

CONNEXION

BURBANK



Driven by an enlightened urbanism that proposes a mutually enriching intersection of commercial uses, as well as access to public transit and green space, Connexion is an office campus that offers an optimal environment in which to create and collaborate, to work, meet and relax.

LEARN

MORE

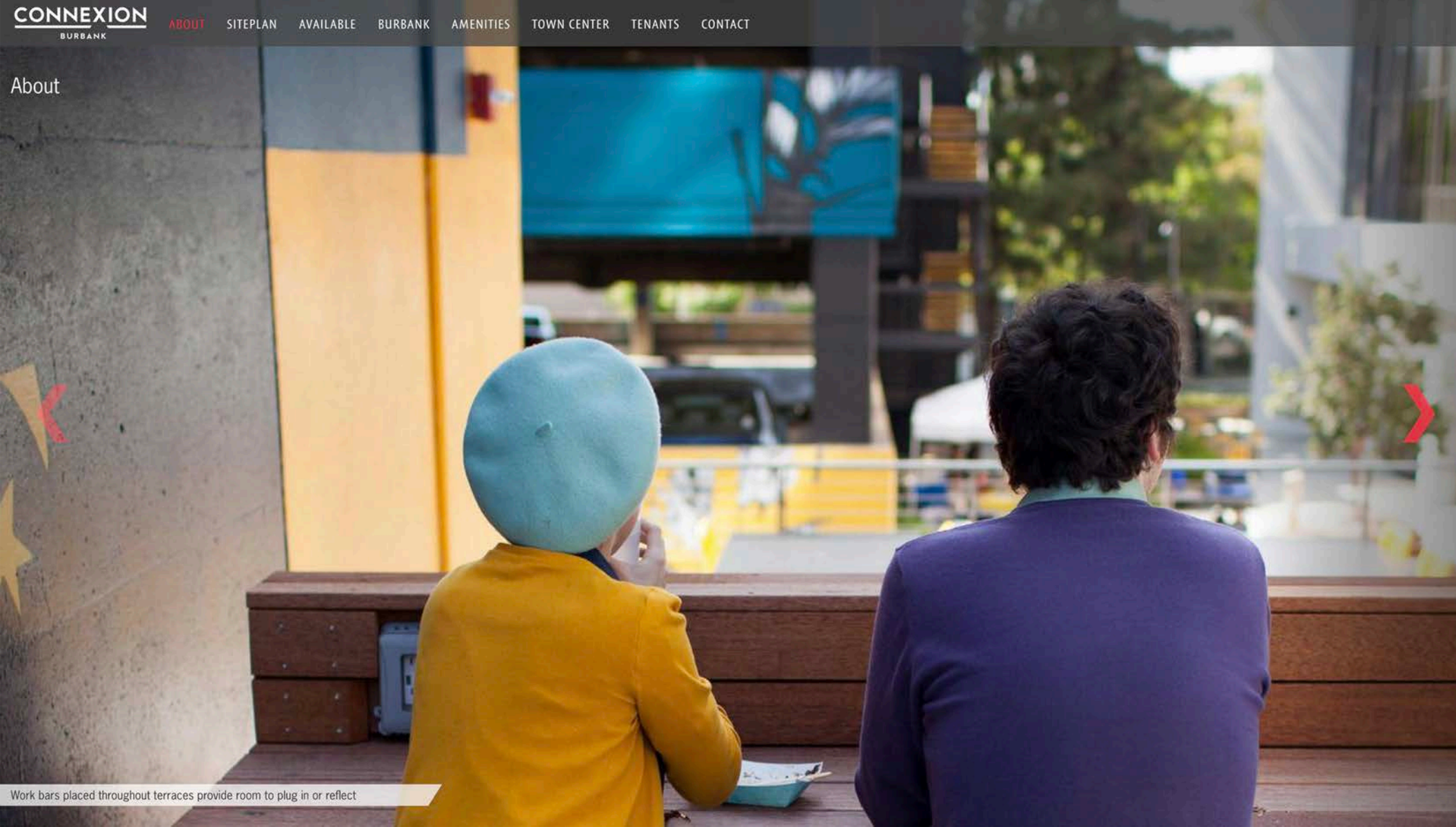


About



303 N Glenoaks mezzanine deck with plenty of outdoor social and recreation spaces

About



Work bars placed throughout terraces provide room to plug in or reflect



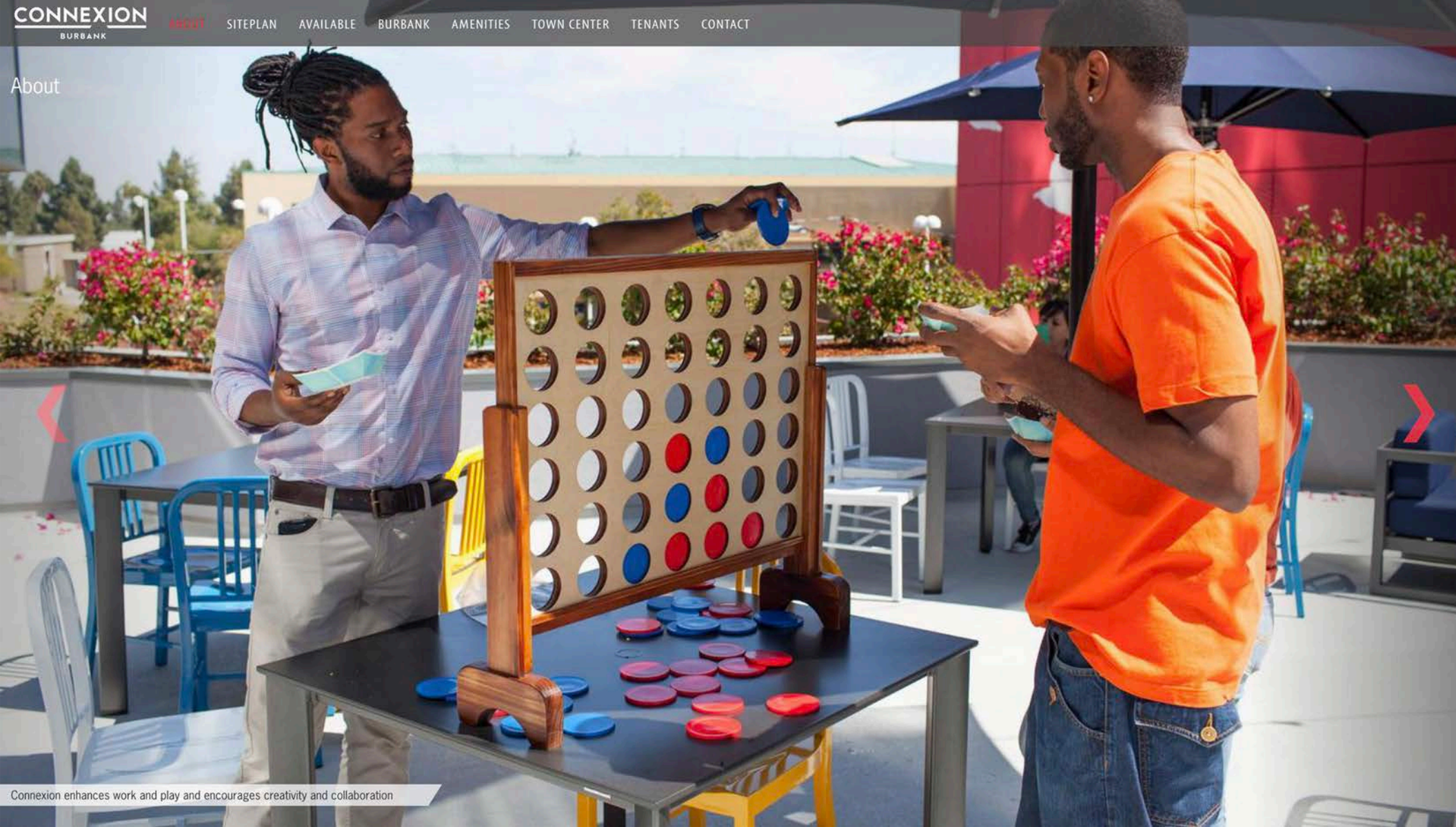
The Breezeway connects vehicle and pedestrian flow and features food trucks

About



Furnished terraces offer additional meeting and gathering spaces

About



Connexion enhances work and play and encourages creativity and collaboration

About



Cascading deck and stairway access connecting the Breezeway with both courtyards

About



333 N Glenoaks courtyard with tiered amphitheater

Siteplan

Connexion offers over 10,000 SF of collaborative outdoor space in a campus setting walkable to the downtown Burbank amenity core with access to an abundance of restaurants, retail and mixed-use residential.

