



2777

Ontario

2777 N. Ontario Street Burbank, CA

For Lease

±52,138 SF OF 100% HVAC WAREHOUSE

±24,581 SF CREATIVE OFFICE SPACE

±76,719 TOTAL SF AVAILABLE

**HIGHLY AMENITIZED,
MEDIA/ PRODUCTION CAMPUS
in the dynamic Burbank submarket**



2777 Ontario is a 127,086 SF office and high bay warehouse campus situated on 4.42 acres of land in Burbank, CA. The building offers a 100% air conditioned warehouse with high clearance and 8,000 amps of power along with flexible office/ production space, a newly renovated lobby with kitchen as well as indoor and outdoor seating.



Owned by: Montana Avenue Capital Partners ("MAC"), a real estate investment, management, and development company headquartered in Los Angeles, California.



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Property Highlights



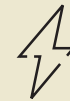
±127,086 SF low rise campus



Private and secure parking lot



2.80/1,000 SF parking ratio with EV charging stations as requested



8,000 Amp 277/480V with additional capacity as requested



Expansive 26' clear warehouse space



2024 building-wide renovation



Fully-stocked coffee bar, outdoor amenity area and game room



4 Roll Up Doors and 2 Loading Docks



Ability to add dedicated shipping/receiving areas

2777 Ontario was designed with tenant's productivity and employees' well-being in mind.



The lobby features a fully-stocked coffee bar with indoor/outdoor seating along with a game area.

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Direct Roll Up Door
Access to Space

Private Secure Parking

Ability to Fence Off
Dedicated Parking

52,138 SF
Warehouse

Office Area
in front of Building

ONTARIO STREET

Private Secure Entry

Multi-Tenant
Monument Sign

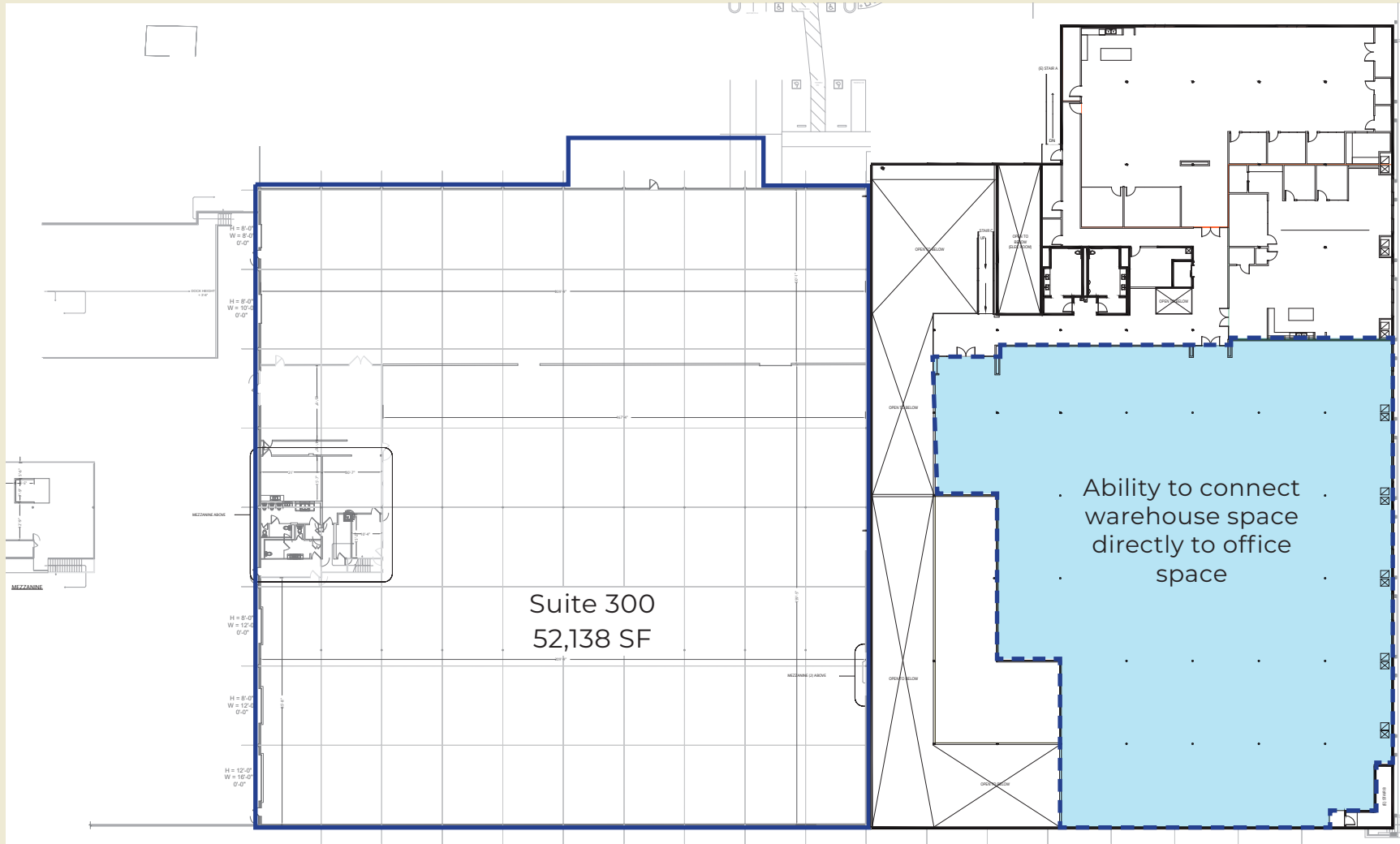
SAN FERNANDO ROAD



Suite 300: WAREHOUSE

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■ Production / Flex / Warehouse Space



