

BEC

burbank
empire
campus

FOR LEASE
UP TO 239,840 SF AVAILABLE

2350 & 2400 WEST EMPIRE AVENUE
BURBANK, CALIFORNIA



CBRE

PROPERTY OVERVIEW



FLEXIBLE

+33,000

FLOOR PLATES TO ACCOMMODATE A
WIDE VARIETY OF TENANTS



ABOVE STANDARD

4.0:1,000

PARKING RATIO WITH 38 ELECTRIC VEHICLE
CHARGING STATIONS



THREE & FOUR-STORY LIGHT-FILLED OFFICE
CAMPUS TOTALING

246K SF

ON OVER 10 ACRES

BEC

burbank
empire
campus

CAMPUS HIGHLIGHTS



BEC ... RE-IMAGINED

BEC will bring you the coveted “Office of the Future,” a workspace that affords enough space to feel totally comfortable, reducing stress and fostering creativity and innovation.



WORK, WALK, WIN THE BEC WAY

Situated on over 10 acres, BEC offers you an expansive Campus in which to work, walk, create, and win every day.



AN EXTENSION OF YOUR SPACE

Think outside your office walls and recharge your creativity in the front, side and backyards of your Campus home away from home.



CITY OF BURBANK

A City filled with creativity and talent, Burbank is the Media Capital of the World, hosting major studios across all entertainment and business sectors. Burbank offers an array of dining, shopping, hotels, entertainment outlets, and ranks as the 16th safest City in the U.S.



BE A PART OF THE CAMPUS COMMUNITY

Produce, design, or edit, the Campus will invigorate creativity and collaboration, both inside and outside.



IMPLEMENT A FLEXIBLE WORK ENVIRONMENT

BEC will help implement a safe and inspiring environment that works for you and your valued employees' desired work schedules.



ENJOY THE VIEWS

BEC offers the ideal Campus environment for sophisticated media, entertainment, and related companies, all with spectacular views of the San Gabriel mountains. Be it an entertainment, media, insurance, engineering, tech, or services firm, BEC will meet all of a tenant's needs.



PRIORITIZING HEALTH & SAFETY

The health and safety of employees is one of the driving principles for tenants choosing where and how to work. Because of BEC's design and efficient and health-conscious operations, we have distinct competitive advantages. Motion and Touchless Activation restrooms and elevator controls & stair enhancements are but a few health and wellness measures taken at the Campus.



FITWEL CERTIFICATION

FitWel seeks to modify operational methodology by use of certification standards that increase the health and wellness of tenants including targeting their productivity by implementing things like water bottle refill stations, increasing greenery and creating ambiance in common areas. We stand by the belief in wellness for all at BEC by the pursuing FitWel Certification for its Campus tenants.



AVAILABILITIES

2350 W. EMPIRE AVENUE

SUITE	SIZE	AVAILABLE	NOTES
100	16,152 SF	Immediately	
150	12,978 SF	Immediately	
200	36,292 SF	Immediately	Divisible to 13,498 SF
300	36,654 SF	August 1, 2026	

