



CONNECTED WORKPLACE

# THE LINK






2901 W Alameda Ave, Burbank, CA

 PENDULUM  
PROPERTY PARTNERS

 JLL



# PROJECT HIGHLIGHTS

-  Up to 28,400 SF available with divisibility options
-  Prime entertainment industry location
-  Renovated courtyard, lobby, entrance and exterior
-  Above-standard electrical & HVAC capacity and backup generator systems
-  24 hour security
-  Parking @ 3/1,000 Ratio; \$95.00/mo unreserved



## COVID CONSCIOUS WORKSPACES

-  Boutique low-rise building
-  Quick, uncrowded elevator rides
-  Outdoor work and meeting areas
-  Open-air parking structure
-  Operable doors
-  Flexible spaces
-  Ability to use stairwells





# TECH SUITES

## A BLANK CANVAS FOR CREATIVE SPACES

This open space is perfect for innovative entertainment and media companies. And, with state-of-the-art post-production, broadcasting, screening and editing neighbors, opportunities to collaborate have never been easier to find.

- Digital Media
- Sound
- Music
- Animation
- Casting
- Talent
- Gaming
- Virtual Reality
- Special Effects
- Film Distribution
- Post Production
- Film Production
- TV Production



# WORKCOURT

## YOUR DAILY **ESCAPE**

Take a break from the day, meet up with colleagues, or simply enjoy fresh air on this peaceful outdoor deck and with three unique zones.

