

BURBANK CREATIVE/FLEX FACILITY FOR LEASE

Fantastic Location Near the Empire Center



±2,915 SF Building on ±5,370 SF of Land
2301 Empire Ave, Burbank, CA 91504

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

2301 EMPIRE AVE, BURBANK, CA 91504

Property Highlights

- Freestanding flex/creative facility
- Includes secure, gated parking for 4 vehicles
- Refurbished facility built in 1984
- High ceiling clearance
- Ground level roll up loading door
- Upgraded roof and new HVAC (2025)
- Signalized NW corner of Empire Ave and Lincoln St
- 5 blocks west of the Golden State (I-5) Freeway and 9 blocks east of Hollywood Burbank Airport
- Walking distance to Empire Center retail & restaurants

Property Details

Building Area:	2,915± SF
Land Area:	5,370± SF
Year Built:	1984
Construction:	Masonry
Building Height:	18'
Ground Level Loading Doors:	1: 8x12
Power:	400A/220-240V/3Ph 3W
Parking:	4 Surface Spaces
Zone:	BUM2

**Lease: \$7,288 Per Month | \$2.50 Per SF NNN
(NNN = \$0.52 Per SF Per Month)
Available For Occupancy Now**

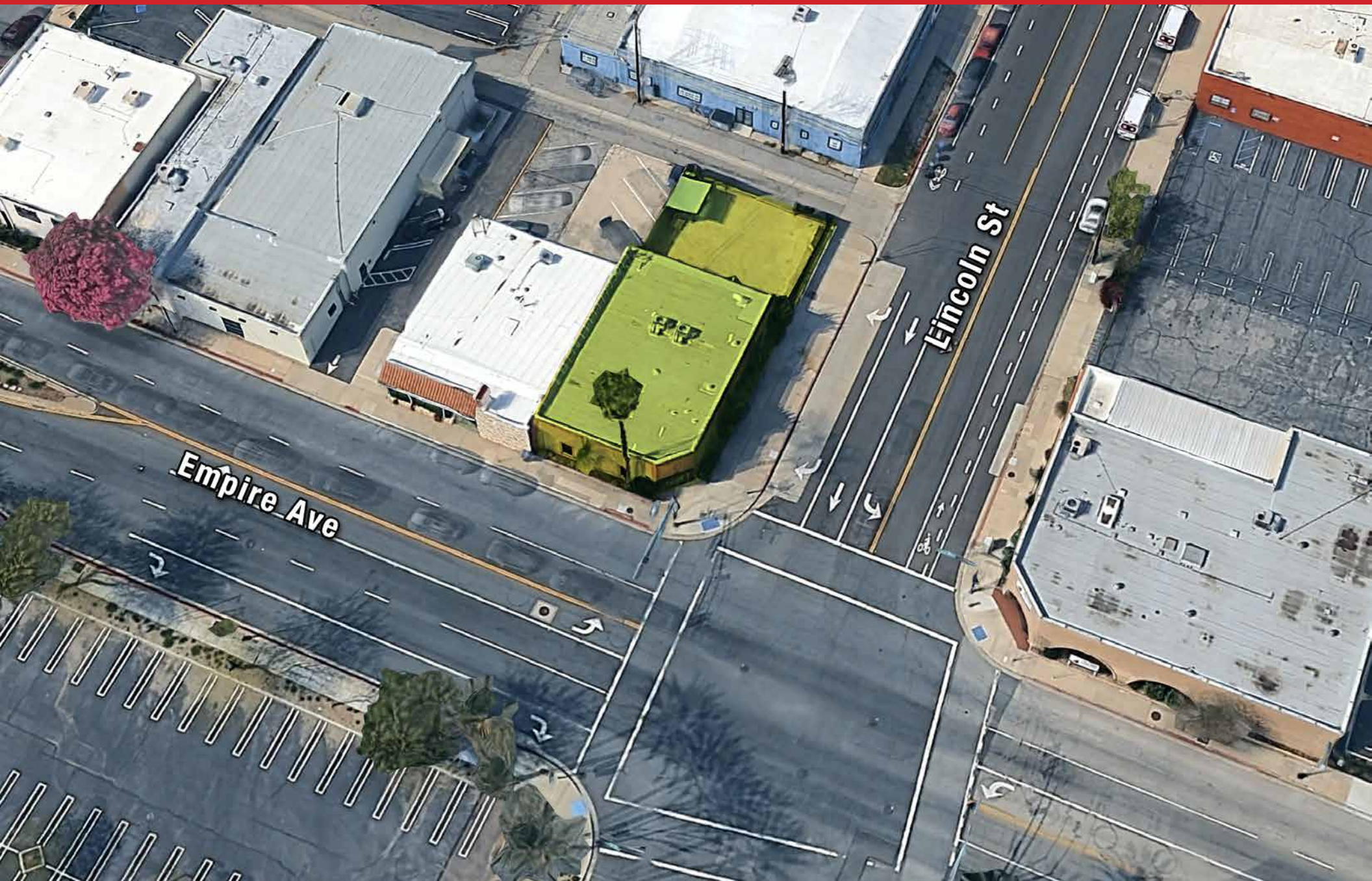








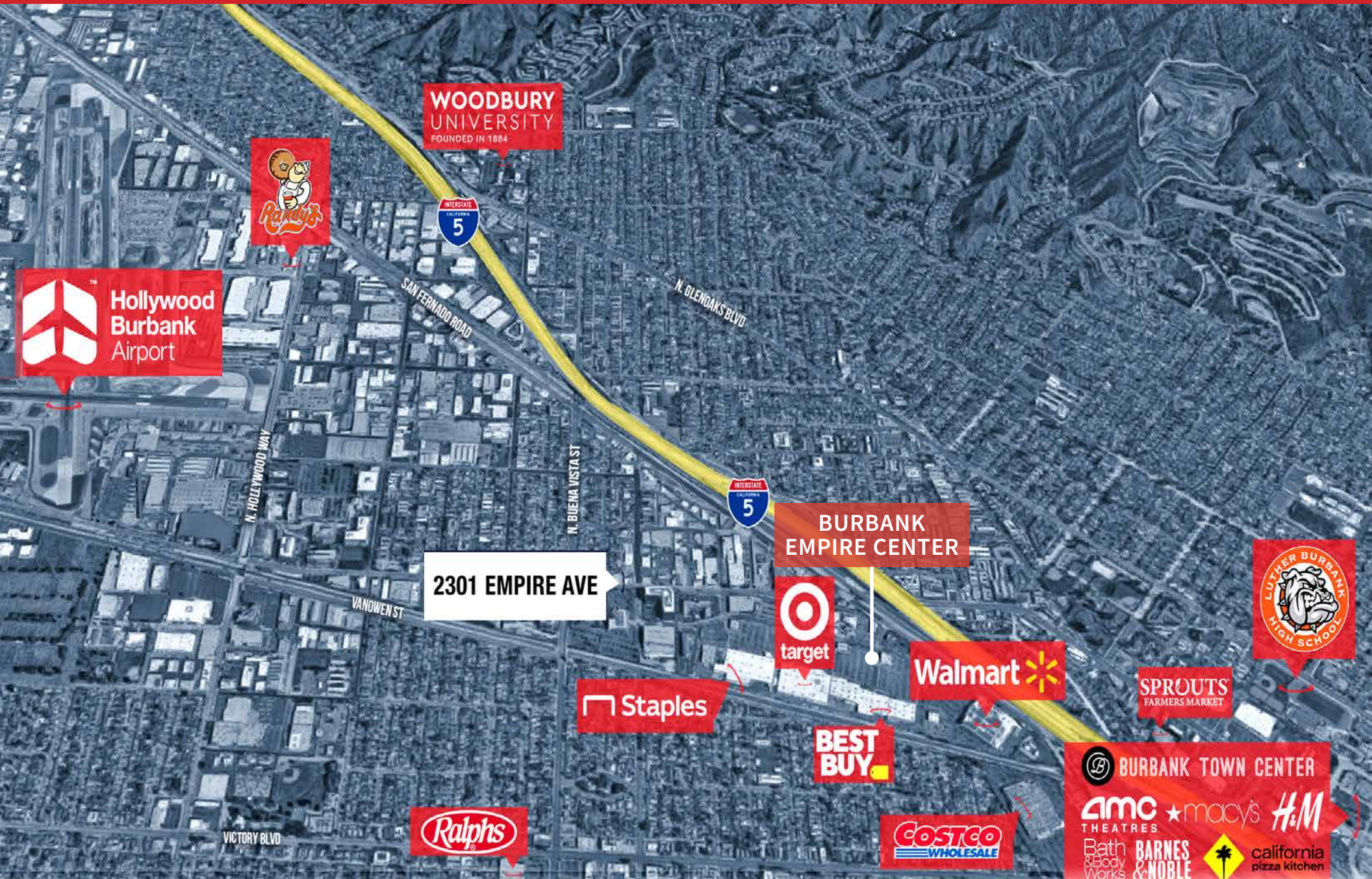
AERIAL PHOTO



AREA MAP



AREA AMENITIES



Jeff Luster | Major Properties

FOR LEASE

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FREESTANDING FLEX/CREATIVE FACILITY

±2,915 SF Building on ±5,370 SF of Land

Prime Burbank Location Near the Empire Center

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Exclusively offered by



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