2400 W. EMPIRE AVENUE

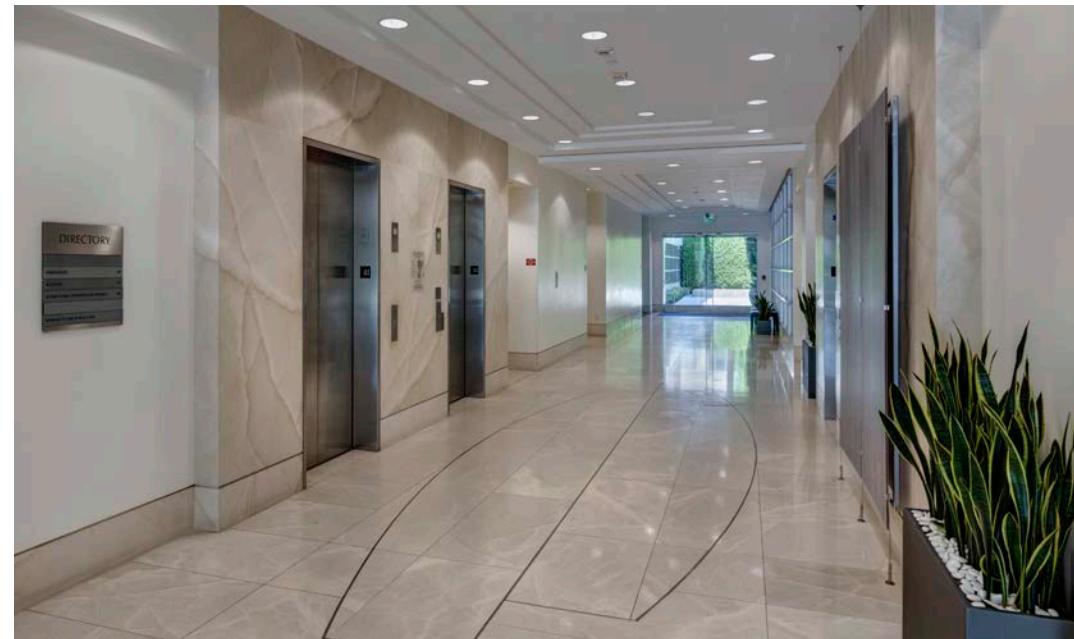
FLOORS	SIZE	NOTES
1-4	137,764 SF	Can be leased with space at 2350 W. Empire for total of 239,840 SF. Available 1/1/2027 or sooner.



Asking Rate: Call for Details



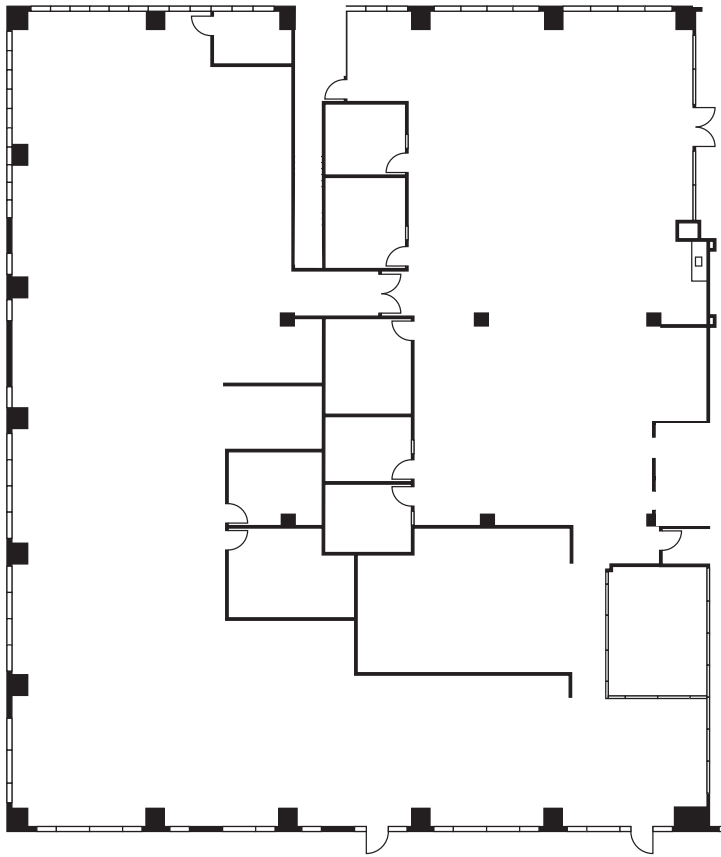
Parking: 4.0/1,000
\$50 Unreserved | \$100 Reserved