Featuring:

338,000 SF office space

10,000 SF outdoor collaborative wifi-enabled work, social and recreation space

Minutes to Media District, Burbank Airport, Universal City and Glendale

"Walker's Paradise" Walk Score (91) situated blocks from the San Fernando Blvd amenity corridor

Abundant onsite and offsite parking



Available

A wide range of office space is available at Connexion Burbank.
Click on the link below to access the as built plans.

303 N. Glenoaks Blvd.

Floor 3 - Suite 300
18,013 RSF

Floor 4 - Suite 410
3,703 RSF

Floor 4 - Suite 450
6,801 RSF

Floor 5 - Suite 500
18,005 RSF

Floor 6 - Suite 600
7,555 RSF

Floor 7 - Suite 700
18,291 RSF

Floor 8 - Suite 800
18,005 RSF

Floor 10 - Suite 1000
18,065 RSF

333 N. Glenoaks Blvd.

Floor 3 - Suite 301
3,470 RSF

Floor 4 - Suite 405
3,938 RSF

Floor 4 - Suite 415
5,154 RSF

Floor 6 - Suite 640
1,084 RSF

Floor 6 - Suite 650
9,651 RSF

300 E. Magnolia Blvd.

Floor 1 - Suite 100
5,434 RSF

Floor 3 - Suite 350
3,637 RSF

Virtual Tour

Floor 4 - Suite 410
2,114 RSF

Floor 5 - Suite 500
4,718 RSF

Floor 5 - Suite 502
1,503 RSF

CONNEXION

BURBANK

300 E. MAGNOLIA BLVD.

SUITE 200

10,826 RSF



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INTERCONTINENTAL
REAL ESTATE CORPORATION

CBRE

CONNEXION

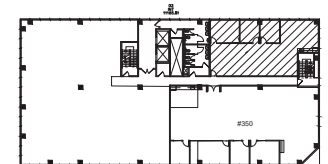
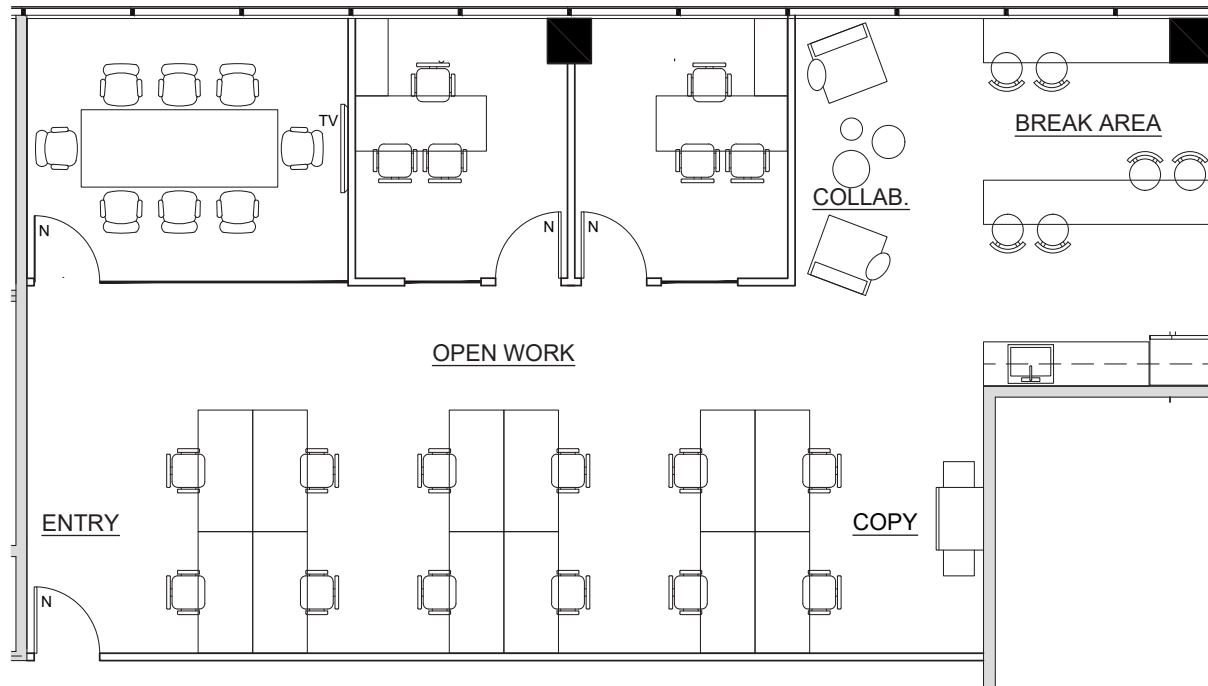
BURBANK

300 E. MAGNOLIA BLVD.

SUITE 325

1,784 RSF

Magnolia Blvd



N. 3rd Street

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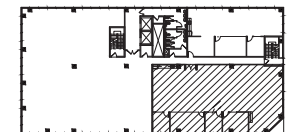
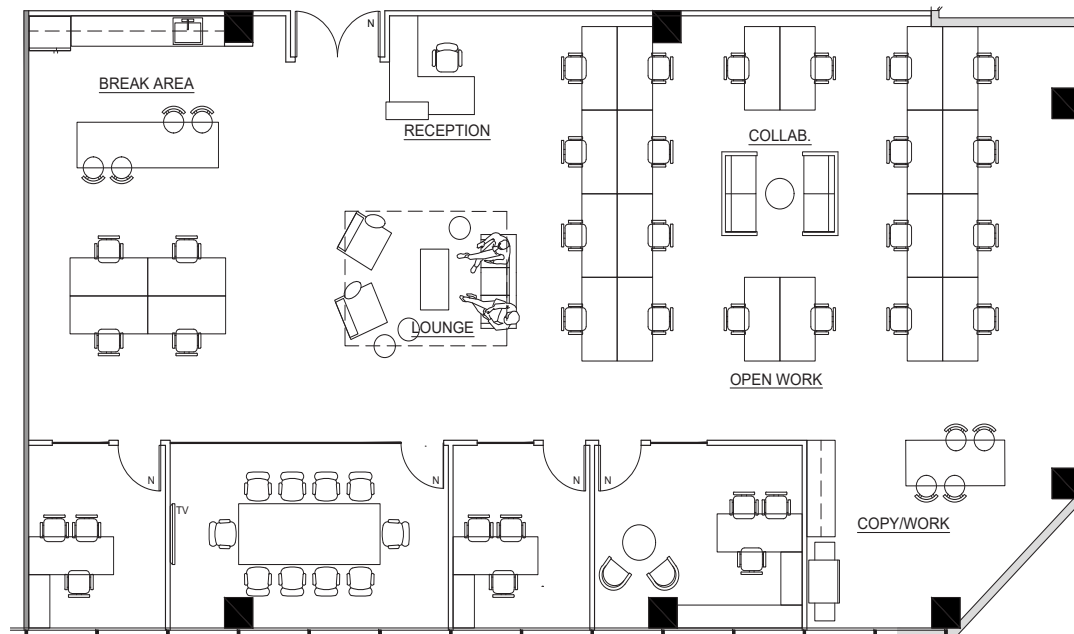
BURBANK

300 E. MAGNOLIA BLVD.

SUITE 350

3,637 RSF

Magnolia Blvd



N. 3rd Street



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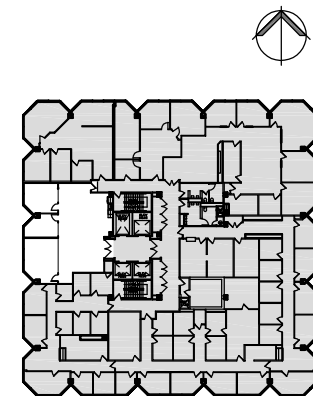
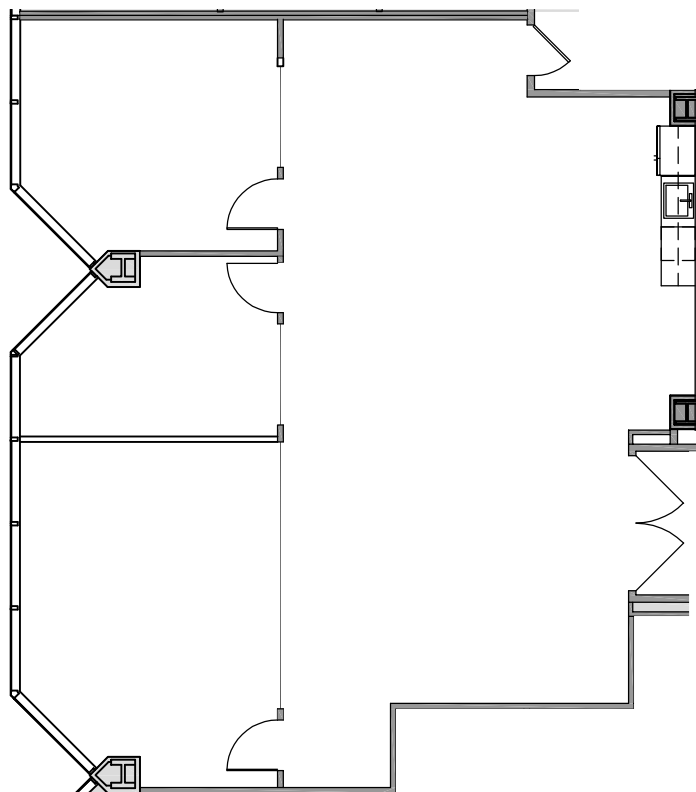
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BURBANK

