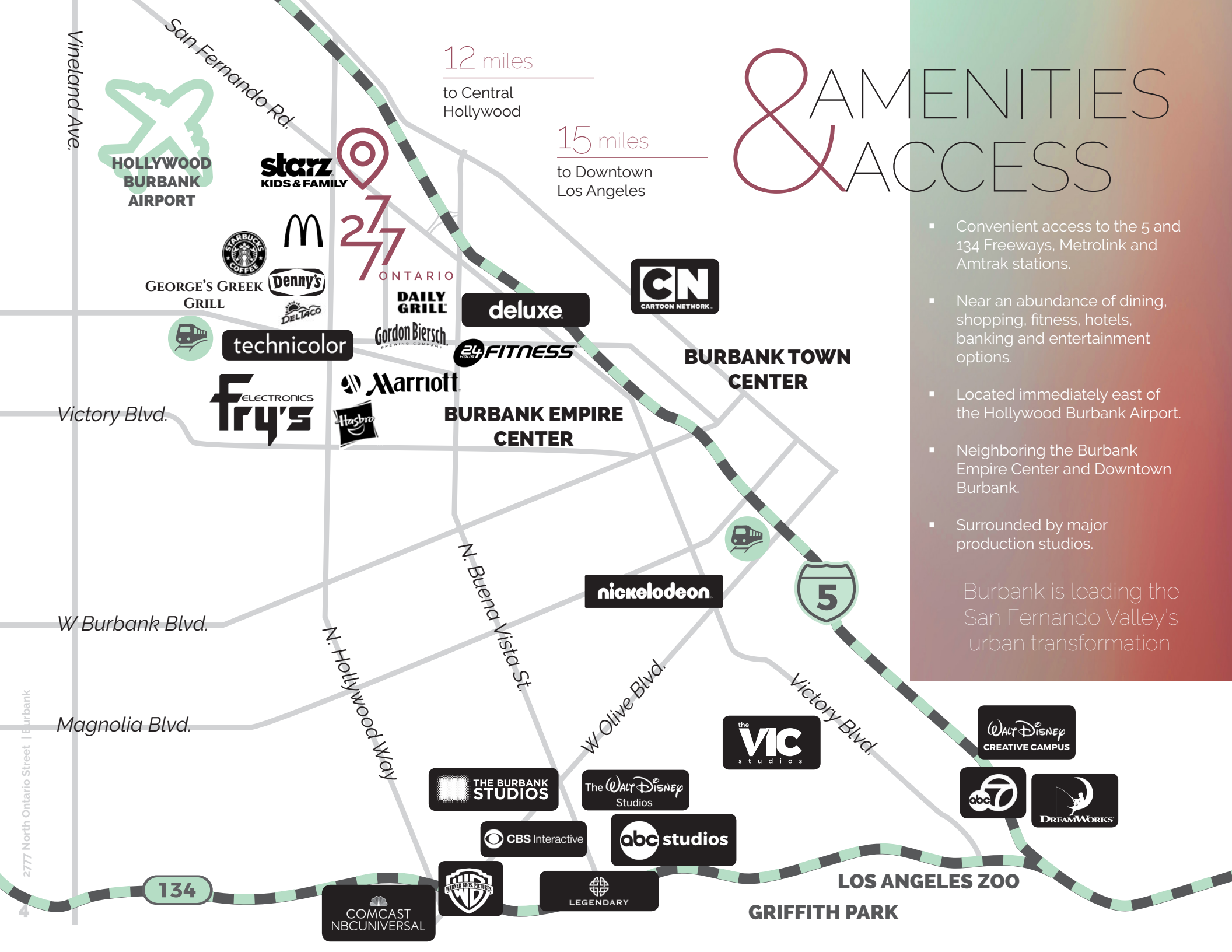
Variable air-volume system

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.



12 miles  
to Central  
Hollywood

15 miles  
to Downtown  
Los Angeles



starz  
KIDS & FAMILY



Denny's

GEORGE'S GREEK  
GRILL



ONTARIO

DAILY  
GRILL

Gordon Biersch

deluxe



technicolor



BURBANK TOWN  
CENTER

Victory Blvd.

fray's  
ELECTRONICS

Marriott

BURBANK EMPIRE  
CENTER



W Burbank Blvd.

nickelodeon



Magnolia Blvd.

N Hollywood Way

N Buena Vista St

W Olive Blvd.

