

A 3.2 acre creative campus of 56,500-70,000SF in the heart of the Burbank/Glendale Media Triangle.

**AVAILABLE FOR LEASE**

Colliers  
INTERNATIONAL

the  
**vic**  
s t u d i o s



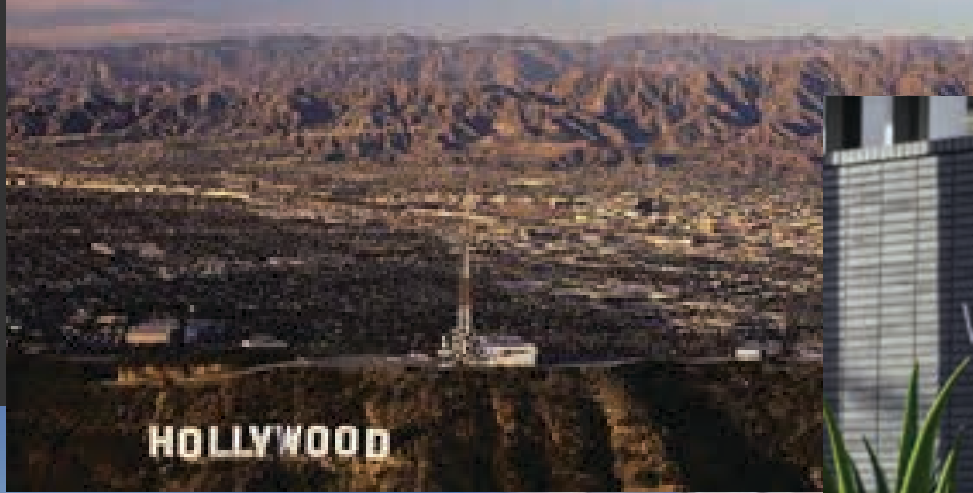
1840 Victory Boulevard | Glendale, CA

[www.TheVicStudios.com](http://www.TheVicStudios.com)

**Surrounded by the world's largest media companies, The Vic Studios is both a state of the art content production facility and a modern workplace ideal for creative users of all kinds.**