303 N. GLENOAKS BLVD.

SUITE 220

2,104 RSF



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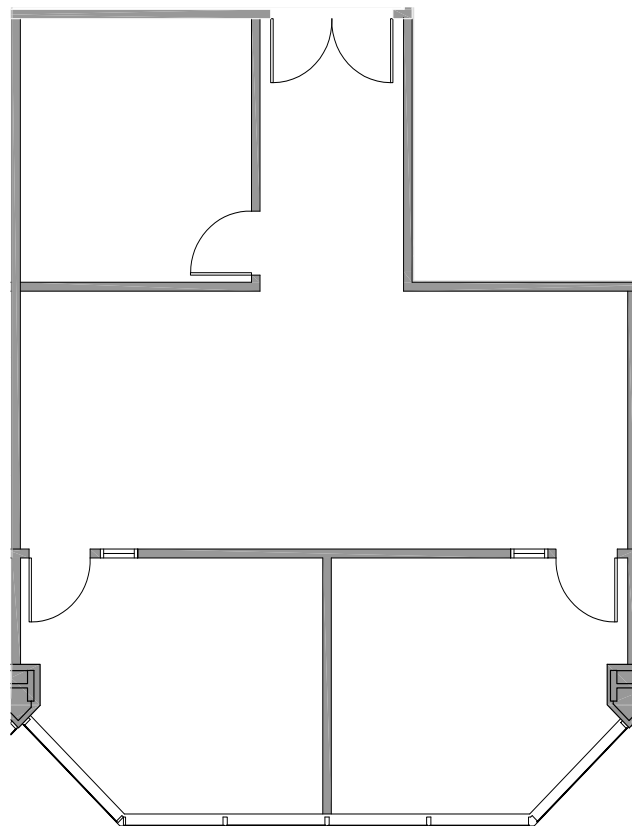
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303 N. GLENOAKS BLVD.

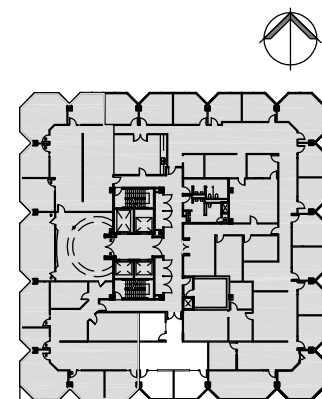
SUITE 410

1,169 RSF



Glenoaks Blvd

Palm Ave



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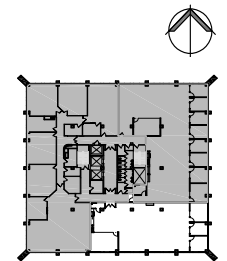
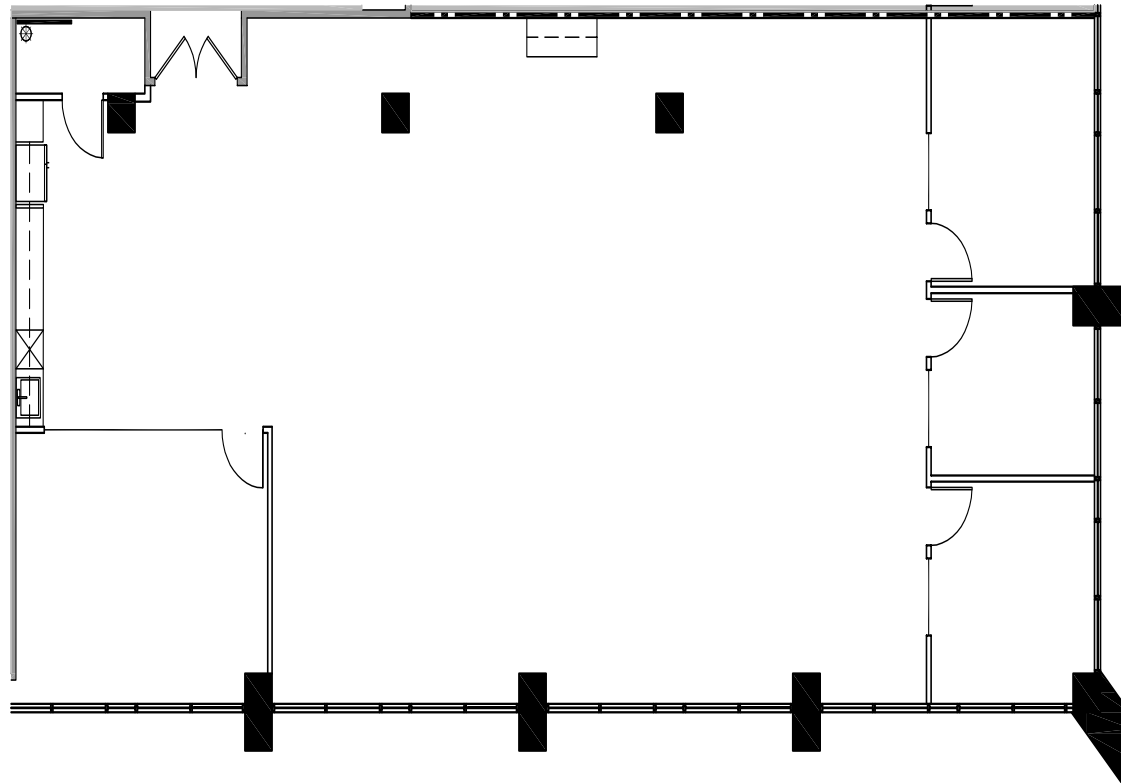
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BURBANK

