



VICTORY

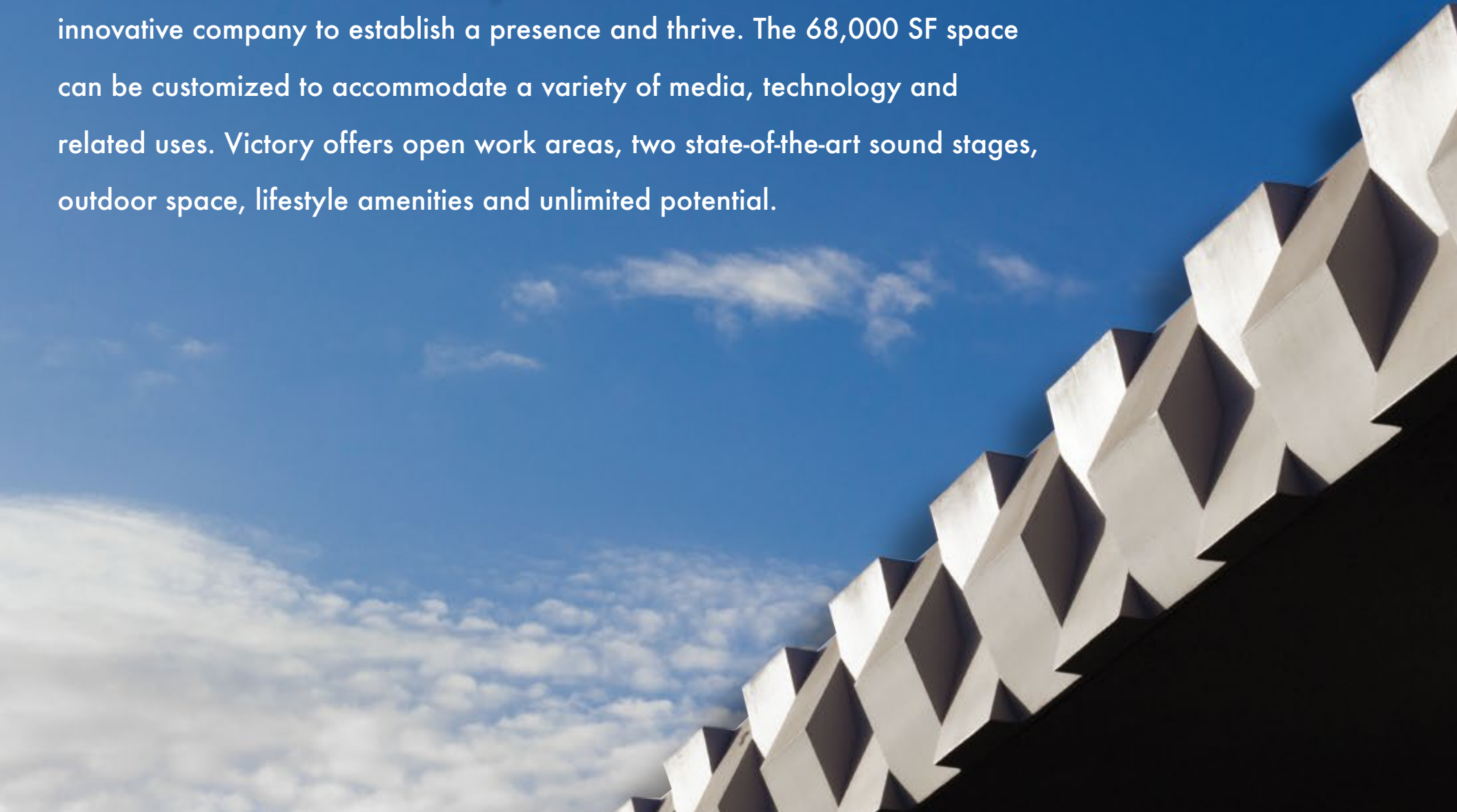
MEDIA CAMPUS



1840
VICTORY

A state-of-the-art media space for the creative class.

Surrounded by the world's most influential media companies, Victory Media Campus is a 3.2 acre single-tenant opportunity ideally suited for a modern, innovative company to establish a presence and thrive. The 68,000 SF space can be customized to accommodate a variety of media, technology and related uses. Victory offers open work areas, two state-of-the-art sound stages, outdoor space, lifestyle amenities and unlimited potential.



Victory Media Campus is both a state-of-the-art content production facility and a modern workplace ideal for creative users of all kinds.





