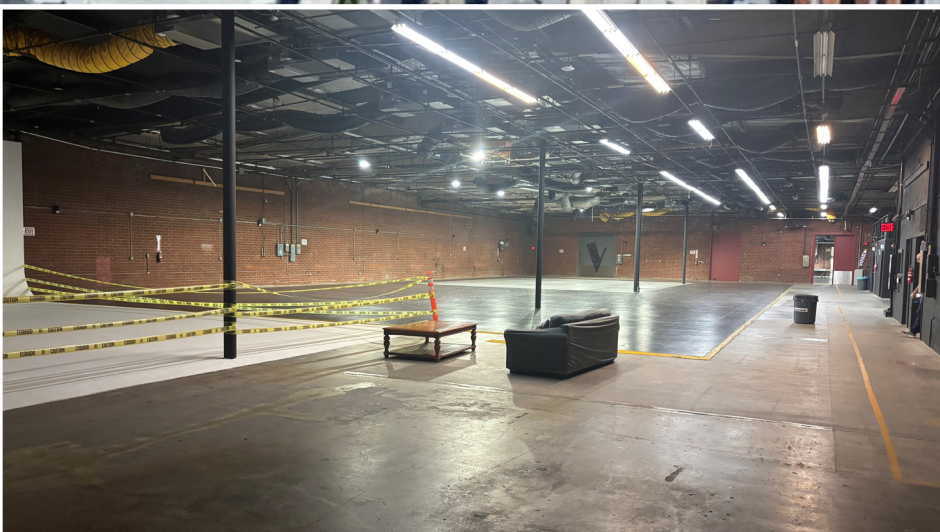


**RATE REDUCTION**



157  
Providencia  
Avenue



**APPROXIMATELY ± 40,000 SQUARE FOOT SPACE FOR LEASE IN PRIME BURBANK: THE BINDERY**

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**WESTMAC**  
Commercial Brokerage Company

# THE BINDERY OFFERS A UNIQUE LARGE BUILT OUT SPACE FOR LEASE

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**WESTMAC Commercial Brokerage Company** is pleased to present the rare opportunity to Lease this massive open space in prime Burbank. Comprised of multiple buildings, a parking lot consisting of one hundred (100) parking spaces, this flexible space can be tailored for a variety of needs. Currently operated ATB studios.

Burbank stands as a powerhouse of economic stability and creative energy, anchored by industry titans such as The Walt Disney Company, Warner Bros. Discovery, and Nickelodeon Animation Studios. This “Media Capital of the World” attracts a highly educated and affluent demographic, with a workforce characterized by high-earning professionals in the tech, entertainment, and aviation sectors. The local population is a blend of ambitious young creatives and established families, resulting in an average household income of roughly \$134,249. With a daytime population that swells as thousands of professionals pour into the city’s creative campuses, Burbank offers a robust consumer base with significant purchasing power and a demand for premium services.



# PROPERTY INFORMATION

## ADDRESS

157 W Providencia Avenue,  
Burbank, CA 91502

## BUILDING SIZE

Approximately 40,000 square feet  
(bonus storage of approximately 3,000 sq.ft)

## LAND SIZE

Approximately 86,720 square feet

## YEAR BUILT

1959, 1965

## PARKING

±100 striped spots, gated

## ZONING

BUM2

## PROPERTY TYPE

Industrial/Flex/Creative

## BUILDING FEATURES

Upgraded HVAC throughout, multiple rollup doors, 14 - 16 foot ceilings, concrete floors, office space, ADA bathrooms, abundance of warehouse/flex space and heavy electric in two buildings

