



REAL ESTATE SERVICES
TRUSTED SINCE 1962

Office Space
For Lease

105 W Alameda Ave, Burbank, CA, 91502



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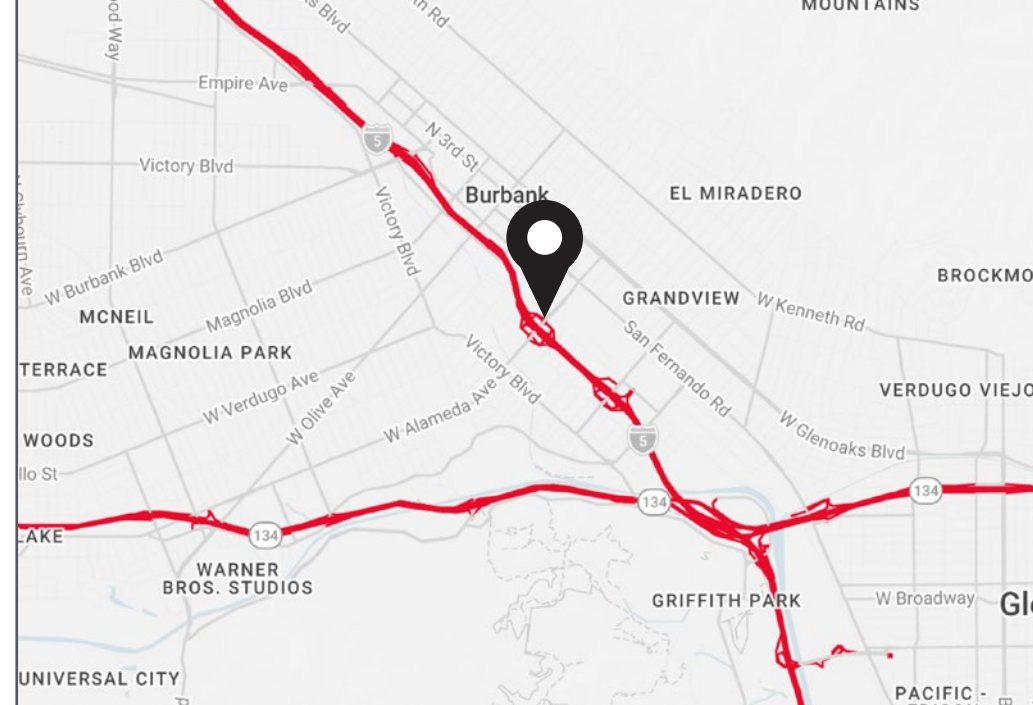
1111 NORTH BRAND BOULEVARD, SUITE 250
GLENDALE, CA 91202

StevensonRealEstate.com

CALDRE #00983560

Offering Summary

AVAILABLE SPACE	Suite 200: 776 RSF Suite 216: 1,449 RSF Suite 230: 2,723 RSF
LEASE RATE	\$2.60 PSF
PARKING SPACES	Suite 216: 2 Suite 230: 3
LEASE TERM	1 Year (Modified Gross)
TOTAL BUILDING SIZE	15,000 SF



Property Overview

The property has excellent visibility and easy access to the Alameda Avenue on and offramp of the 5 Freeway. The building has been refurbished with new bathroom treatment and recently installed new HVAC units. The building is air conditioned throughout and elevator-served.

Assigned onsite parking is available for suites 216 and 230 with additional offsite parking available at no cost at 102 W Ash Avenue. The building has security cameras in all the common areas and has 24/7 access. Signage opportunities are available at additional cost on the building frontage and on a large roof-mounted billboard offering outstanding freeway visibility.

The property is located within easy access to the Downtown Burbank Metrolink Station, across the street from CarMax, near Home Depot and Ikea. There is ample restaurant and shopping amenities in Downtown Burbank.