333 N. GLENOAKS BLVD.

SUITE 410

3,314 RSF



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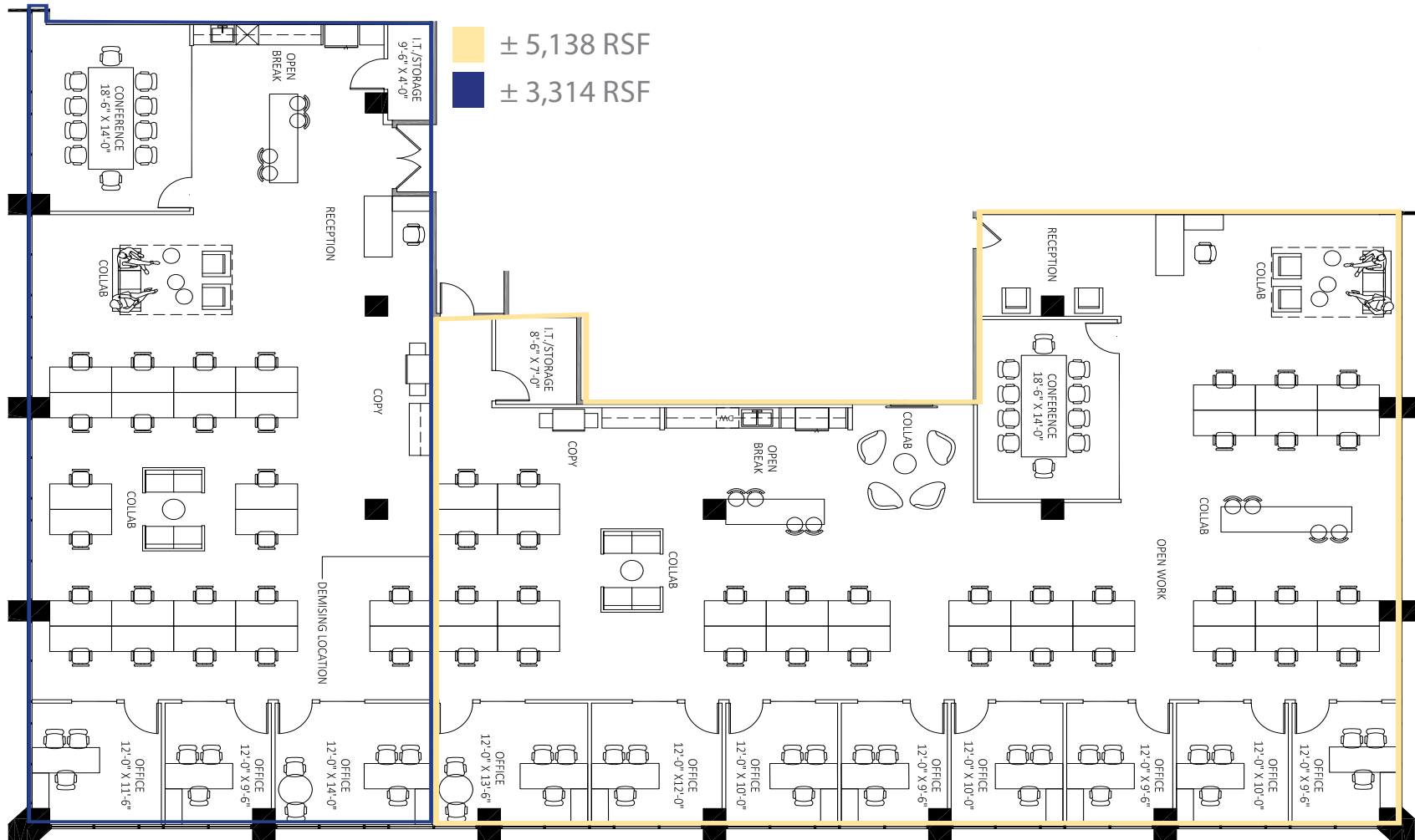
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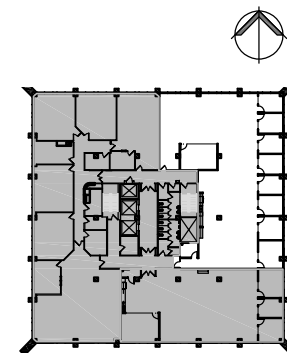
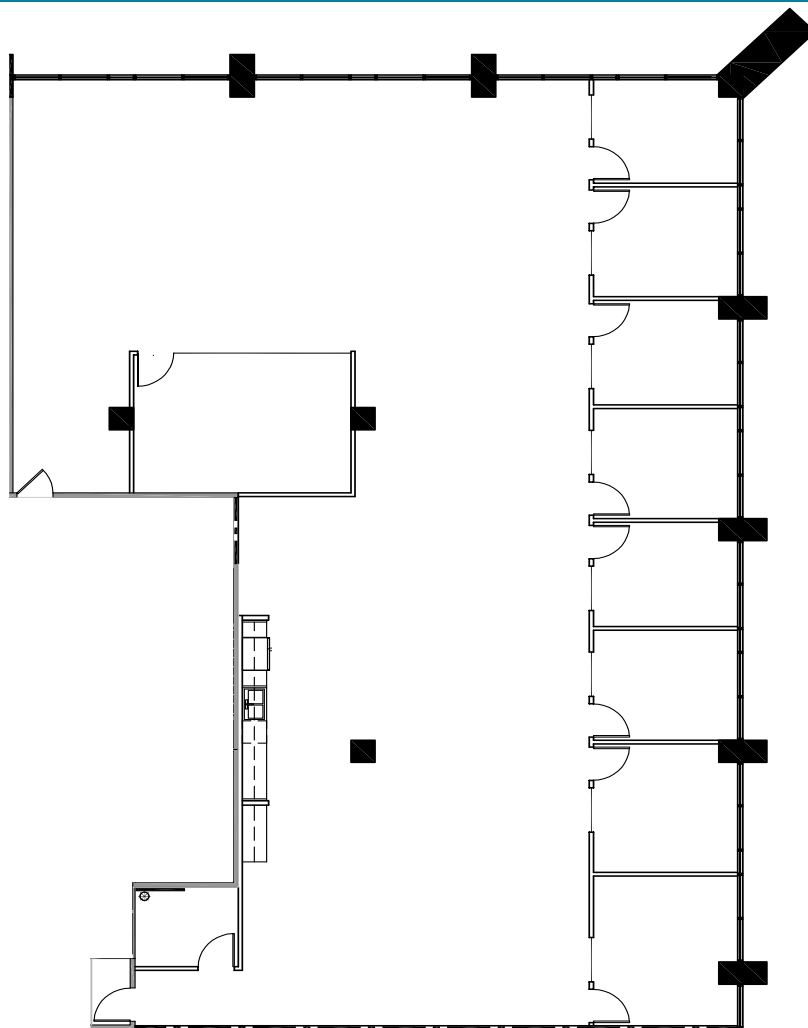
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333 N. GLENOAKS BLVD.

SUITE 415

5,138 RSF



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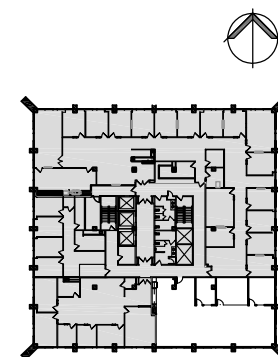
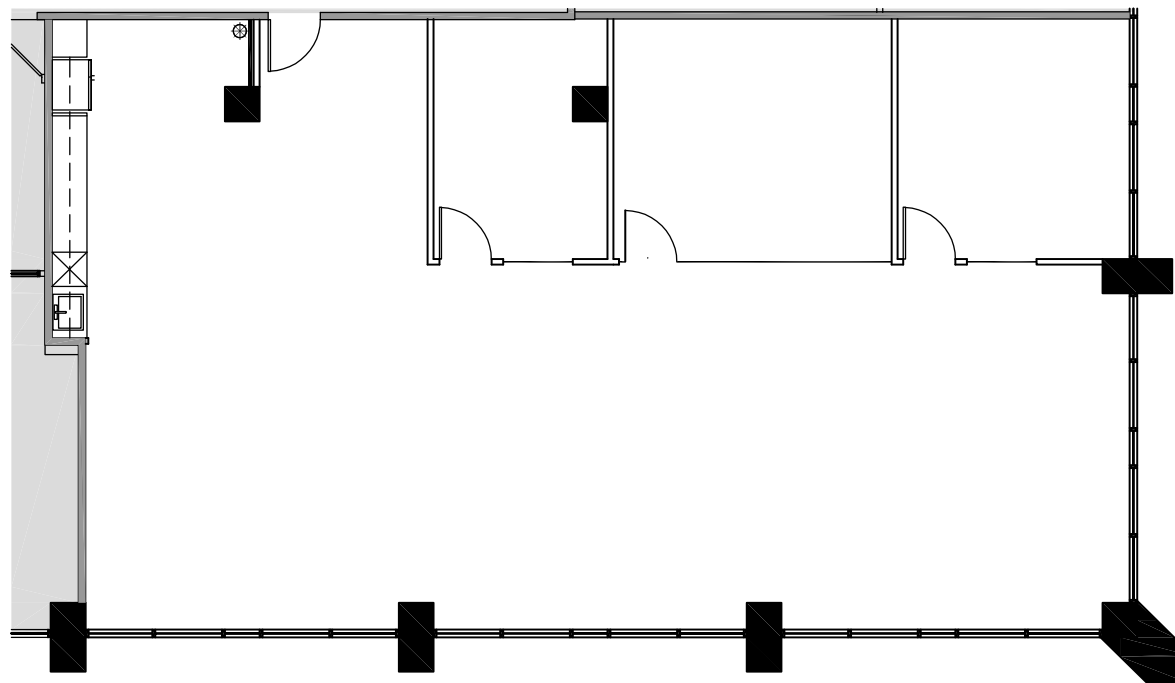
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333 N. GLENOAKS BLVD.