A modern workplace designed to attract talent and cultivate success.



Multi-Million Dollar Renovation

Reimagined identity and entry, expanded window line, 16 skylights and double-height atrium, outdoor space and more.



Data & Connectivity

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



Business Friendly City

Victory is in a region that embraces commerce and the media industry. No gross receipts tax.



Exceptional Location

Exceptional Location—Victory is surrounded by the world's largest media companies on the border of Glendale and Burbank.



Easy Access

Convenient I-5 and 134 Freeway access. Easy in/out surface parking with the ability to accommodate 260 full size spaces (3.8/1000).



High Visibility

3.2 acre campus setting with full building identity and signage rights available.



Permitted For Multiple Uses

Broadcast, production, R&D, medical and office.



Loading

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



Ceilings

22'-25' clear height in central place.



MEDIA
OPTIMIZED

Everything a business needs to *win* at what they do.



Irving Avenue

VICTORY BOULEVARD

Site Notes

- 1 Ability to accommodate 260 full size parking spaces (3.8/1000).
- 2 Re-imagined entry portal with inviting patio area for high-image and high-function.
- 3 Secure, fenced lot with gated entry and guard station.
- 4 Outdoor tenant spaces designed for collaboration, relaxation and events.
- 5 Potential to add covered parking and designate executive parking areas.
- 6 Secondary entrance off of Irving Avenue for production truck access.

The heart of the media industry.

With over 700 media related companies in the area.



RE-IMAGINED



IDENTITY

Building Features

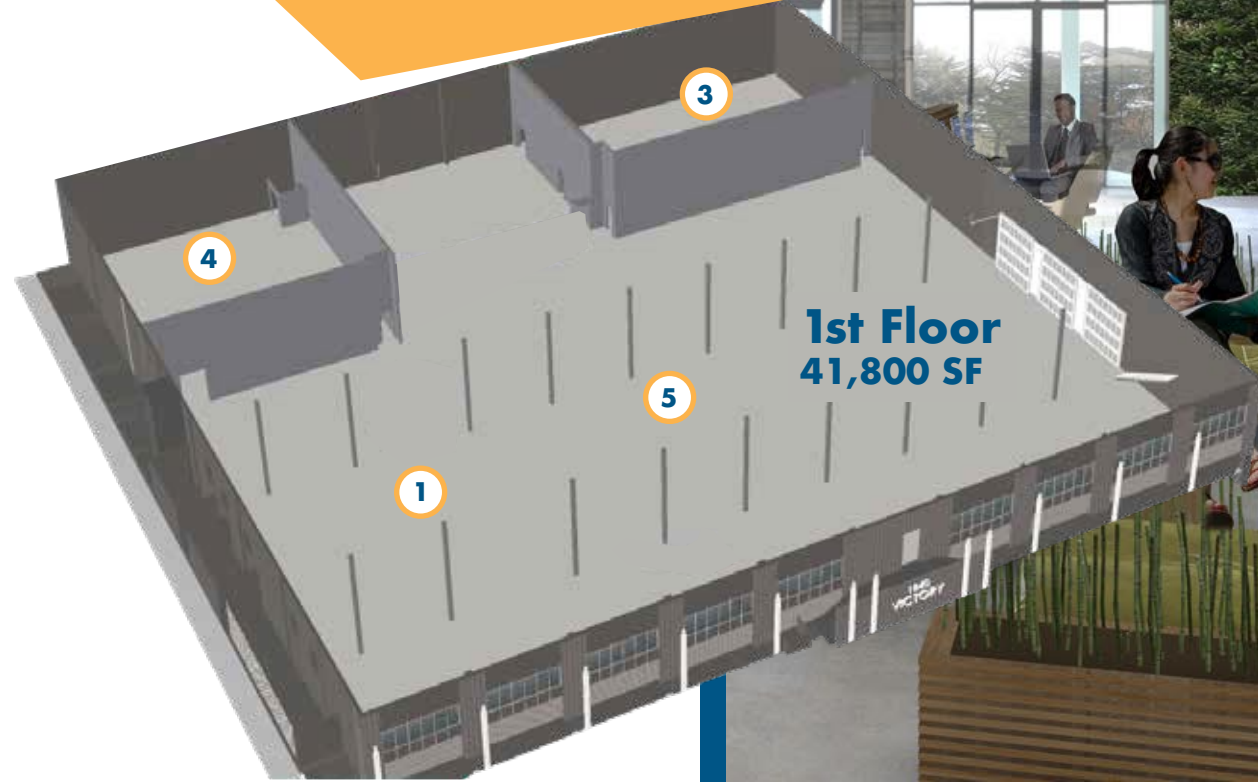
1 Ground Floor
Including Studios
+/- 41,800 SF