Suite Descriptions

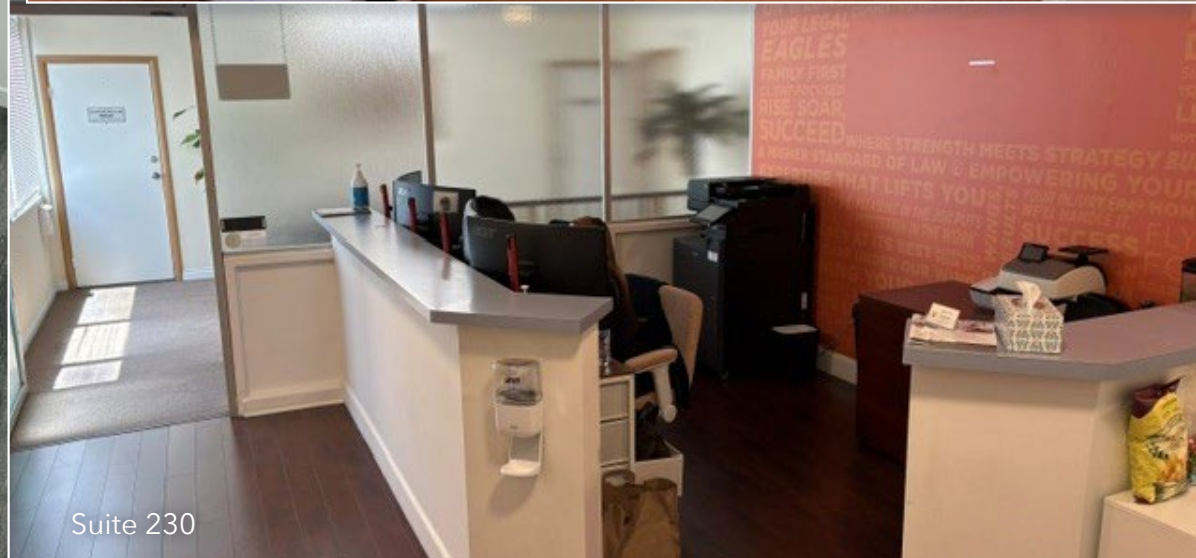
Suite 200: This is a three-office suite with 776 net rentable SF, \$2.60/NRSF, \$2,018/month. There is no assigned parking.

Suite 216: This is a large office with a central bullpen area with peripheral offices and a large storage room. The total space is 1,449 net rentable SF, \$2.60/NRSF, \$3,767/month, with 2 assigned onsite parking spaces.

Suite 230: 2,723 net rentable SF, \$2.60/NRSF, \$7,080.00/month, 3 assigned parking spaces on site. This is a large suite of 10 offices, two built out for audio recording use, with a large front entrance and reception area. The space can be leased with or without two existing subtenants paying \$2,000/month. The subtenant income can be retained by the tenant.