SUITE 505

2,690 RSF



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INTERCONTINENTAL
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Burbank



Revitalized Downtown Burbank is within walking distance

Burbank

AGE
RICT



CONNEXION CONSIDERED
WALKER'S PARADISE

Over 55 quality eating spots within a short walk including favorites like Granville Cafe

Burbank



SEE FUTURE RENOVATIONS AT
BURBANK TOWN CENTER

Abundant shops, street retail in the future proposed Burbank Town Center

Burbank

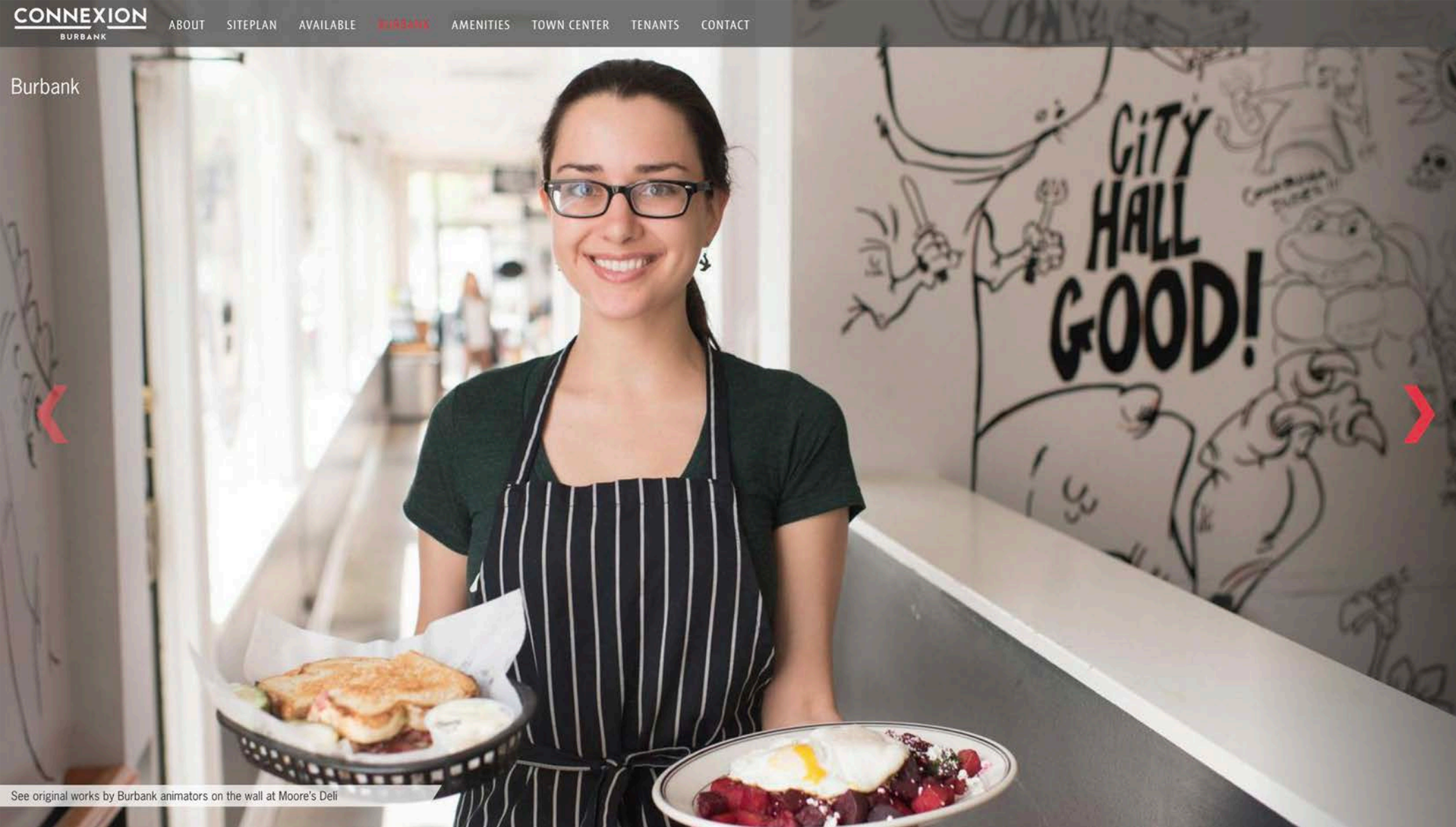
FIVE GUYS



NEW RESTAURANTS
IN DOWNTOWN BURBANK

100 restaurants and eateries in the area, including exciting new openings

Burbank



See original works by Burbank animators on the wall at Moore's Deli

Burbank

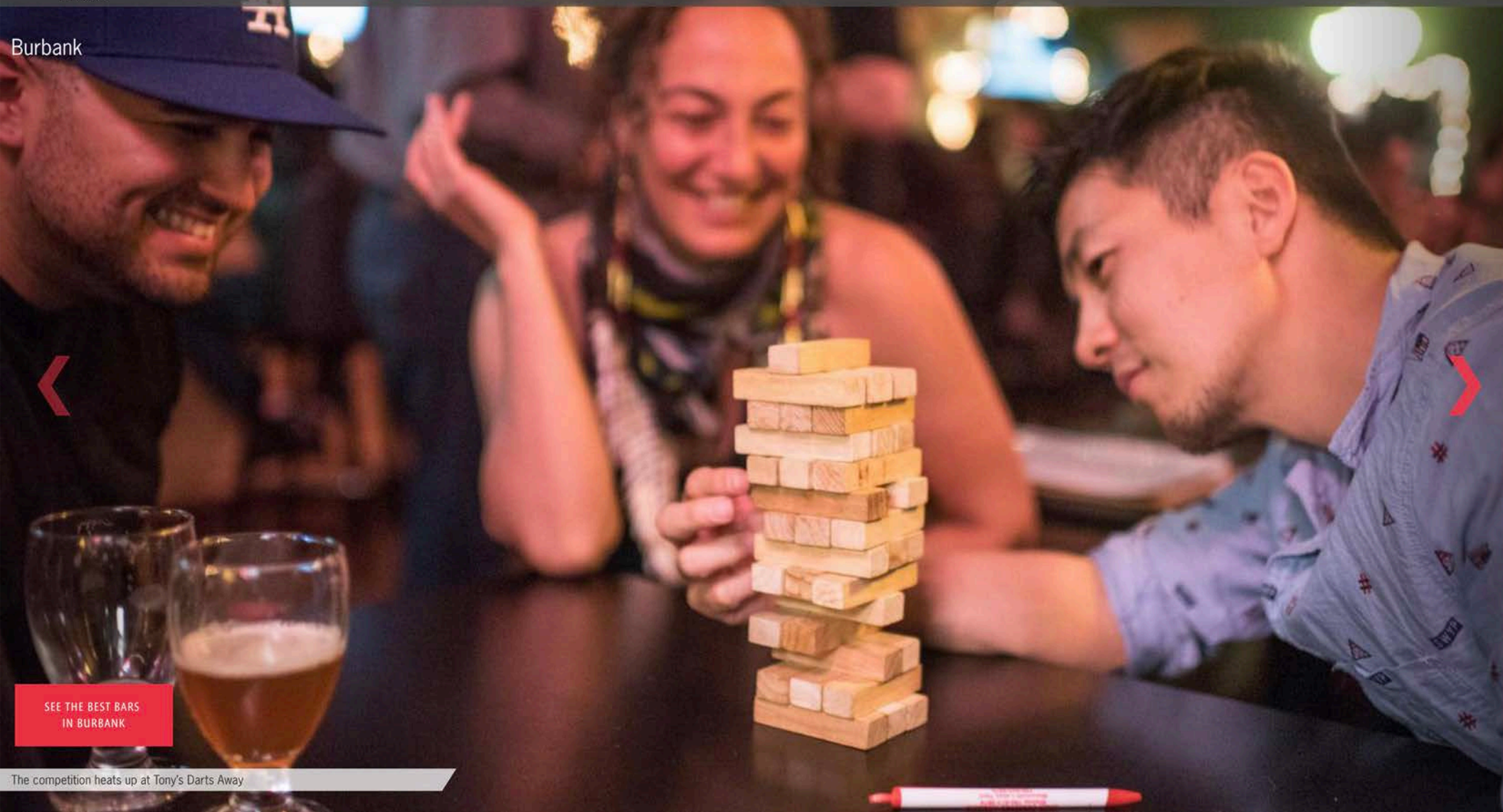


Cleverly crafted tasting plates of cuisine at The Commonwealth Restaurant

Burbank



Burbank



SEE THE BEST BARS
IN BURBANK

The competition heats up at Tony's Darts Away



Burbank



Cold microbrews, fierce karaoke, and board games at Brewery Beer Company

Burbank



BLUE ROOM

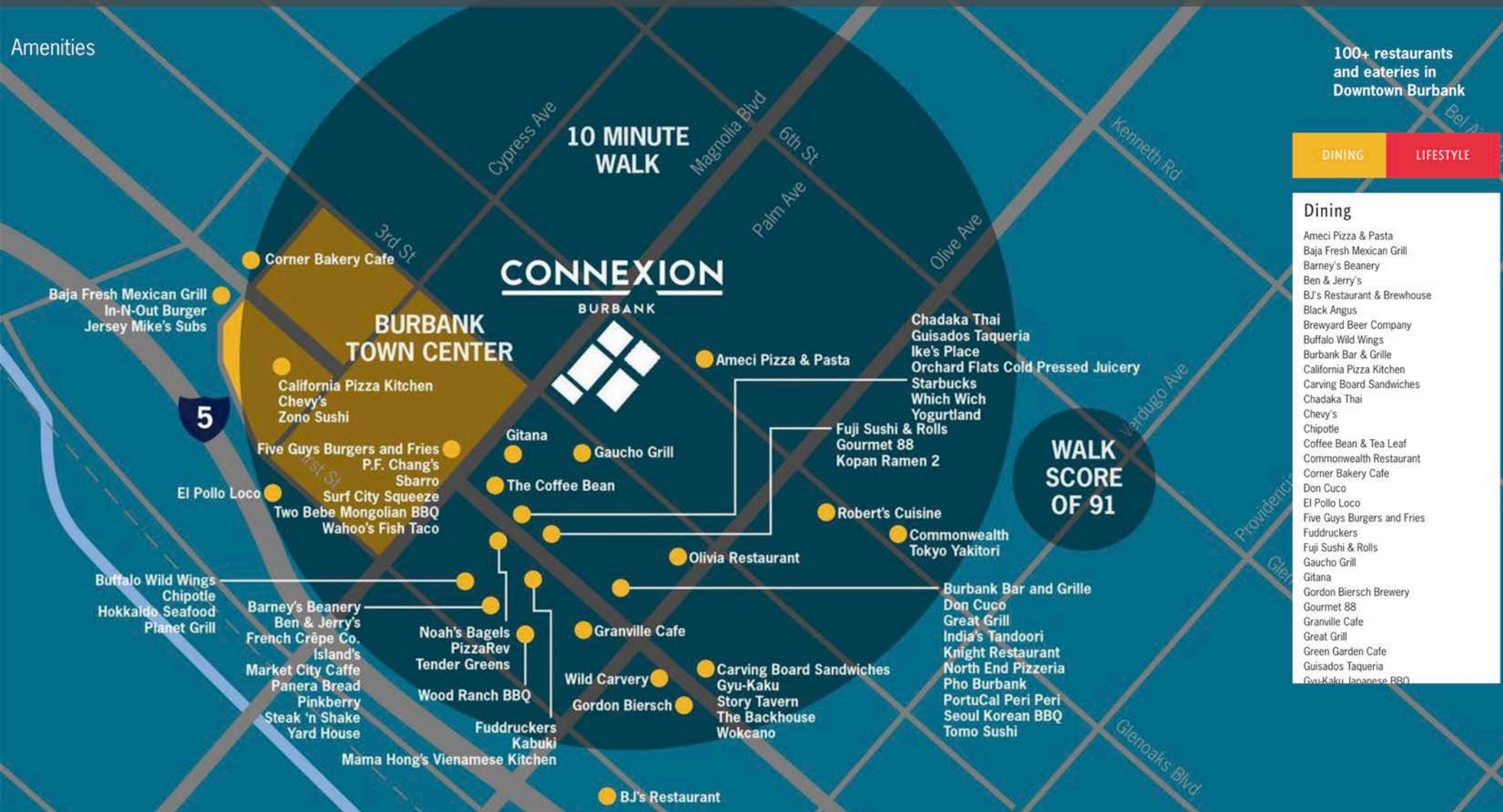
COCKTAILS

Finish a long day with a nightcap at The Blue Room

Amenities

100+ restaurants and eateries in Downtown Burbank

- DINING
- LIFESTYLE



Dining

- Ameci Pizza & Pasta
- Baja Fresh Mexican Grill
- Barney's Beanery
- Ben & Jerry's
- BJ's Restaurant & Brewhouse
- Black Angus
- Brewyard Beer Company
- Buffalo Wild Wings
- Burbank Bar & Grille
- California Pizza Kitchen
- Carving Board Sandwiches
- Chadaka Thai
- Chevy's
- Chipotle
- Coffee Bean & Tea Leaf
- Commonwealth Restaurant
- Corner Bakery Cafe
- Don Cuco
- El Pollo Loco
- Five Guys Burgers and Fries
- Fuddruckers
- Fuji Sushi & Rolls
- Gaucho Grill
- Gitana
- Gordon Biersch Brewery
- Gourmet 88
- Granville Cafe
- Great Grill
- Green Garden Cafe
- Guisados Taqueria
- Gyu-Kaku Japanese BBQ

CONNEXION

BURBANK

BURBANK TOWN CENTER

WALK SCORE OF 91

5

Corner Bakery Cafe

Baja Fresh Mexican Grill
In-N-Out Burger