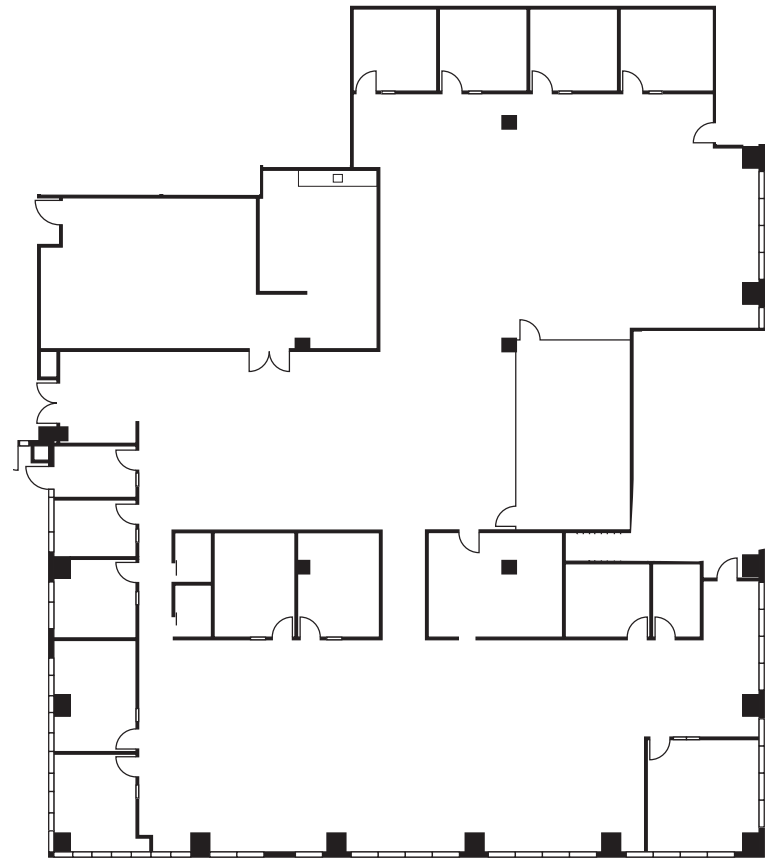
SUITE 100

16,152 SF



SUITE 150

12,978 SF



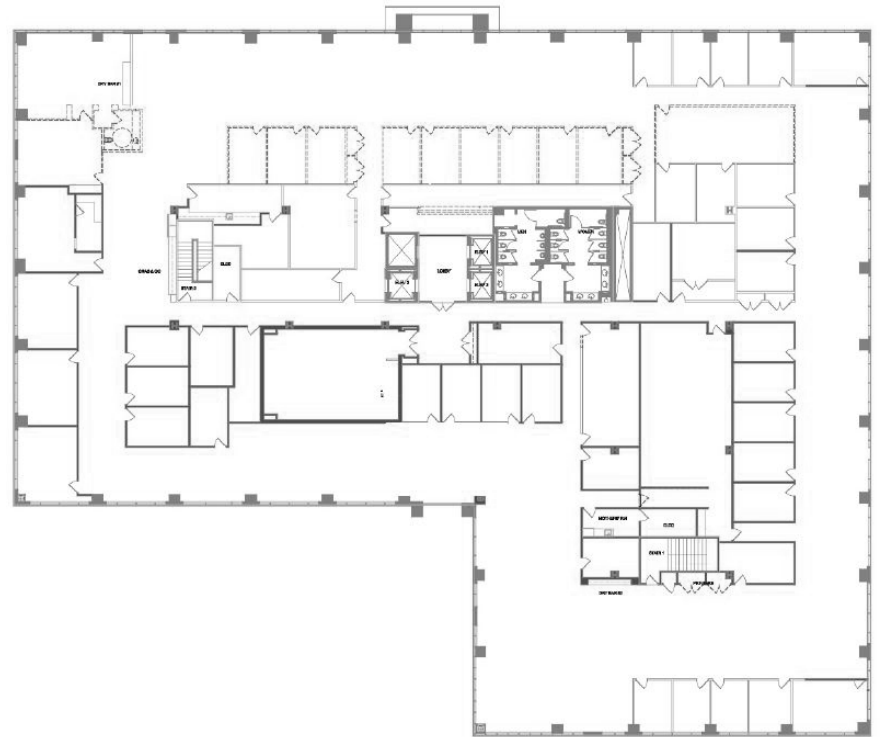
SUITE 200

36,292 SF (Divisible)



