



Commercial Real Estate Services, Worldwide.

2021-2025 N. Lincoln St. Burbank, CA 91504

10,000 SF building which includes a
±5,000 SF media production facility with
sound stage

Asking Price:	\$3,880,000.00 (\$388.00 / SF)
Building Size:	10,000 Square Feet
Parcel Size:	13,068 Square Feet
Year Built:	1948 (Renovated in 2014)
Construction:	Concrete Block
Zoning:	BUM2
Clearance:	12' minimum interior clearance height which bows to 20' in the center of the building
Loading:	2 ground level loading doors measuring (14'x 10') and (8'x 8')
Parking:	11 reserved parking spaces
Structural:	Concrete Block
Lavatories:	5
Electrical Service:	2025 N. Lincoln: 2021 N. Lincoln: 400 Amps; 120-240 Volt; 3 Phase; plus 200 Amps; 120-240 Volt; 1 Phase
Utilities:	Electric/Water: Burbank Water and Power
Video Tour:	http://youtu.be/9GkOUboZogQ

Available for SALE OR LEASE
10,000 SF
Entertainment Production Facility



For more information:

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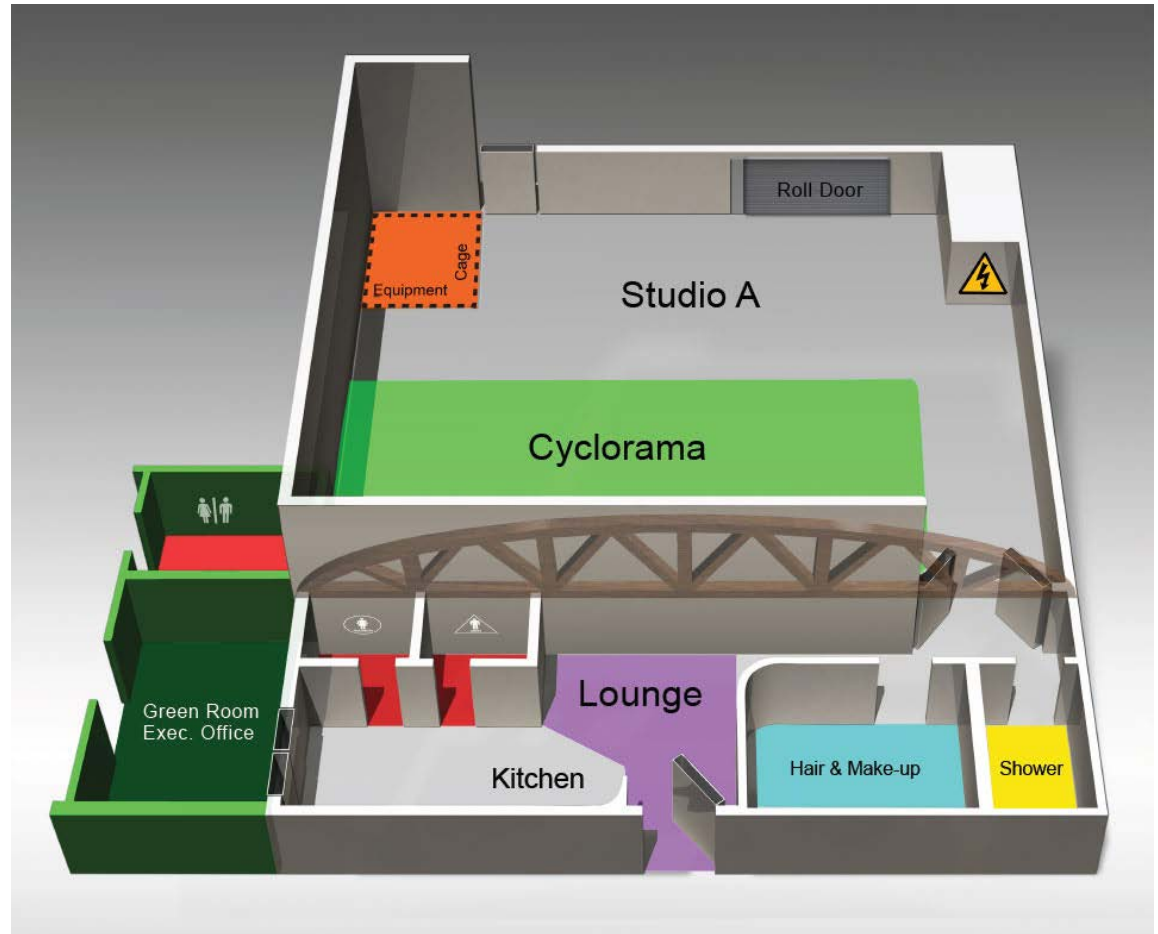
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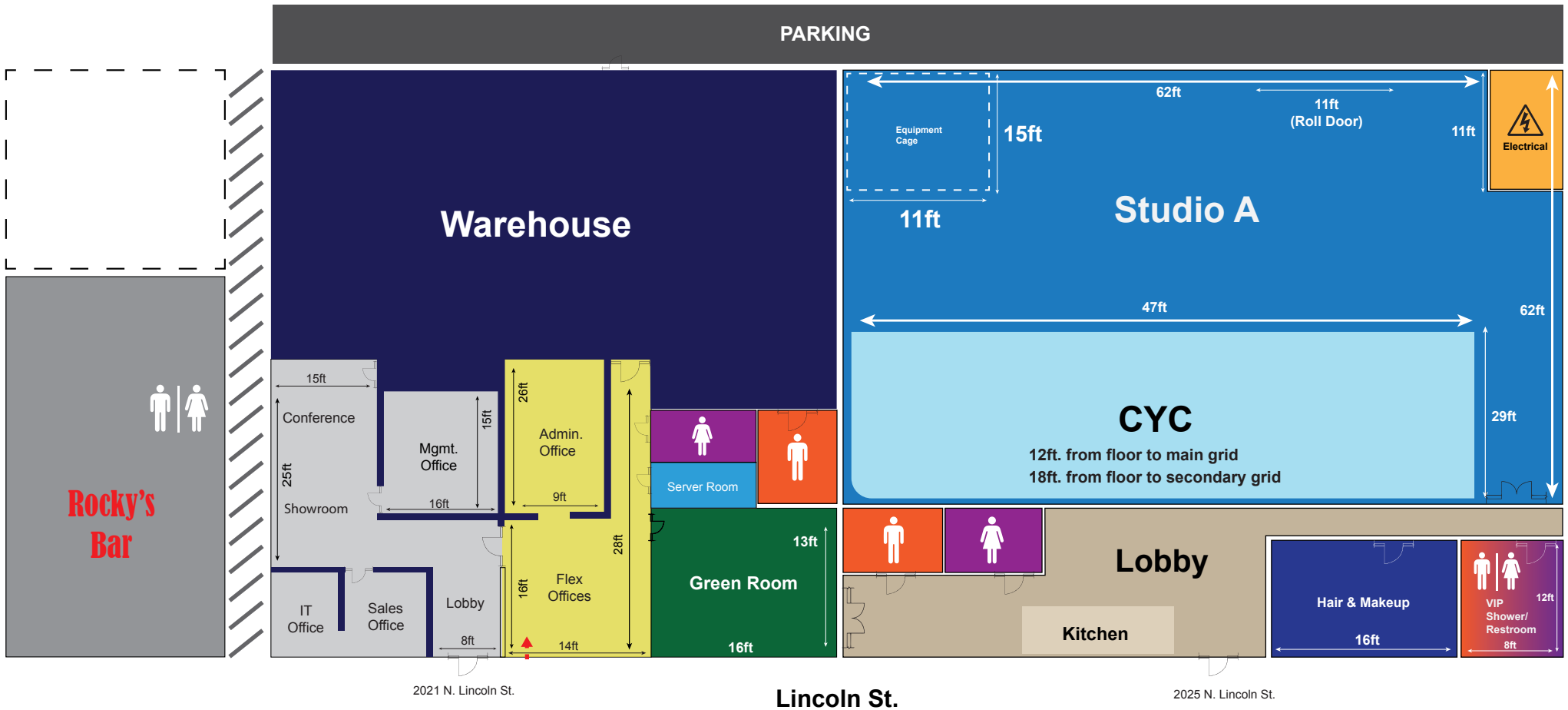
Property Features