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

Property Photos



Property Photos

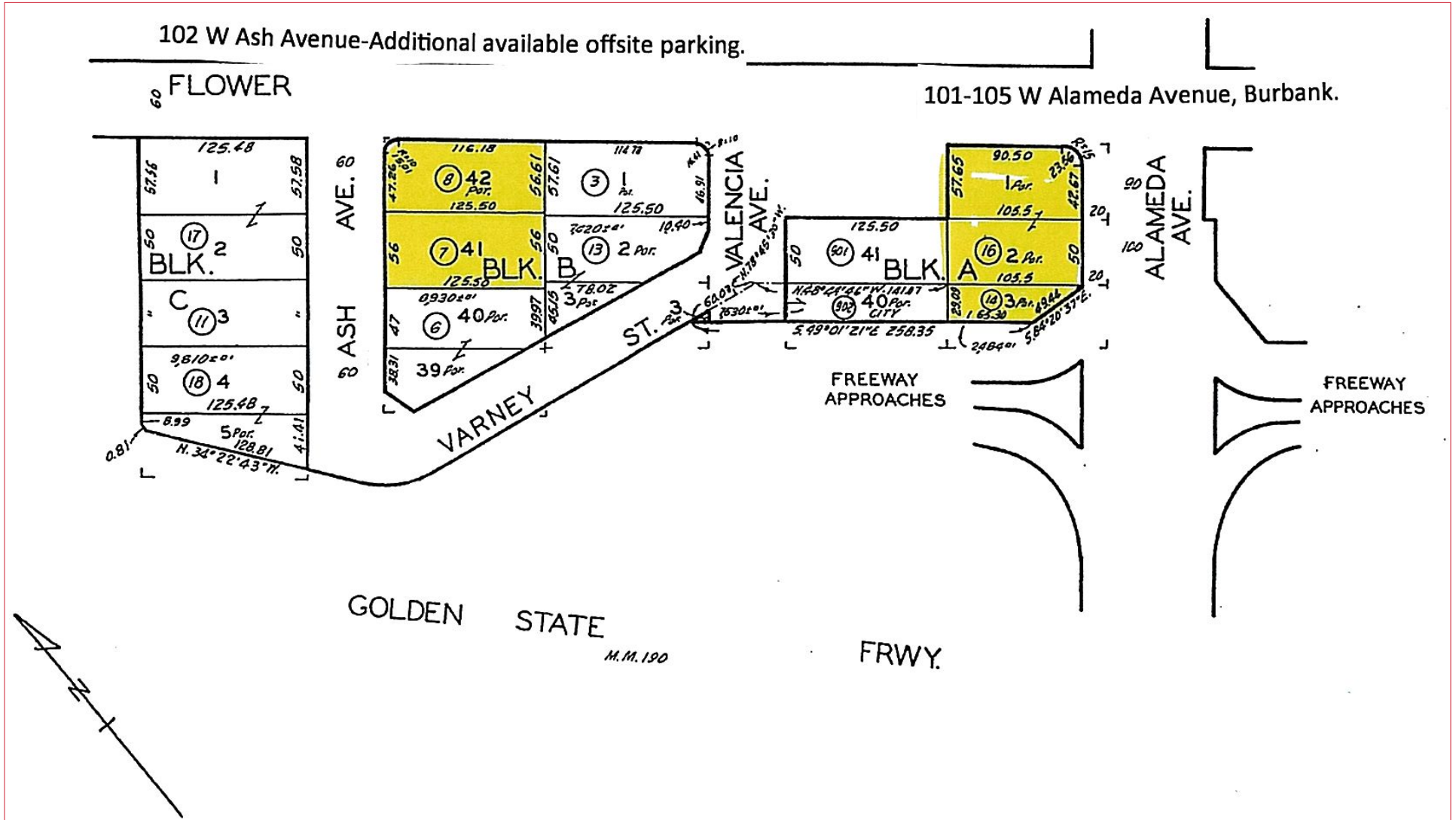


Suite 230



Suite 230

Parcel Map

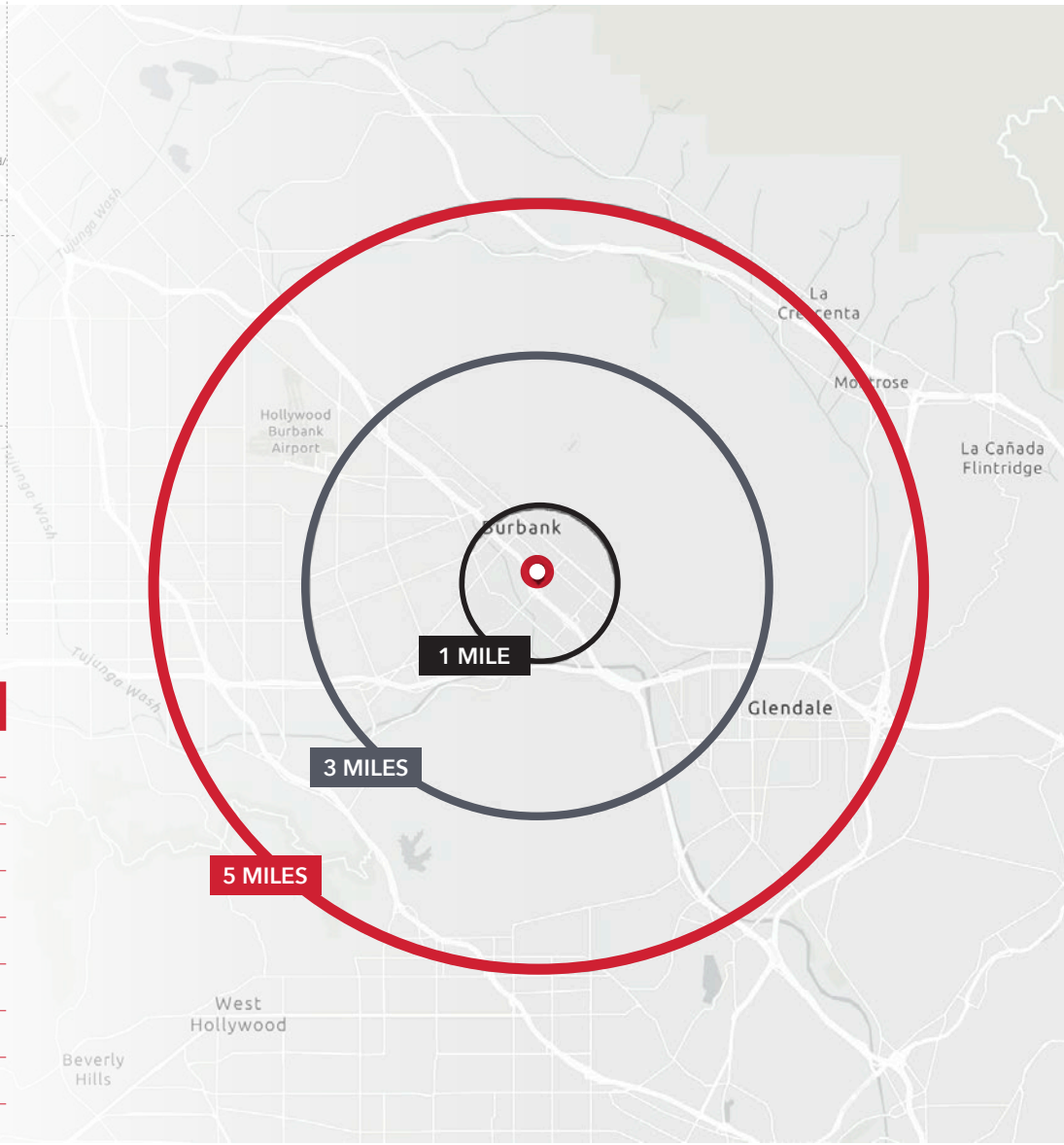
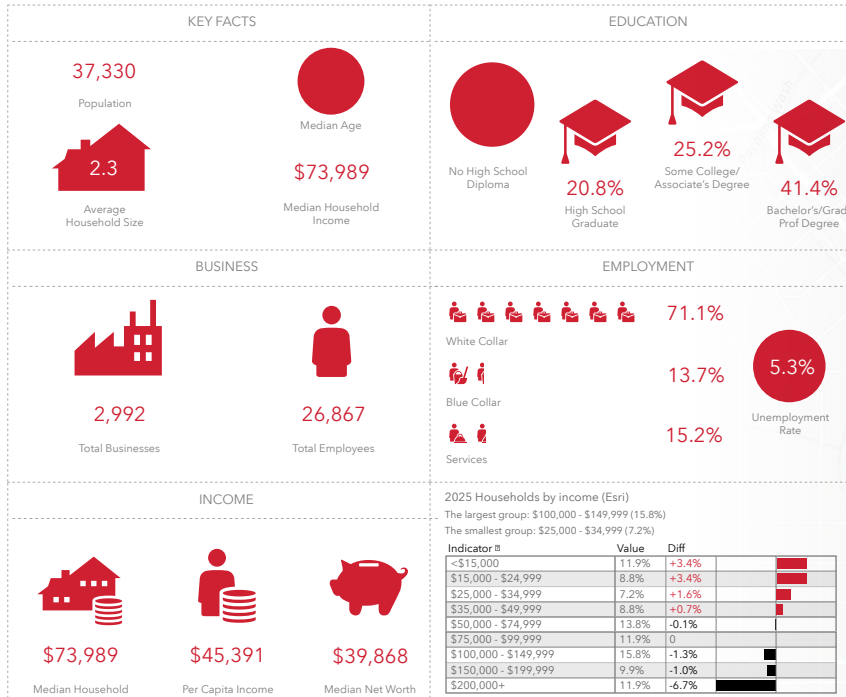


Location Map



Demographics

1-MILE RADIUS SNAPSHOT



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	28,439	230,380	450,486
Households	7,522	61,074	127,063
Families	6,063	49,419	100,703
Average Household Size	3.69	3.71	3.49
Owner Occupied Housing Units	3,870	37,608	73,497
Renter Occupied Housing Units	3,652	23,466	53,566
Median Age	35.9	36.6	37.3
Median Household Income	\$76,946	\$89,287	\$88,286
Average Household Income	\$104,008	\$113,283	\$116,021

For more information, please contact:

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