HVAC:

18 Carrier Electric
Rooftop Units with 5
Ton Capacity

Clear Height:

26'

Power:

8,000 Amp 480V
3 Phase 4W

Zoning:

M2

Size:

52,138 SF

Loading Docks:

- 2 Loading Docks
- 2 Roll Up Doors
- 1 Grade level oversized Roll Up Door

Suite 300: WAREHOUSE

■ Production / Flex / Warehouse Space

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Loading Dock



8' Tall x 12' Wide

8' Tall x 12' Wide

12' Tall x 16' Wide



Warehouse



Office



Warehouse



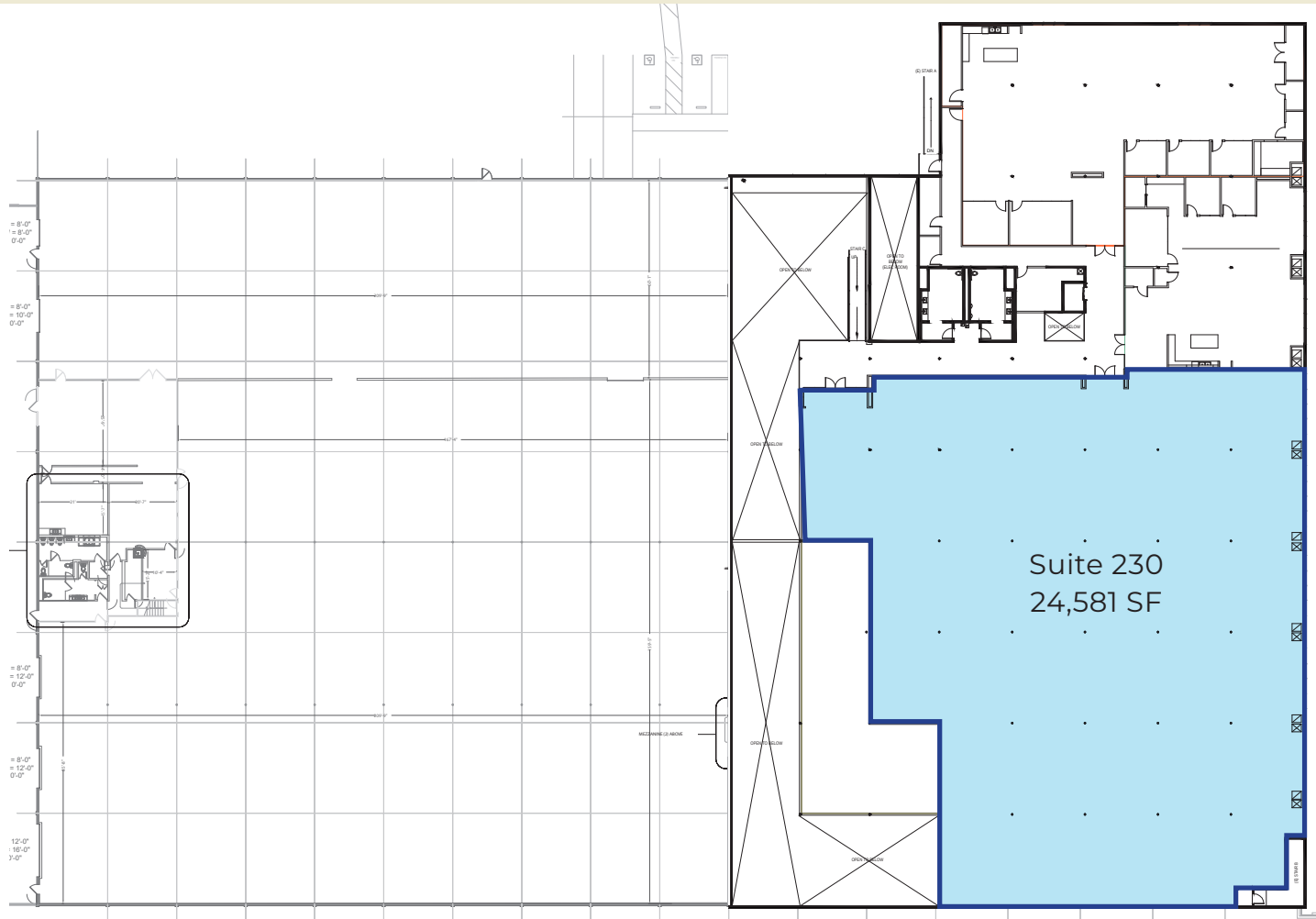
Loading



Power

Mezzanine: Creative Office

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■ SUITE 230

- 24,581 SF (Shell, Divisible)