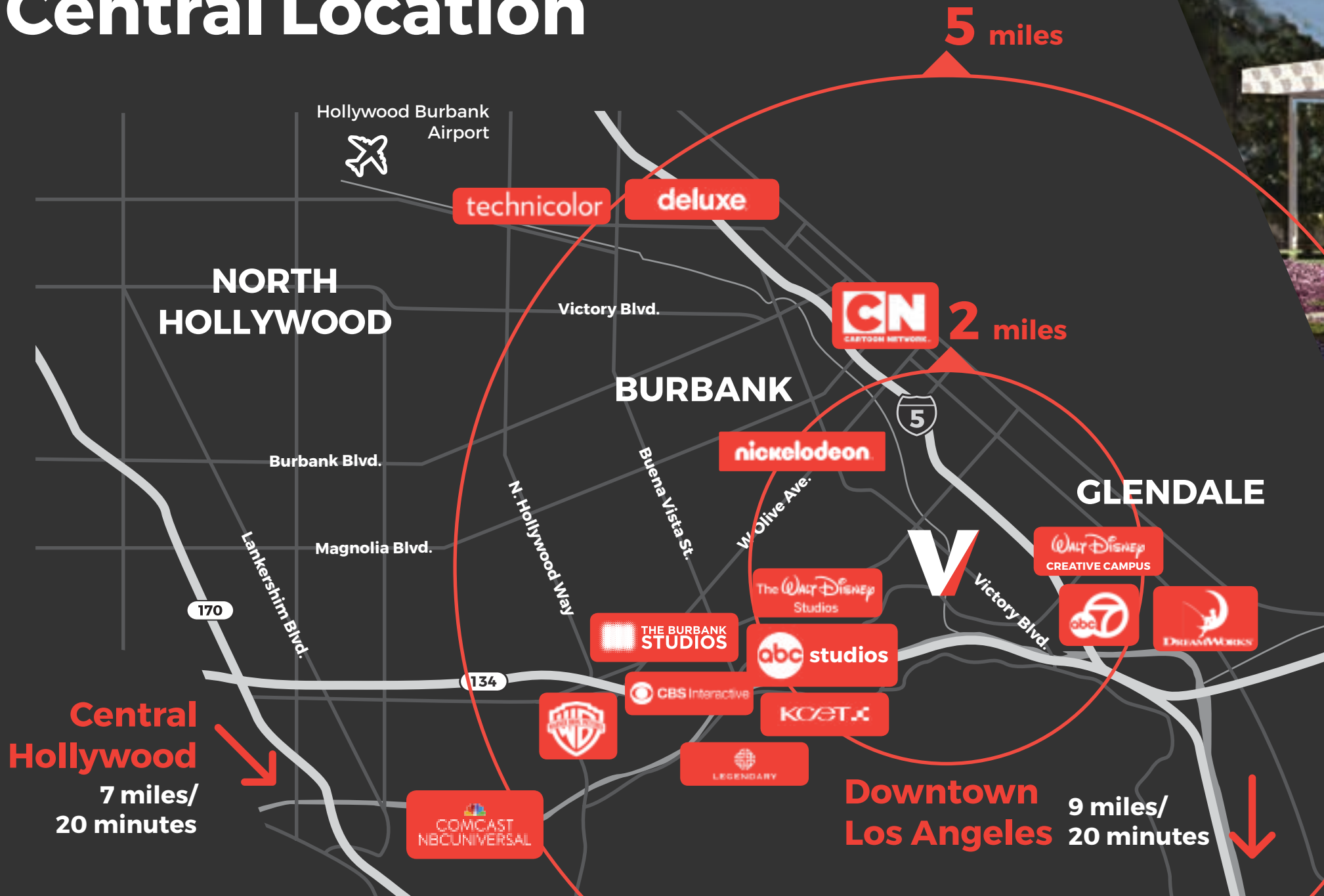




A landmark in the entertainment industry, Vic Studios is available for the first time in twenty years. It has served as the genesis production facility and home for multiple hit television shows and events. With two audience rated sound stages and in-place infrastructure to support production, post production, broadcast, and streaming, Vic Studios is a place that inspires motivation while driving innovation for the perfect entertainment focused tenant.

# Exceptional Central Location

With over 700 media related  
companies in the area.