### OUTDOOR OFFICE

- Communal Tables
- Free Wi-Fi

### LOUNGE

- Lush Landscaping
- Movable Furniture

### REC ROOM

- Table Tennis
- Built-In Wood Benches



# THE BASE

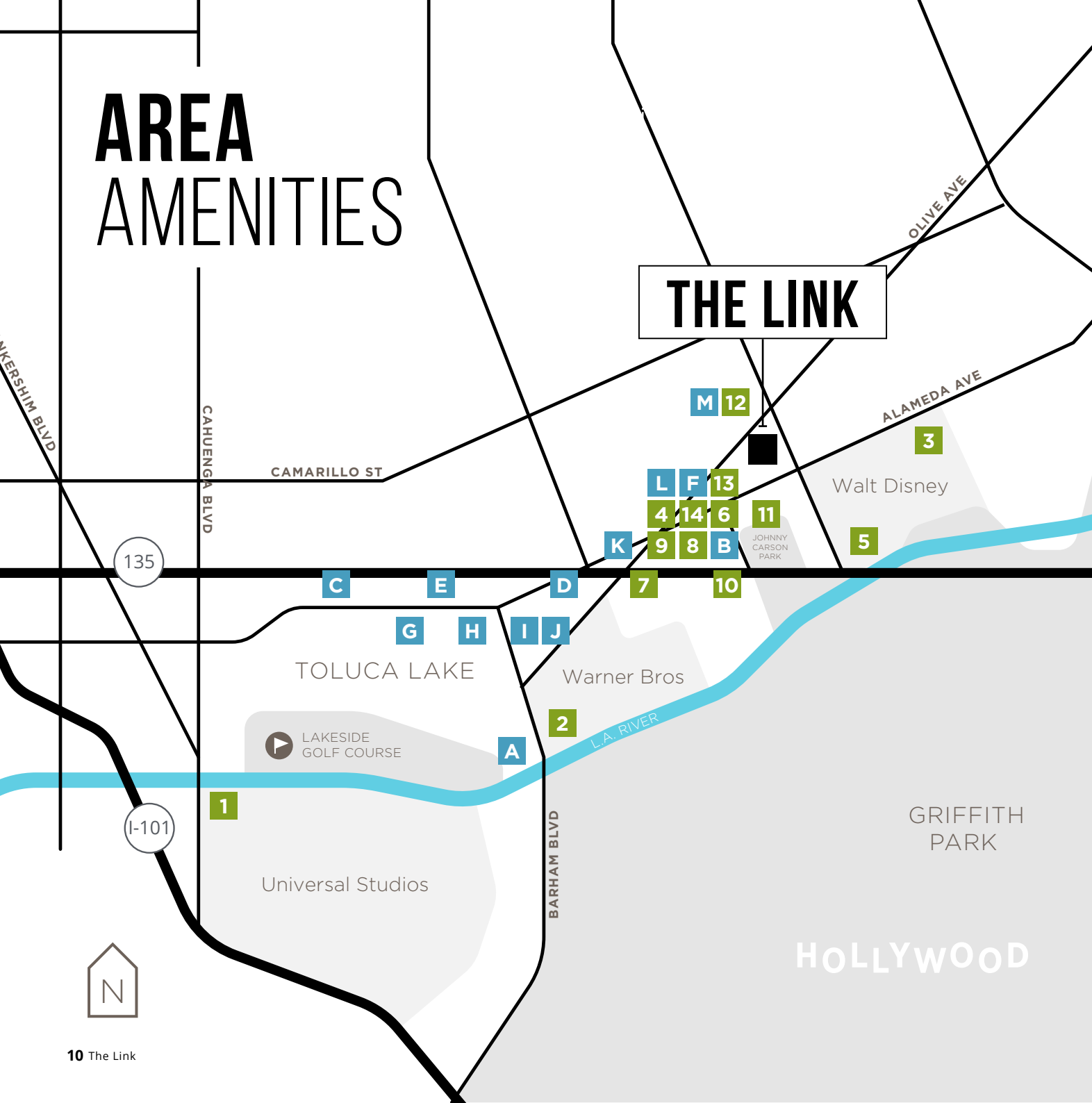
## SUPERCHARGED INFRASTRUCTURE

Turn-key solutions for next level connectivity include data center capabilities and advanced communications network, and above standard features.

- Overstandard Power
- Flexible HVAC and Overstandard Capacity
- Emergency Generators
- Dark Fiber and Satellite
- Circuit Connection
- On-Site Storage and Data Rooms
- 24 Hour Security
- 24/7 Key-Card Accessibility



# AREA AMENITIES



## ENTERTAINMENT & MEDIA

1. Universal Studios
2. Warner Brothers
3. Walt Disney Company
4. Warner Music Group
5. ABC Television
6. The Burbank Studios
7. TNT
8. Rhino Entertainment
9. Elektra Records
10. New York Film Academy
11. Legendary Entertainment
12. DVS IntelStream
13. CCI Digital
14. iHeartRadio Theater

## RESTAURANTS

- A. Smoke House
- B. Morton's Steakhouse
- C. Paty's Restaurant
- D. Olive & Thyme
- E. Bob's Big Boy
- F. Simmzy's
- G. Umami Burger
- H. Priscilla's Gourmet Coffee
- I. Gindi Thai
- J. Starbucks
- K. Whole Foods