2021 – 2025 N. Lincoln Street includes a ±5,000 square foot Media Production Facility which includes the following features:

- An advanced soundproofed stage with Parabolic 45° radius floors providing optimum sound and Cyclorama backdrops.
- Permanent overhead double lane Cyclorama track contours the stage and offers the ability to hang theatrical draperies.
- 15 tons of quiet remote controlled HVAC.
- 18 foot ultra-high grid, pre-lit with day light balanced fixtures.
- Dedicated 20 amp circuit (hospital-grade receptacles) surround the perimeter of the studio and are imbedded in acoustical absorbent quilted walls with a .95 NRC sound rating.
- A 3-phase 600 amp company switch provides power to the Stage's power distribution boxes which can fan out with either bates and/or socapex adapters.
- Hair and Make-up facilities include shampoo bowl station and four back lit LED mirrors and seating booths.
- A talent suite with private shower and kitchenette are luxuriously appointed with quartz countertops and stainless steel appliances.
- A private green room boasts a 65" Samsung flat screen with DirectTV and video conference capabilities as well as an acrylic light grease board to present visual demonstrations.
- Encrypted High speed Internet access is conveniently located throughout the facility via Wi-Fi internet routers and 20 hard-wired receptacles.



2021-2025 N. Lincoln Street
Floor Plan



Location

Property Features

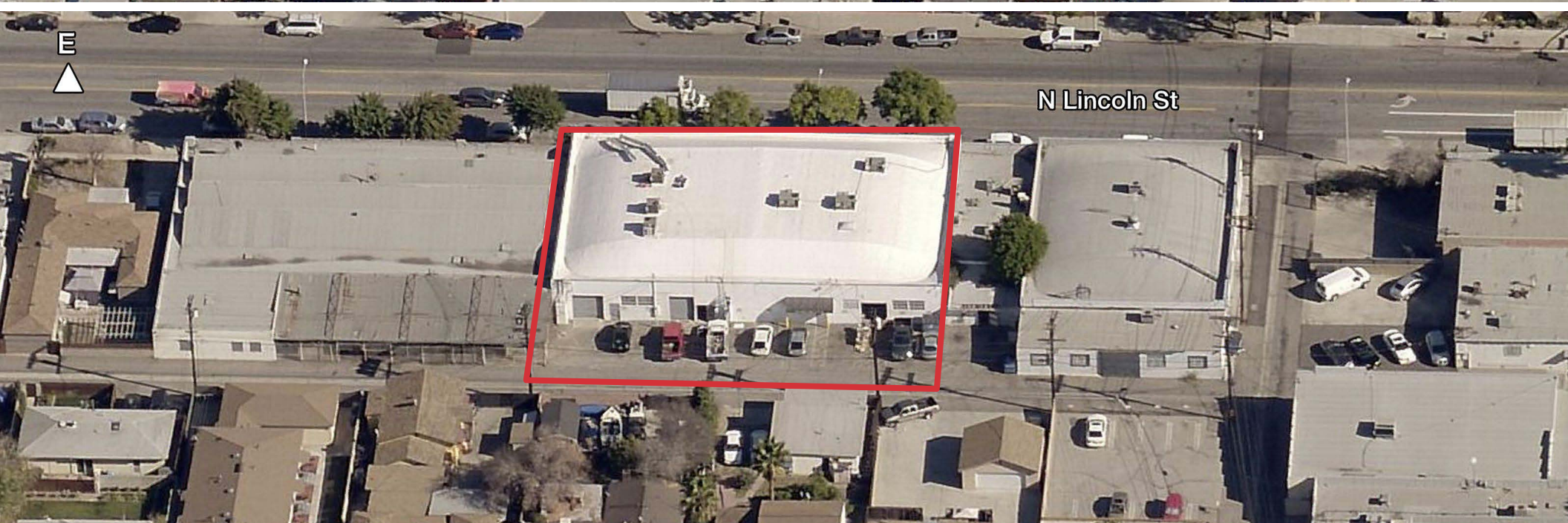
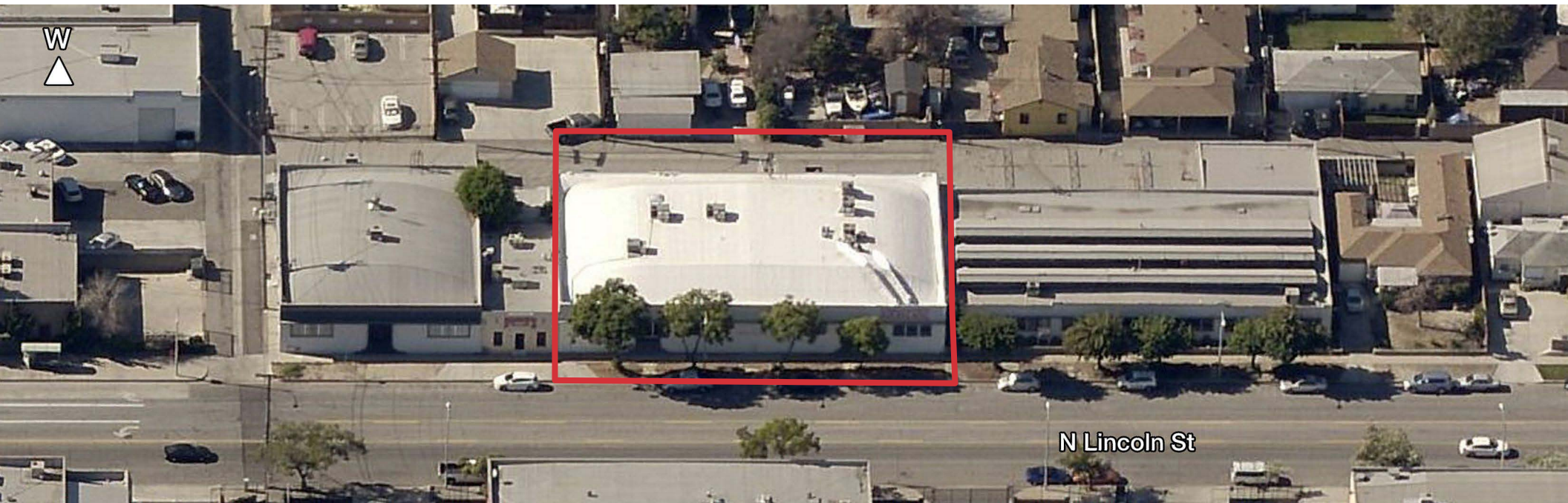
Located in the epicenter of the Burbank media production universe, 2021 – 2025 N. Lincoln Street offers easy access from almost anywhere. Minutes from the Burbank Airport and major freeways.

Located in close proximity to the following amenities:

- All major studios - Warner, Disney/ABC, Universal/ NBC, Paramount and CBS
- Bob Hope Airport
- Courtyard LA Burbank Airport
- Extended Stay America
- Best Buy
- Lowe's Home Improvement
- Target
- Costco
- Starbucks