Victory Blvd.

the  
VIC  
studios

WALT DISNEY  
CREATIVE CAMPUS

THE BURBANK  
STUDIOS

The WALT DISNEY  
Studios



CBS Interactive

abc studios

134

COMCAST  
NBCUNIVERSAL



LEGENDARY

LOS ANGELES ZOO

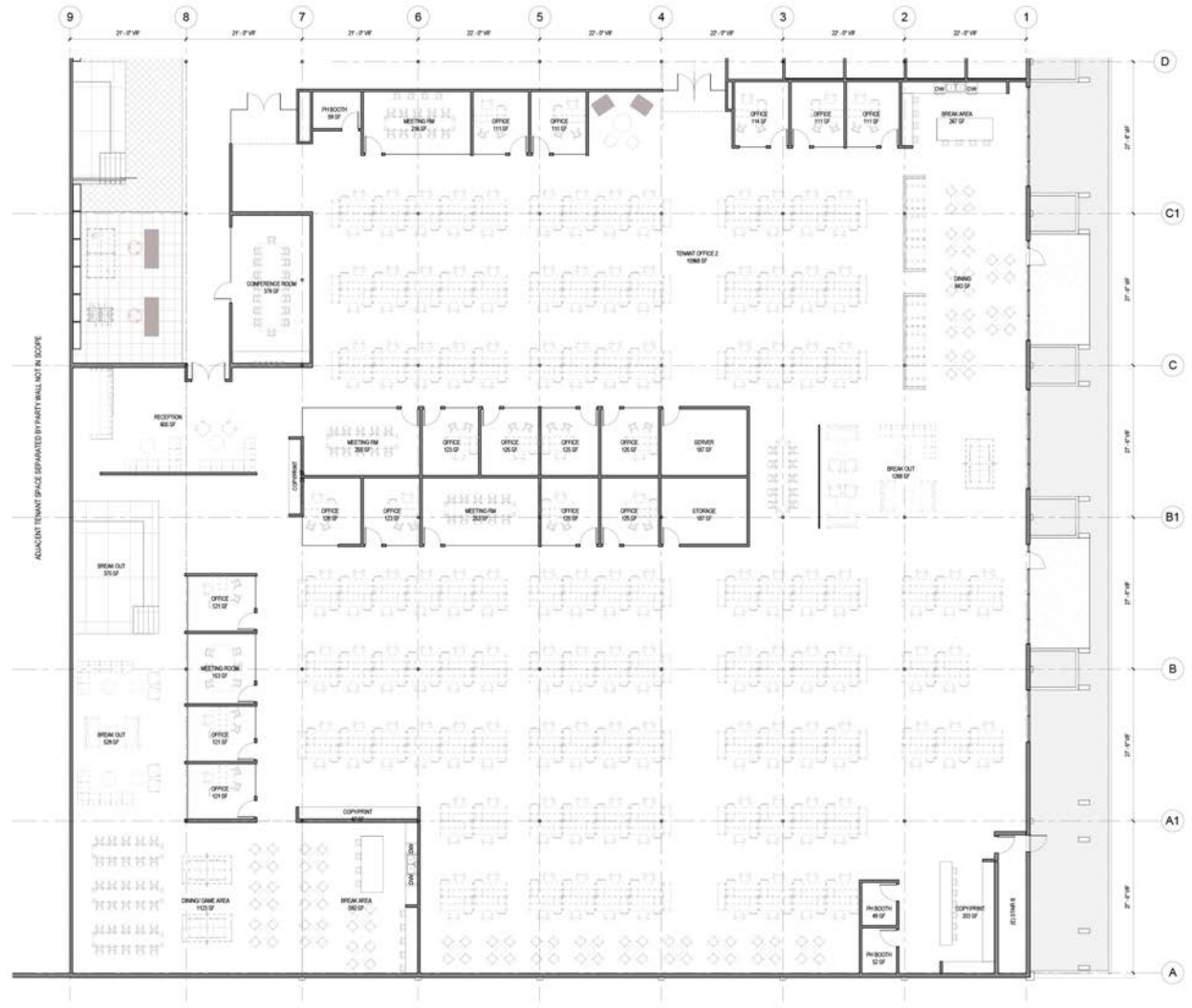
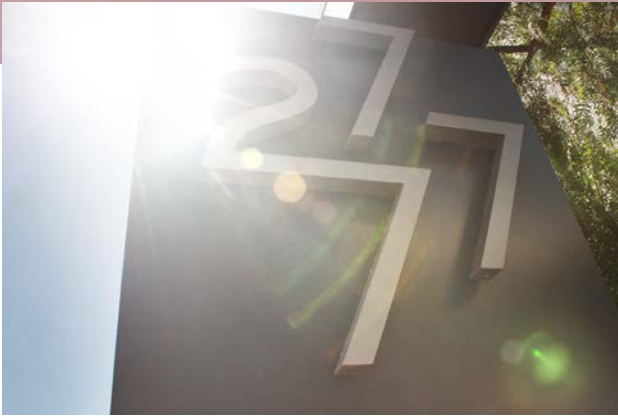
GRIFFITH PARK