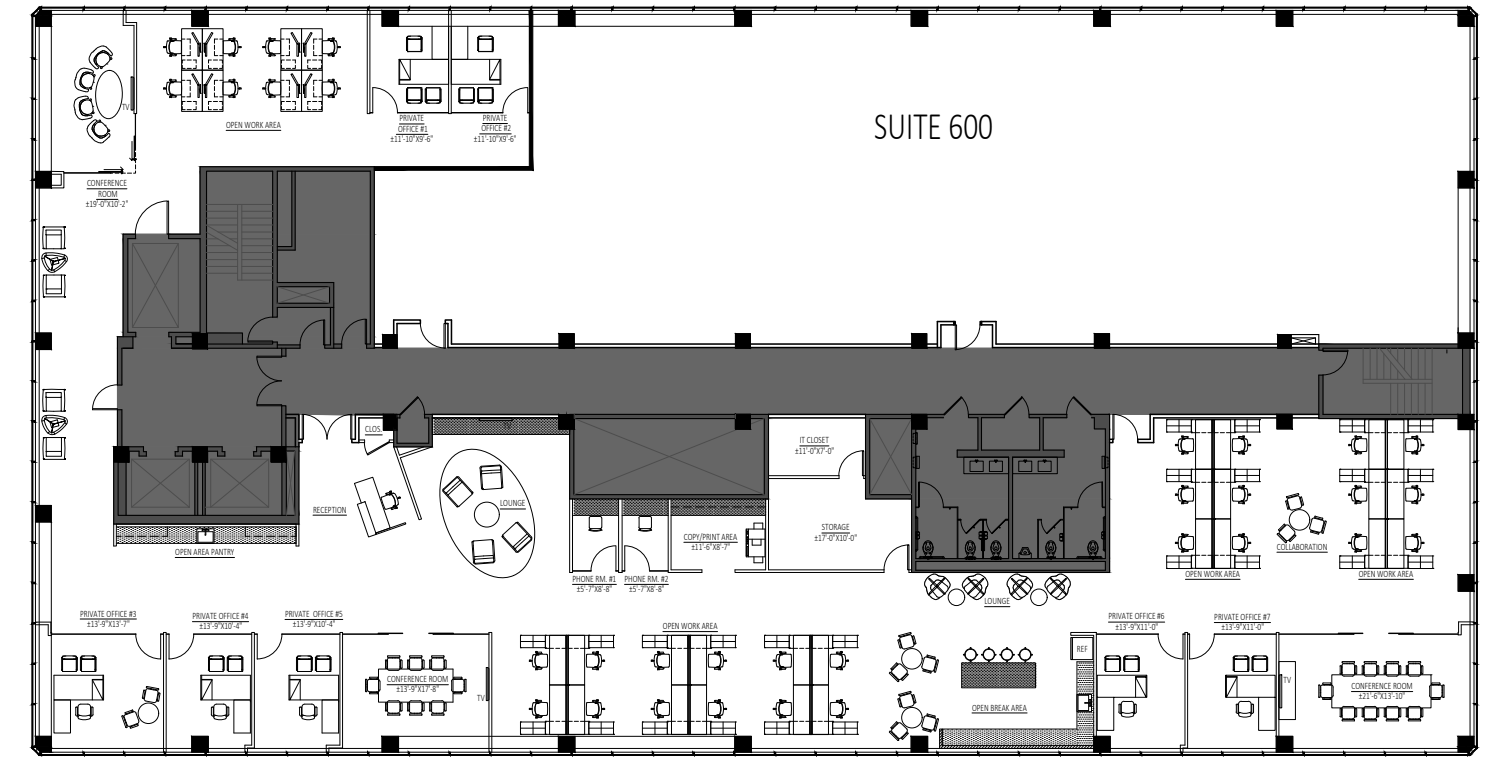




# FLOOR PLANS

## AVAILABILITIES

6th Floor  
10,664 SF



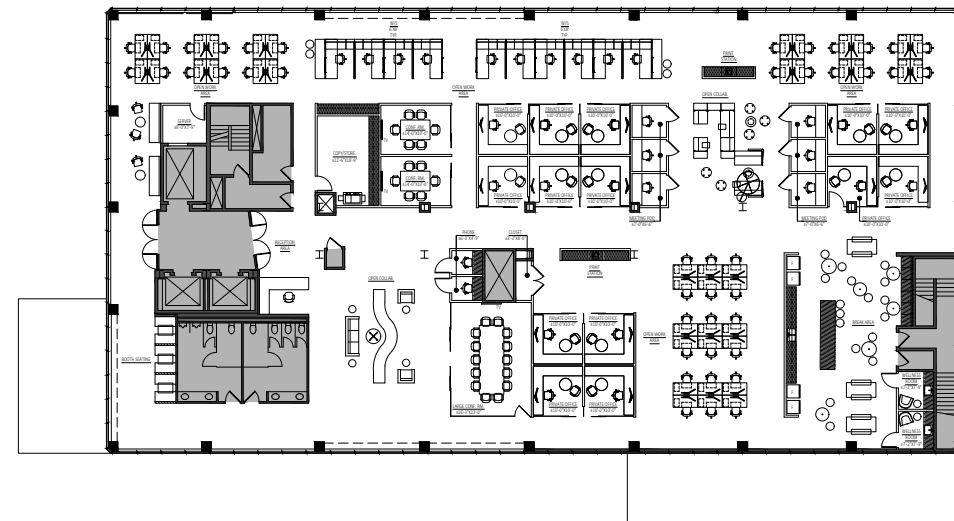
**6TH FLOOR**  
(HYPOTHETICAL TEST FIT)