Jersey Mike's Subs

California Pizza Kitchen
Chevy's
Zono Sushi

Five Guys Burgers and Fries
P.F. Chang's
Sbarro

El Pollo Loco

Two Bebe Mongolian BBQ
Wahoo's Fish Taco

Gitana

Gaucho Grill

The Coffee Bean

Fuji Sushi & Rolls
Gourmet 88
Kopan Ramen 2

Olivia Restaurant

Robert's Cuisine

Commonwealth
Tokyo Yakitori

Buffalo Wild Wings
Chipotle
Hokkaido Seafood
Planet Grill

Barney's Beanery
Ben & Jerry's
French Crêpe Co.
Island's
Market City Caffe
Panera Bread
Pinkberry
Steak 'n Shake
Yard House

Noah's Bagels
PizzaRev
Tender Greens

Wood Ranch BBQ

Granville Cafe

Wild Carvery

Gordon Biersch

Carving Board Sandwiches
Gyu-Kaku
Story Tavern
The Backhouse
Wokcano

Burbank Bar and Grille
Don Cuco
Great Grill
India's Tandoori
Knight Restaurant
North End Pizzeria
Pho Burbank
PortuCal Peri Peri
Seoul Korean BBQ
Tomo Sushi

Fuddruckers
Kabuki
Mama Hong's Vietnamese Kitchen

BJ's Restaurant

Amenities



300 shops and street retail in Downtown Burbank

- DINING
- LIFESTYLE

- Lifestyle**
- Groceries
- Burbank Farmers Market
 - Pavilions
 - Ralphs
 - Sprouts
 - Trader Joe's
- Shopping
- Active Ride Skate Shop
 - ALDO Shoes
 - American Eagle
 - Ashley Furniture
 - Barnes & Noble
 - Bath & Body Works
 - Bed Bath & Beyond
 - Best Buy
 - Charlotte Russe
 - CVS/pharmacy
 - FedEx
 - Forever 21
 - GameStop
 - Gap Factory
 - GNC
 - Hallmark
 - Hot Topic
 - Ikea
 - Lids
 - Lowe's Home Improvement
 - Macy's
 - Michaels
 - Nordstrom Rack

10 MINUTE WALK

CONNEXION
BURBANK

BURBANK TOWN CENTER

WALK SCORE OF 91

5

Ralphs

Anna's Linens
Kmart
The UPS Store
Wells Fargo

76
CVS Pharmacy
OneWest Bank
Sprouts Farmers Market

Chase Bank
Office Depot
Ralphs

AMC Burbank Town Center
Barnes & Noble

ALDO Shoes
American Eagle Outfitters
Baby Depot
Bank of America
Bath & Body Works
Bed, Bath & Beyond
Charlotte Russe
Colony Theatre
Elements of Earth
Forever 21
GameStop
GNC
Hallmark
Hot Topic
Lids
Macy's
Old Navy
Sears
Sunglass Hut
Vans

Ross Dress for Less
Zamba Boutique
Ashley Furniture
AMC Burbank 16
Flappers Comedy Club