2 Second Floor
+/- 26,200 SF

3 Studio A
4,117 SF
(79' x 52' x 19' to bottom
of lighting grid)

4 Studio B
3,845 SF
(58' x 66.5' x 19' to bottom of
lighting grid)

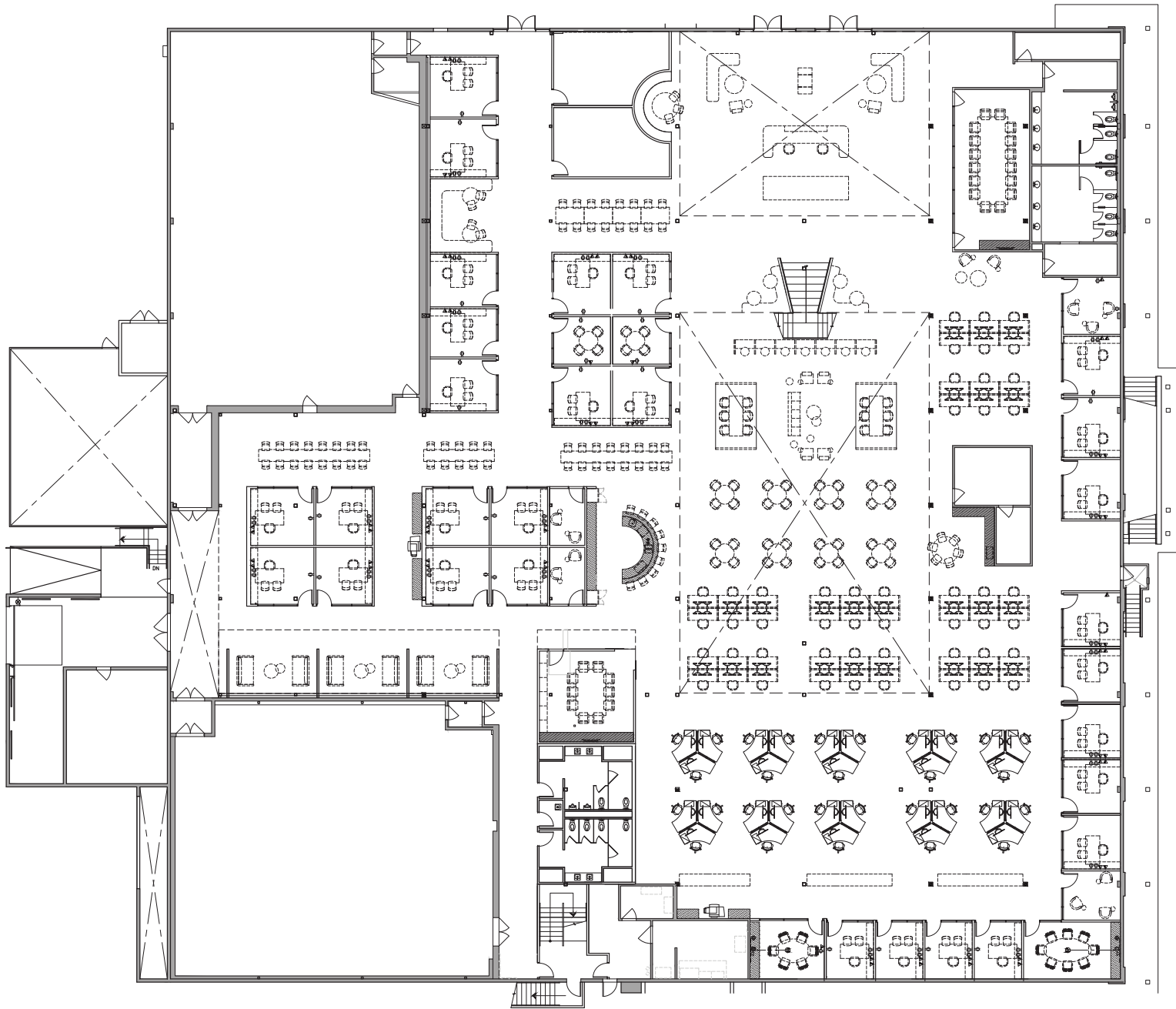
5 Double Height
Atrium



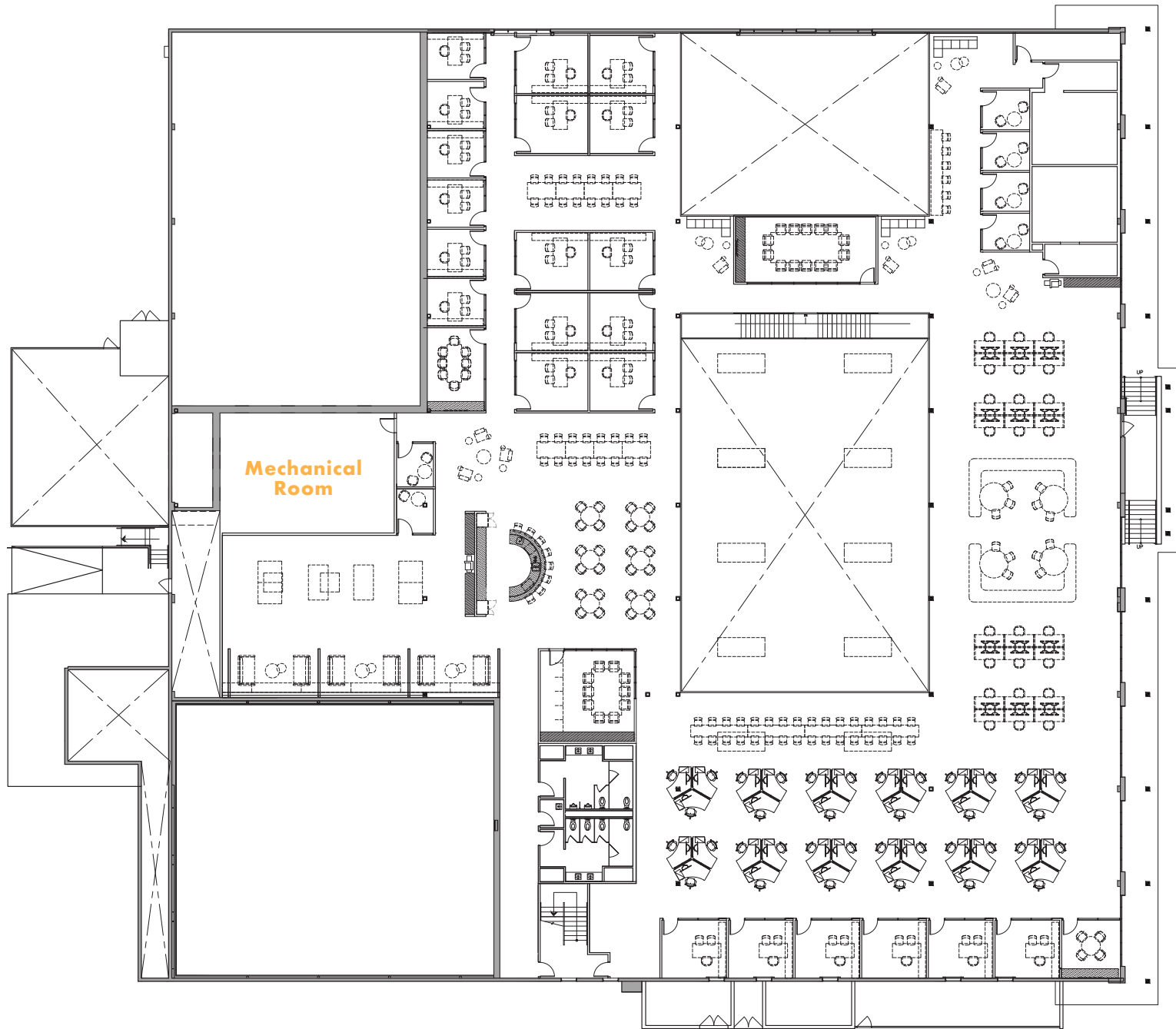
OPPORTUNITIES TO RE-ENERGIZE, INSIDE AND OUT.



ENGAGE. ENTERTAIN. ENLIVEN.



1st floor 41,800 SF



2nd floor 26,200 SF

"THERE IS NO SUBSTITUTE FOR VICTORY."

D O U G L A S M A C A R T H U R



**To learn more or schedule
a tour, contact:**

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