2777 North Ontario Street | Burbank

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# SPEC SUITES

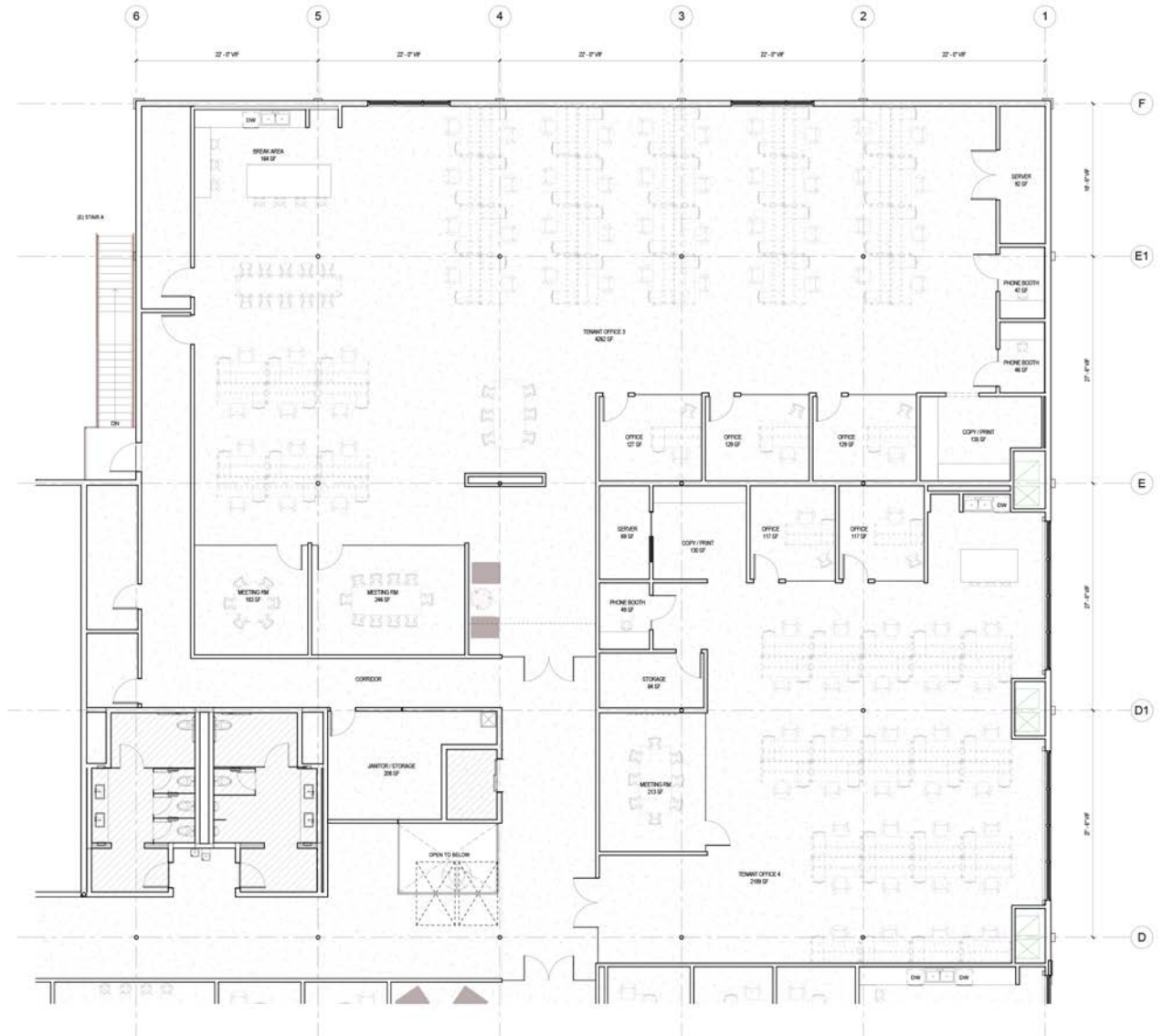
FLOOR 1  
11,945 SF  
OFFICE 1



# SPEC SUITES

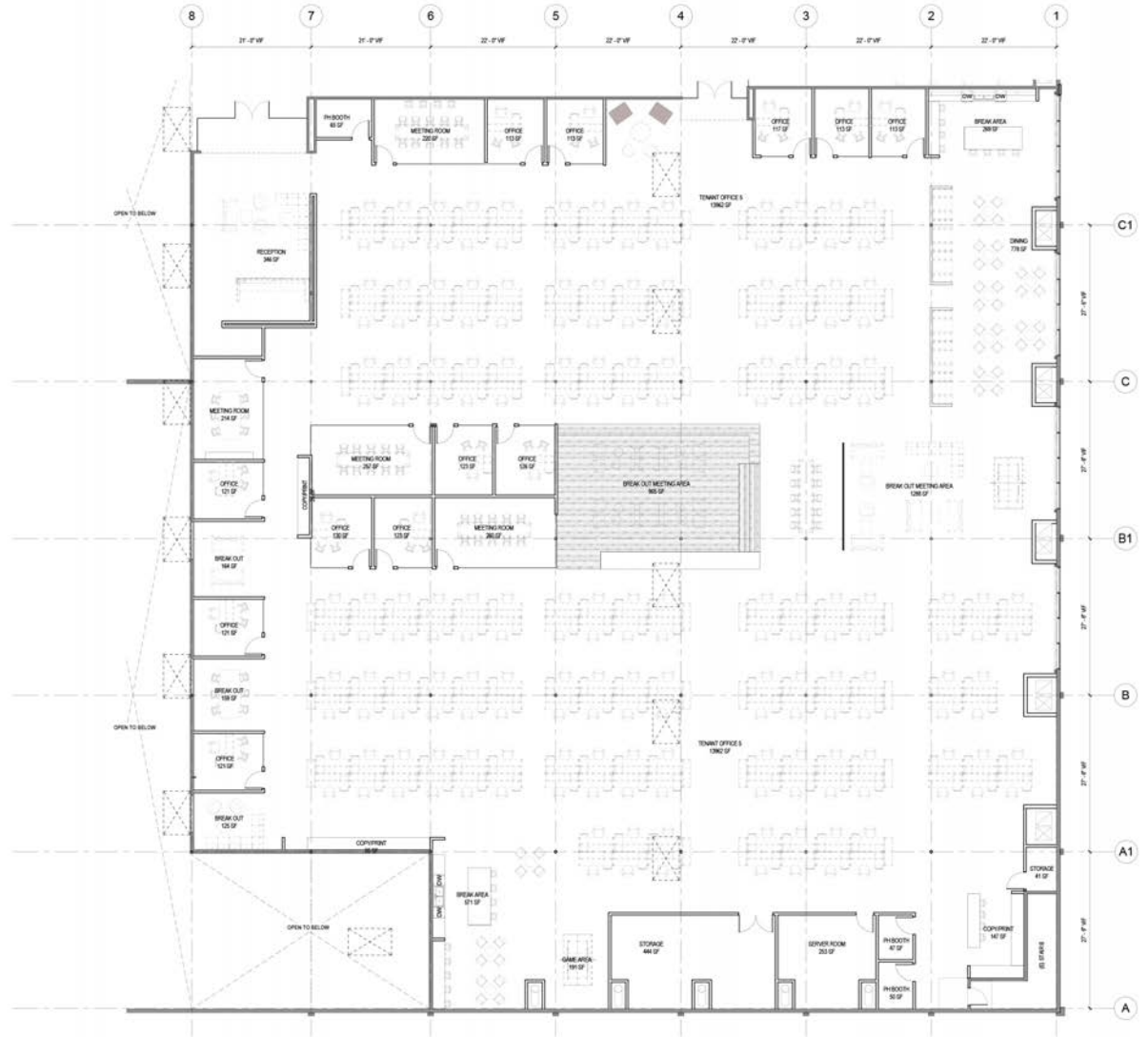
FLOOR 2  
 OFFICE 3: 7,085 SF  
 OFFICE 4: 3,707 SF

OFFICE 2 & 3  
 TOTAL: 10,792 SF



# SPEC SUITES

FLOOR 2  
24,538 SF  
OFFICE 4



# OPPORTUNITY

# 277 ONTARIO



Four 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.

**\$2.75 PER SF. MG**

Asking  
Rate

**OVER \$4M**

Invested in  
Improvements



To learn more or schedule a tour, contact:

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