AT&T
Active Ride Shop
Dockers
Media City Ballet
T-Mobile
Urban Outfitters

Gap Outlet
SKECHERS

Fantasia Billiard
rA Organic Spa
Chase Bank
USPS

Bank of America
Holiday Inn Burbank Media Center

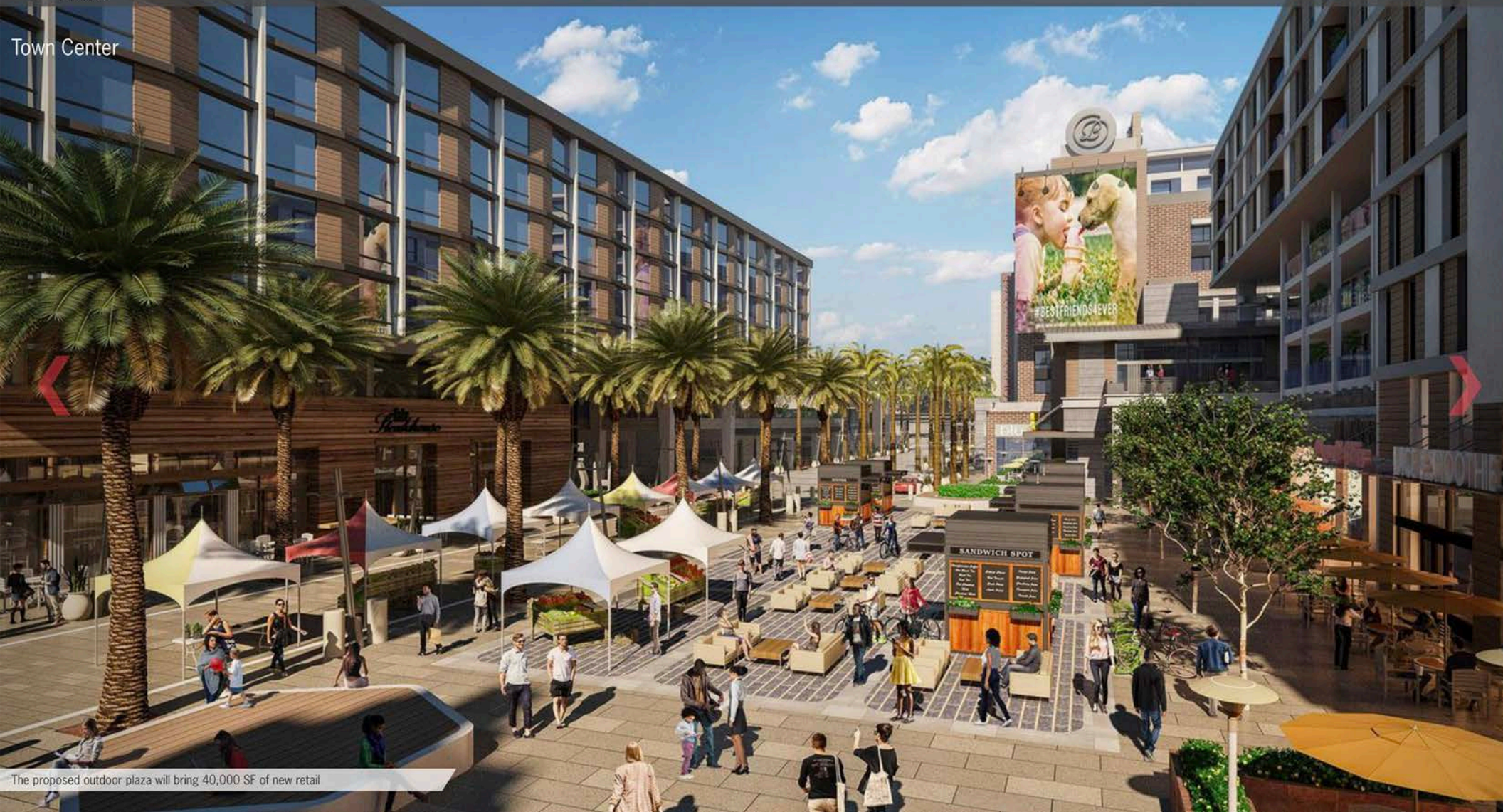
US Bank

Burbank Farmers Market

Fedex

Bank of the West

Town Center



The proposed outdoor plaza will bring 40,000 SF of new retail

Town Center



A aerial showing the proposed design and mixed-use mass of the project

Town Center



New renderings released show the proposed residential component

Town Center



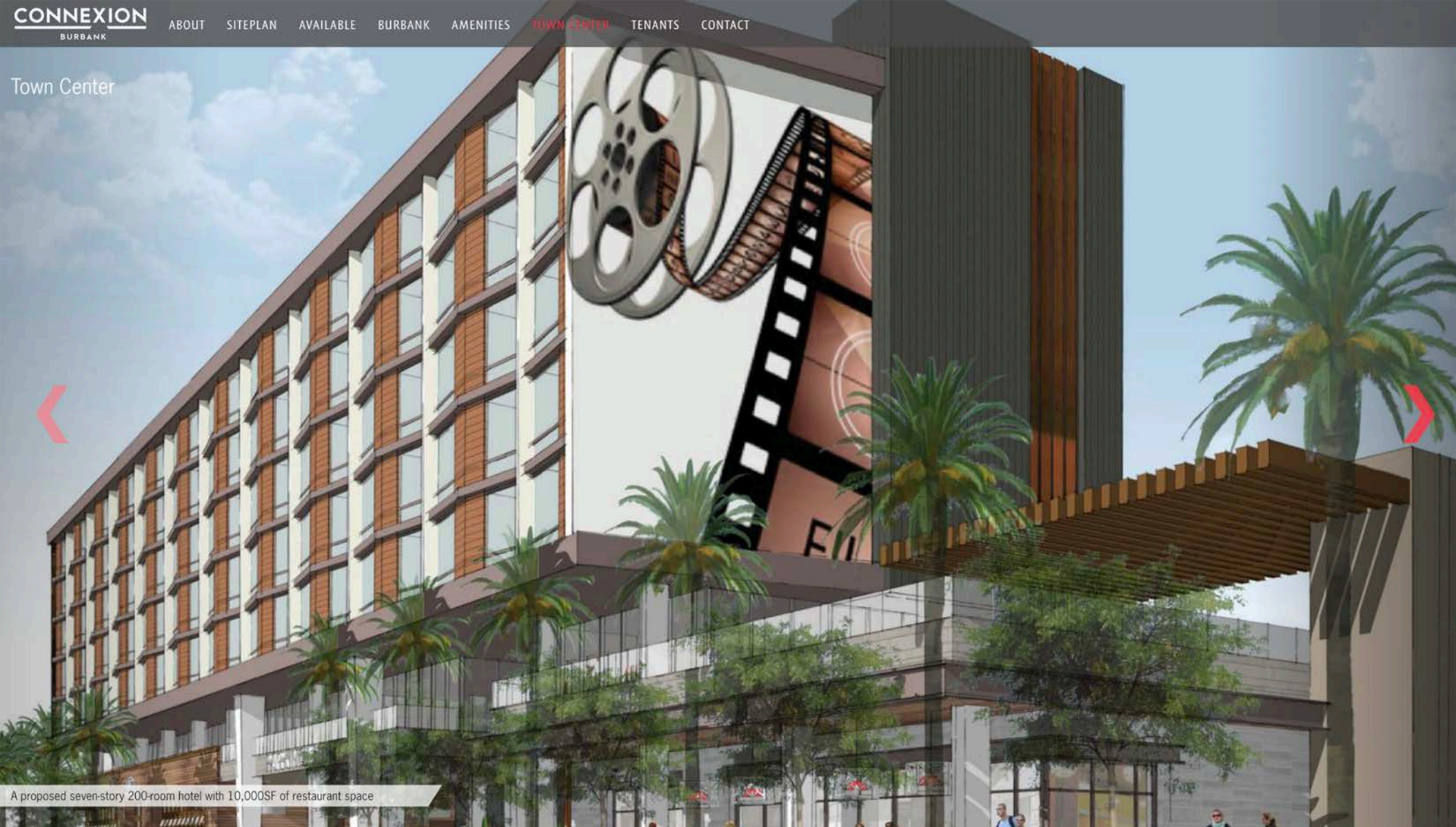
Proposed residential developments include this 259-unit apartment building