## RENTAL RATE

**\$1.87** ~~\$2.00~~ per square foot, per month,  
NNN (NNN are estimated at \$0.12 sq.ft/month )

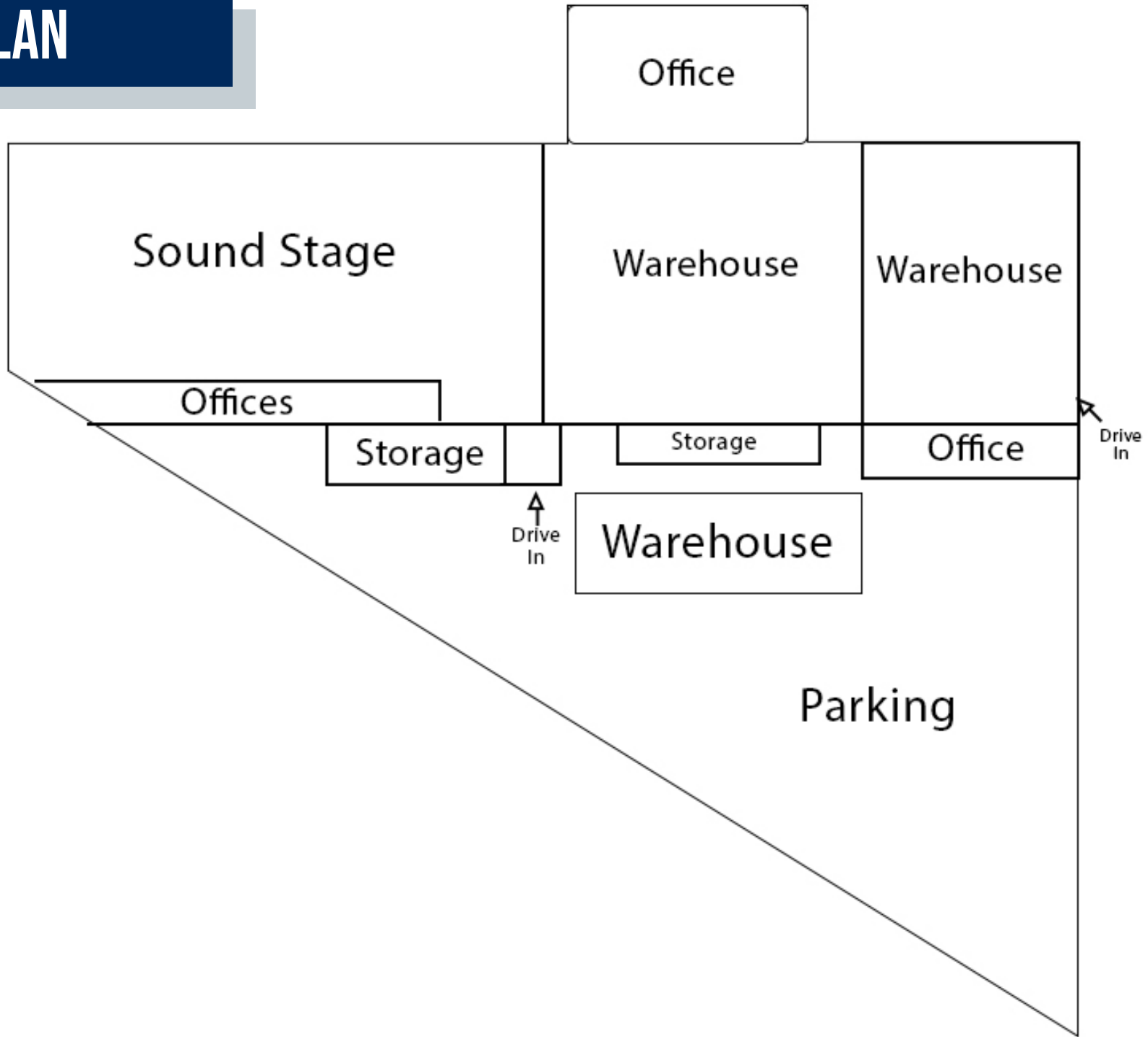
# IMAGES: INTERIOR



# IMAGES: EXTERIOR



# FLOOR PLAN



Not To Scale