2021-2025 N. Lincoln Street
Location



2021-2025 N. Lincoln Street
Aerial View

BURBANK/BOB HOPE
INT'L AIRPORT

Hollywood Way

N Ontario St

Winona Ave

San Fernando

Thornton Ave

N Buena Vista St

N Lincoln St

SITE



BURBANK EMPIRE
SHOPPING CENTER

NAL Capital
Commercial Real Estate Services Worldwide



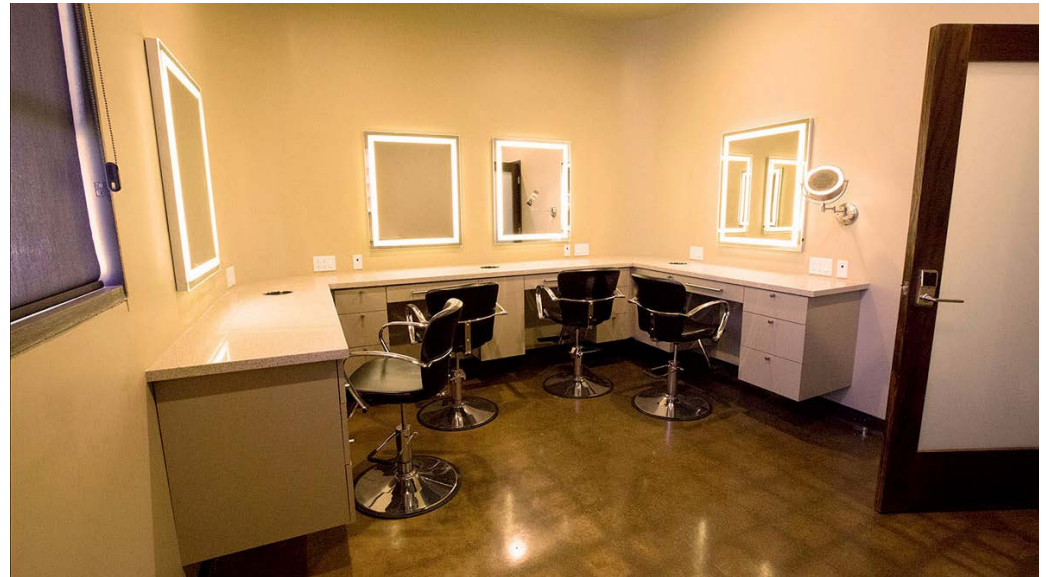








2021-2025 N. Lincoln Street
Photos



Available SF: 10,000

Total Building SF: 10,000



Address: 2021-2025 N Lincoln St, Burbank, CA 91504
Cross Streets: W Empire Ave / N Lincoln St

**"Built in 2014" +/-3,800 SF advanced soundproofed stage
 with Parabolic 45°radius floors and Cyclorama backdrops.
 Acoustical absorbent quilted walls with .95 NRC sound rating.
 15 tons of "quiet" remote controlled HVAC. Hair & Make-up facilities.
 Talent suite with private shower and kitchenette.**

Price/SF: \$388.00
Sale Price: \$3,880,000
Taxes: \$14,737, 2014
Available SF: 10,000
Prop Lot Size: 13,038 SF / .3 AC
Yard: No
Zoning: BUM2

Construction Type: Concrete Block
Const Status/Year Blt: EXIST / 1948
Sprinklered: No
Ground Lvl Drs/Dim: 2 / 10x14, 8x8
Dock High/Dim: 0 / - -
Clear Height: 12 - 20
Heat/Cool: Heating Ventilation AC
Roof Type: Unlam WBT
A: 400 **V:** 120-240 **Ø:** 3 **W:** 3
Parking: Ratio: 1.1:1 / Spaces: 11
Rail Service: No
Specific Use: Light Industrial

Office SF / #: 3,400 / 1
Restrooms: 5
Office Air: Yes **Office Heat:** Yes
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: COE
To Show: Call Agent
Region: LA Northwest/East
Thomas Guide: 533-E5
APN#: 2464011005

Listing Company: NAI Capital - Encino (818) 905-2400

Agents: Chad Gahr (818) 742-1626, David Young (818) 742-1651

Property/Listing/Ste #: 1274662/1151341

Listing Date: 12/19/2014

FTCF: CB000N000S250/AOAA

Notes: Buyer shall not rely on the information stated on this brochure, and must independently verify all data contained herein.

The production stage located in 2025 N. Lincoln Street is fully air conditioned with 15 tons of quiet, remote controlled HVAC.