HVAC:
18 Carrier Electric Rooftop Units
with 5 Ton Capacity

Ceiling Height:
13'

Power:
8,000 Amp 480V 3
Phase 4W

Zoning:
M2

Size:
24,581 SF

Mezzanine: Production/ Office Space

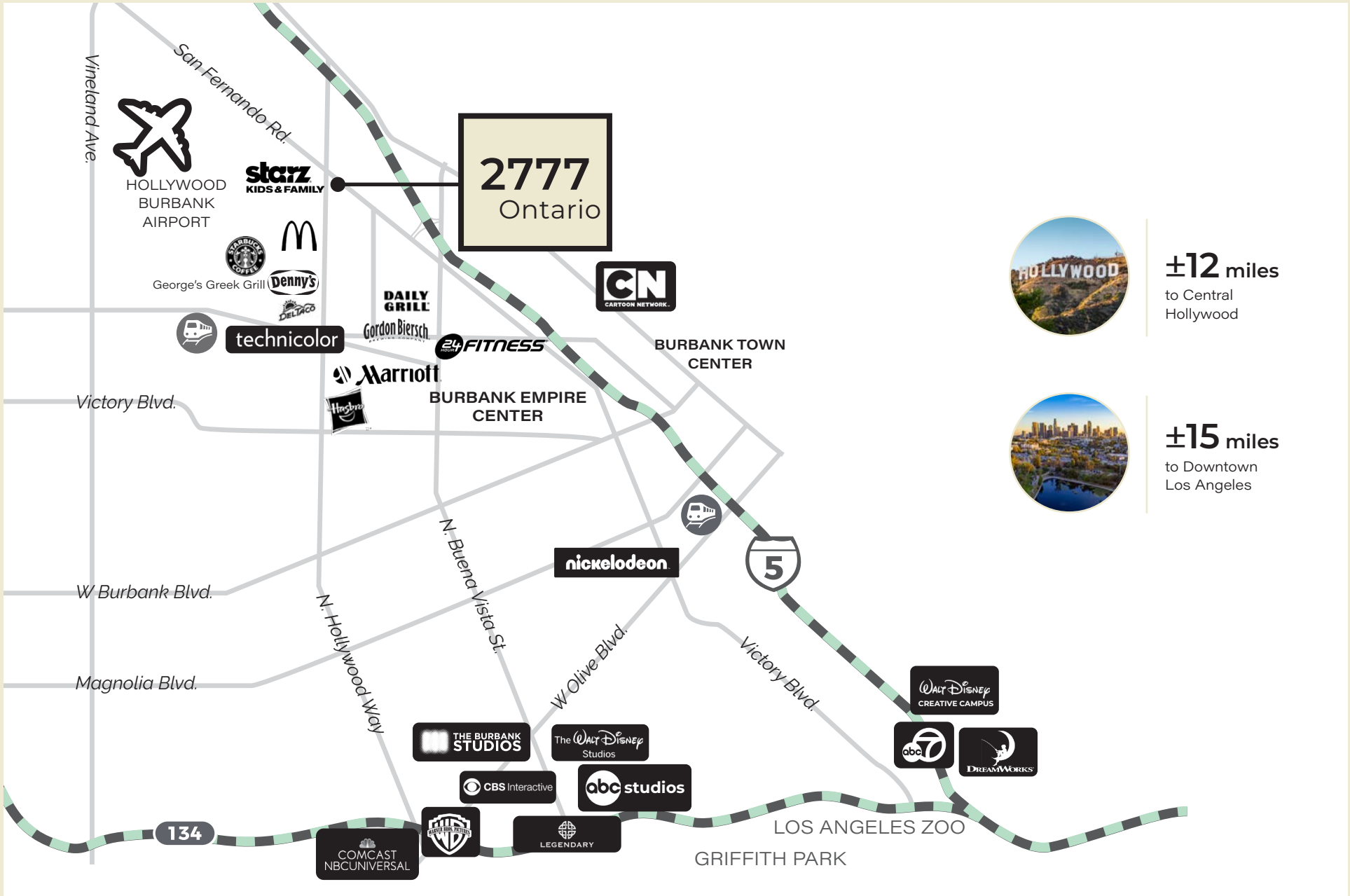
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▪ **Suite 230** (Warm Shell) - Photos of current condition



Amenities and Access

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Montana Avenue Capital Partners has successfully renovated and delivered over 3.2 million square feet of similar, high-quality space over the last decade.



2040 Mariposa
89,000 SF Creative Office Campus

621 Hawaii
47,600 SF R&D Campus

5005 McConnell
56,000 SF Life Science Campus



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