SUITE 300

36,654 SF



AMENITIES

ONE OF L.A.'S HIGHEST GROSSING SHOPPING CENTERS, the Burbank Empire Center is your go-to destination for major national retailers and great restaurants. Located adjacent to the I-5 freeway, this outdoor Center is home to the Courtyard by Marriott Los Angeles Burbank Airport Hotel and Extended Stay America Los Angeles / Burbank Airport.



BEC
burbank
empire
campus

AVION BURBANK

HOLLYWOOD AIRPORT

BURBANK TOWN CENTER

BURBANK EMPIRE CENTER

SPROUTS FARMERS MARKET

COSTCO WHOLESALE

BURBANK - DOWNTOWN

DOWNTOWN BURBANK

BIG 5 SPORTING GOODS

GROCERY OUTLET

Cane's

CVS pharmacy

PAVILIONS

MAGNOLIA BLVD

VONS

WHOLE FOODS MARKET

TRADER JOE'S



AREA OVERVIEW



Continued content creation backlog fueling insatiable entertainment industry demand.



Ideal economic alternative to costlier West LA and Hollywood markets.

ENTERTAINMENT CAPITAL OF THE WORLD

Los Angeles traces its roots as the leader of the entertainment industry to the dawn of motion picture filmmaking in the early 1920s. It now serves as the global center of the filmed entertainment, music, radio and television broadcast industries with an extraordinary concentration of media firms located in the region. This concentration is primarily located in Burbank, Hollywood, North Hollywood and the Greater Westside area of Los Angeles, and has created incomparable synergy and economies of scale for content creators in the region.



MEDIA/STREAMING MARKET BOOM

Burbank is the unrivaled epicenter for the media and entertainment industry, and primary intersection for the “Streaming Wars”. Streaming originals surged since 2020 with significant investment by Netflix, Hulu, CBS All Access, and Amazon Prime, and the launches of NBCUniversal’s Peacock, HBO Max, Disney Plus, and Paramount.



BEC - NEIGHBORING TENANTS



Adjacent to BEC, Netflix's 172,000 SF lease in 4Q20 for its first dedicated Animation Studio and HQ marked the largest new office lease in Greater Los Angeles in 2020, leasing another 100,000 SF within 9 months.

BURBANK BY THE NUMBERS

2023 ESTIMATED POPULATION:

+105,165 | **90,514**
EMPLOYEES

6.9% INCREASE
IN POPULATION SINCE 2010

HIGHER THAN NATIONAL AVERAGE INCOME
AVERAGE HOUSEHOLD INCOME:

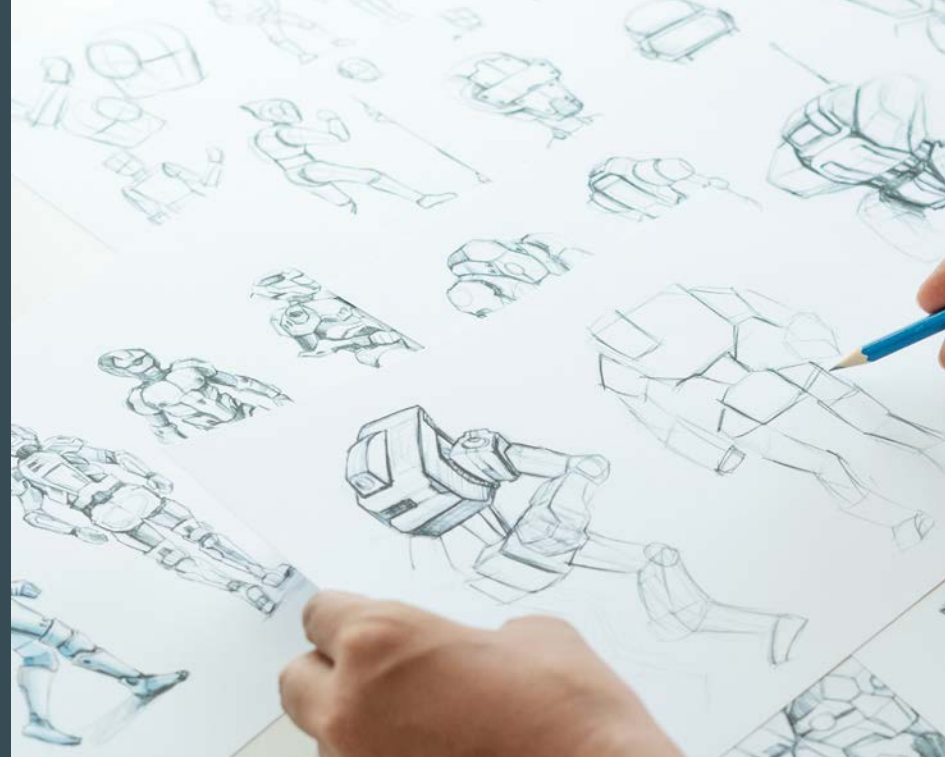
\$132,000*

MAJORITY IN THE YOUNGER AGE RANGE

42*

2019 MEDIAN AGE

*Source: The Nielsen Company, EMSI



MOST SPECIALIZED

Compared to other places, Burbank, CA has an unusually high number of residents working as Arts, Design, Entertainment, Sports, & Media Occupations (6.05 times), Business & Financial Operations Occupations (1.58 times), and Legal Occupations (1.49 times).

Sources:

©2025 CBRE. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Source: Esri ProjectID:1008744

https://datausa.io/profile/geo/burbank-ca#top_occ_rca



Located on Empire Avenue, the new Madison Square Garden (MSG) media services facility is a spherical geodesic 95-foot high dome with approximately 28,664 square feet of floor area on an approximate 1.95-acre vacant site. It is the prototype facility for MSG Entertainment's creative teams to develop and edit content prior to its ultimate use in Las Vegas productions.

CONVERGENCE OF MEDIA, ENTERTAINMENT & TECHNOLOGY

Burbank is home to over 640 acres of irreplaceable motion picture and television studio lots such as Warner Bros., Disney-ABC, Comcast's NBCUniversal, The Burbank Studios and a concentrated tenant base of more than 700 media-related companies.



100%

OCCUPANCY

Filming permits have increased considerably as filming was considered an essential business and allowed to resume during Covid and now. As a result, studios ramped up production of streaming content and stages are effectively at 100% occupancy for the foreseeable future.



1M SF

OF SPACE UNDER CONSTRUCTION

Burbank is one of the most active creative office market locations in Los Angeles, with over 1 million square feet of space currently under construction and as a top performing market in Los Angeles, Burbank continues to strengthen with vacancy at 6.0%, driven by strong media tenant demand.

BECC

burbank
empire
campus

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

**NATALIE
BAZAREVITSCH**

Lic. 01188604
+1 818 502 6723

natalie.bazarevitsch@cbre.com

**JACKIE
BENAVIDEZ**

Lic. 01894070
+1 818 502 6758

jackie.benavidez@cbre.com

**SEAN
O'MALLEY**

Lic. 02192775
+1 818 907 4699

sean.omalley@cbre.com

ALIGN
REAL ESTATE

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.