**AERIAL**



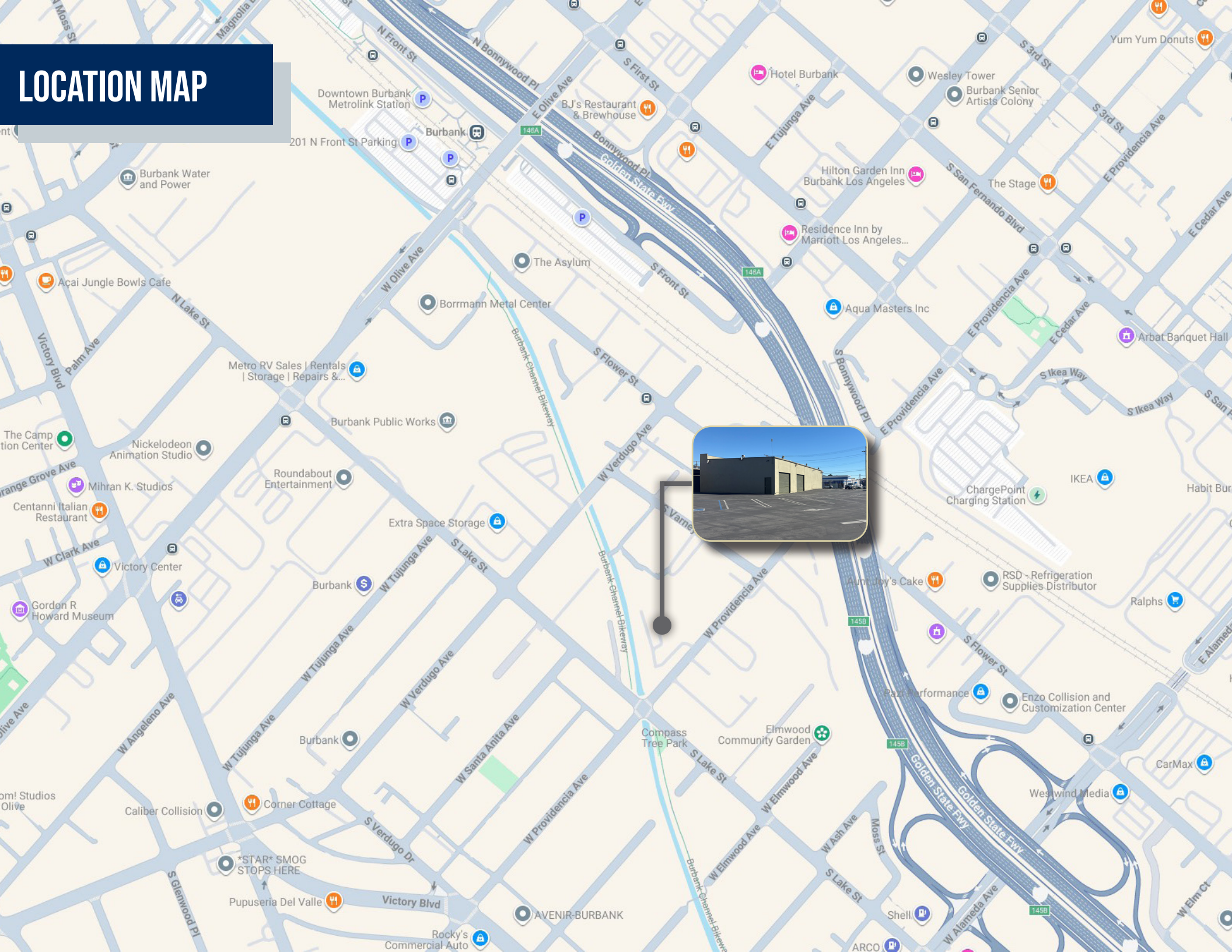
W. Verdugo Ave

157  
**PROVIDENCIA**

W. Providencia Ave

S. Lake St

# LOCATION MAP





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