Town Center



The proposed podium building will house 756 residential units

Town Center



A proposed seven-story 200-room hotel with 10,000SF of restaurant space

Town Center



Life in the proposed plaza involves many places to gather outdoors

Town Center



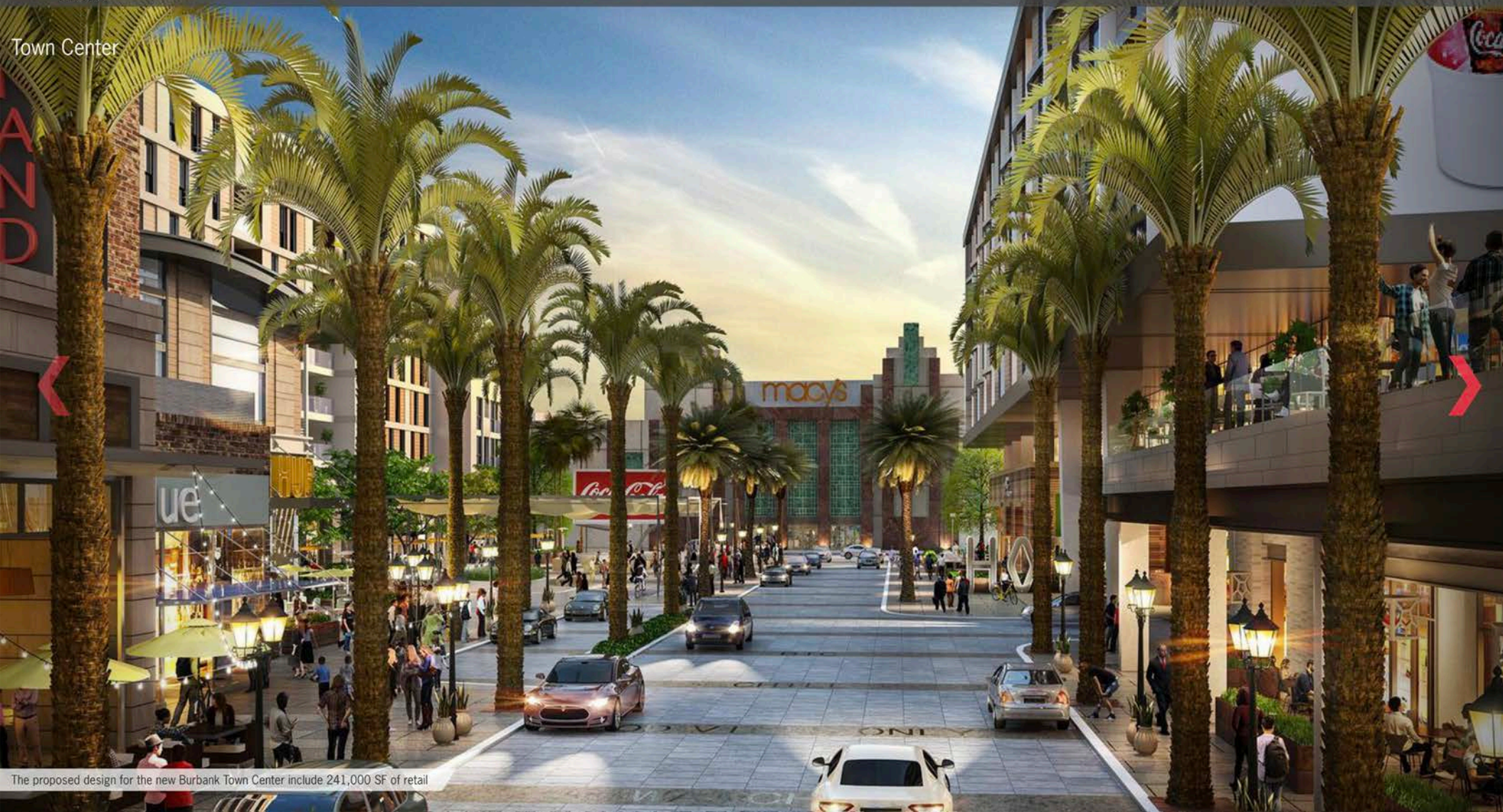
New proposed Magnolia Street entrance to the Burbank Town Center

Town Center



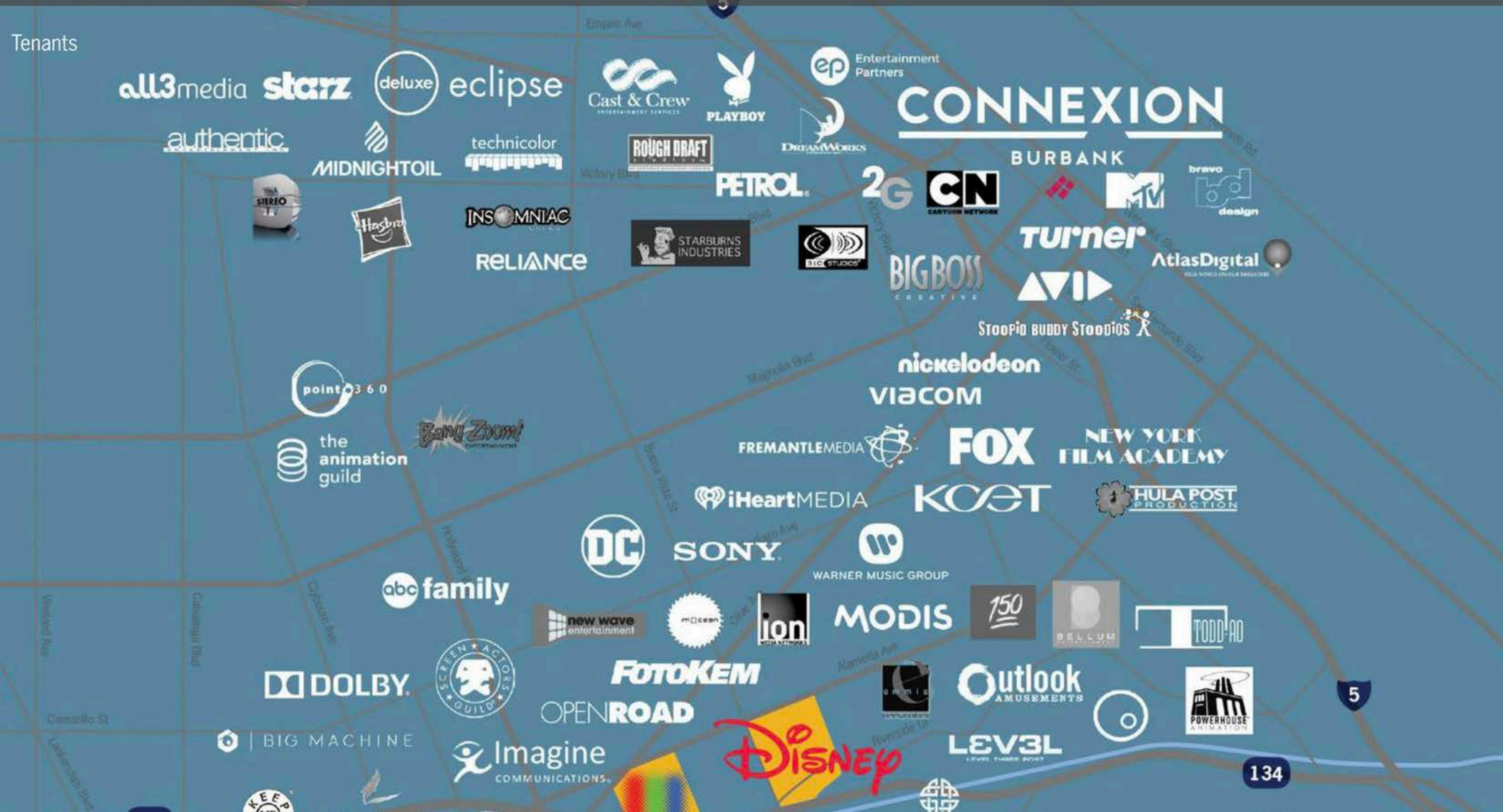
Renovated food court inside the proposed Burbank Town Center

Town Center



The proposed design for the new Burbank Town Center include 241,000 SF of retail

Tenants



all3media

starz

deluxe

eclipse

Cast & Crew

PLAYBOY

Entertainment Partners

CONNEXION

authentic

MIDNIGHTOIL

technicolor

ROUGH DRAFT

DREAMWORKS

BURBANK

STEREO

Hasbro

INSOMNIAC

STARBURNS INDUSTRIES

PETROL

2G

CN
CARTOON NETWORK

MM

bravo
design

RELIANCE

BIG STUDIOS

BIGBOSS
CREATIVE

turner

AtlasDigital

point360

the animation guild

BAND ZOOM!

nickelodeon
VIACOM

FREMANTLEMEDIA

FOX

NEW YORK
FILM ACADEMY

iHeartMEDIA

KOET

HULA POST
PRODUCTION

DC

SONY

WARNER MUSIC GROUP

abc family

new wave
entertainment

midOcean

ion

MODIS

150

BEL LUM

TODD-AO

DOLBY

SCREEN ACTORS
GUILD

FOTOKEM

OPENROAD

omni

Outlook
AMUSMENTS

©

POWERHOUSE
ANIMATOR

BIG MACHINE

Imagine
COMMUNICATIONS

Disney

LEV3L

©

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INTERCONTINENTAL

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