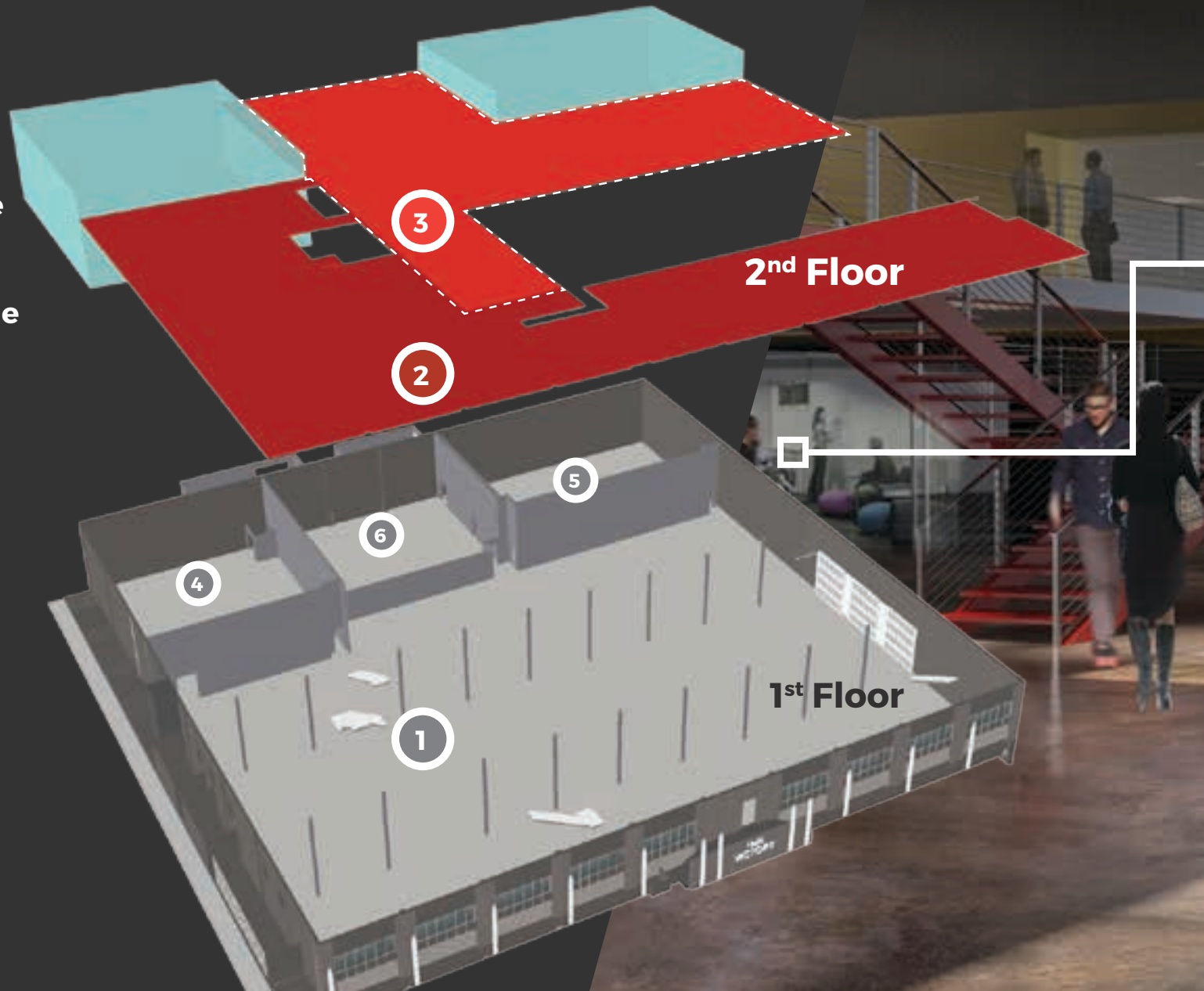




# Building Features

The future tenant will have an opportunity to create a space that will best serve its brand and use.

- 1 Total Ground Floor Including Studios**  
40,643<sup>SF</sup>
- 2 Existing Mezzanine**  
15,902<sup>SF</sup>
- 3 Potential Mezzanine Expansion**  
Up to 12,850<sup>SF</sup>
- 4 Studio A**  
4,117<sup>SF</sup>  
(79' x 52' x 19' to bottom of lighting grid)
- 5 Studio B**  
3,845<sup>SF</sup>  
(58' x 66.5' x 19' to bottom of lighting grid)
- 6 Control Room**  
2,448<sup>SF</sup>  
(53' x 58.5' x 12')



# Design

Opportunity to create a modern indoor/outdoor work environment.

# Ceilings

27' clear height in central space.

# Parking

231 full size spaces (4/1000) with ability to accommodate up to 300 cars (5+/1000) with valet assist.

# Data/ Connectivity

Three high speed data lines, digital & fiber; asymmetric 1 Gbps down/1 Gbps up from two different service providers.

# Loading

3-42" dock high (10' w x 16' h), ramp and covered dock area.





# Tenant Benefits



**Generous tenant improvement allowance available.**



**Large, open floor and mezzanine with expansion potential.**

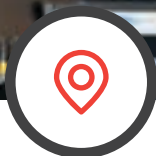
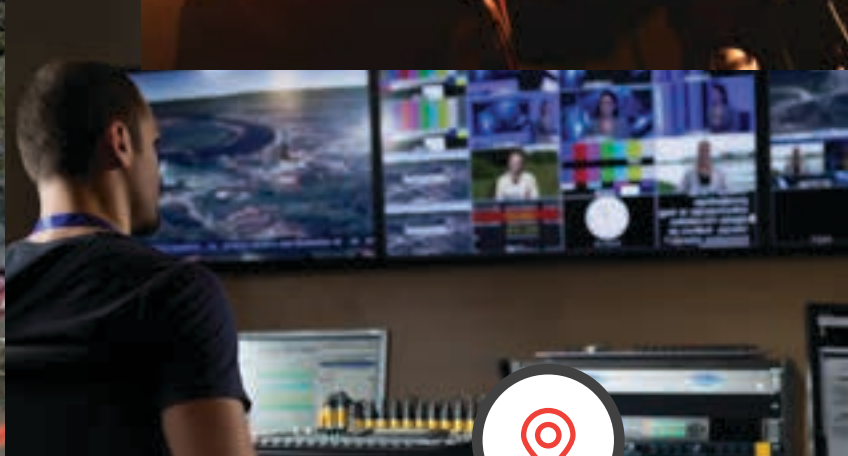