# FLOOR PLANS

## AVAILABILITIES

**2nd Floor**  
17,735 SF (Divisible)  
Immediate /  
2nd generation space

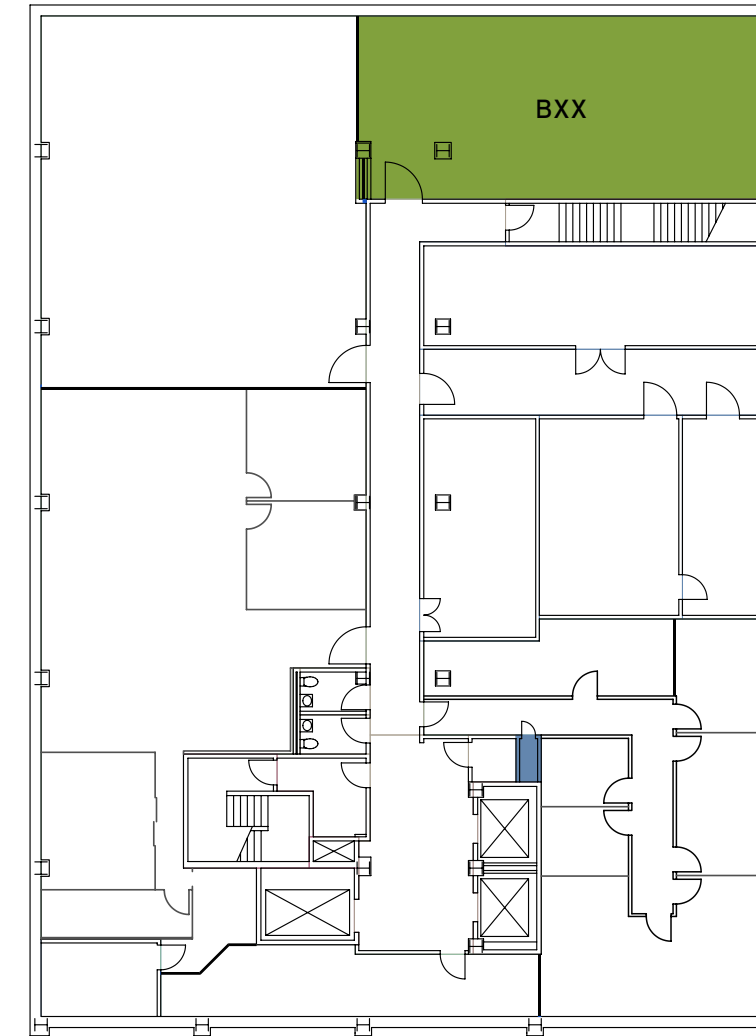


## 2ND FLOOR

# FLOOR PLANS

## AVAILABILITIES

**BXX**  
1,505 SF



## BASEMENT

( IDEAL FOR SERVER FARMS, EDIT BAYS, AND OTHER POST-PRODUCTION SUPPORT SYSTEMS DUE TO ABOVE STANDARD INFRASTRUCTURE )



# IMAGE GALLERY





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2901





# THE LINK

2901 W Alameda Ave, Burbank, CA

**Anneke Greco**

Senior Vice President  
anneke.greco@am.jll.com  
+1 213 239 6307  
RE license #01523196

**Patrick Church**

Managing Director  
patrick.church@am.jll.com  
+1 213 239 6306  
RE license #00943258

**Jim Lindvall**

Managing Director  
jim.lindvall@am.jll.com  
+1 818 531 9678  
RE license #01012372