**Two 4,000 SF soundstages.**



**New outdoor space to be developed with tenant input.**





**Exceptional location**  
surrounded by the world's  
largest media companies.



**Easy access** off the I-5  
and 134 Freeways. Easy in/out  
surface parking.



**High visibility**, 3.2  
acre campus setting with  
full building identity and  
signage rights included.



**Permitted for  
multiple uses —**  
broadcast, production, R&D,  
medical and office.



**Newly renovated  
exterior** facade,  
landscape and lighting.

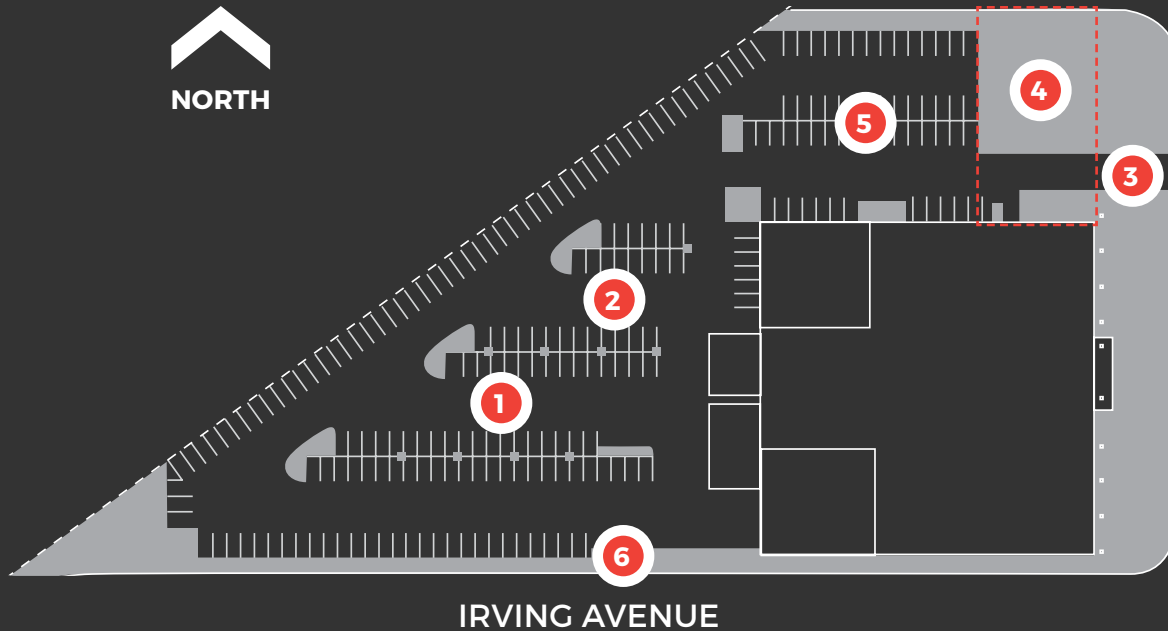


**Business friendly  
city** in a region that  
embraces commerce and  
the media industry. No gross  
receipts tax.



# Existing Floorplans

Current tenant improvements include a central, two story (27' high) **open creative area**, executive offices, **19 edit bays**, kitchen, **two production studios** audience rated for 60 & 90 capacity with a **central control room**. Improvements can be modified, or removed, to fit tenants needs.



## Site Notes

- 1 231 full size parking spaces (4/1000) with potential to accommodate up to 300 cars (5+/1000) using valet.
- 2 Extra wide drive aisles and circulation to accommodate production vehicles.
- 3 Secure, fenced lot with gated entry and guard station.
- 4 Outdoor space to be developed with Tenant input.
- 5 Potential to add covered parking and executive parking area.
- 6 Secondary entrance off of Irving Avenue for production truck access.







# Colliers

INTERNATIONAL

A project of  
**Hileman Cowley Partners LLC**  
**LLJ Ventures LLC**

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