CommonGrounds
Workplace

Downtown Burbank

40 E VERDUGO AVE.,
BURBANK, CA 91502

CommonGrounds' dynamic Burbank, CA coworking space is the perfect next step in evolving your business. This two-story, full building renovation features brick walls and exposed structures that showcase original timber beams. Designed to inspire creativity and encourage collaboration, our goal is to integrate environments, technologies, communities and work life services that clear the way for engagement and productivity.

Building Features:

- High visibility entrance/grand lobby entrance
- First floor street level access with offices available on two (2) floors
- Great selection of restaurants and entertainment options nearby

Professional:

- Reception & secure delivery
- Fully furnished offices with 60" sit-stand desks and chairs
- Video ready meeting and conference rooms

Worklife:

- Close proximity to multiple bus stops, and Burbank Metrolink station
- Direct access to 5 Freeway, connected to DTLA and Hollywood
- Onsite parking lot and street parking available

CommonGrounds Workplace

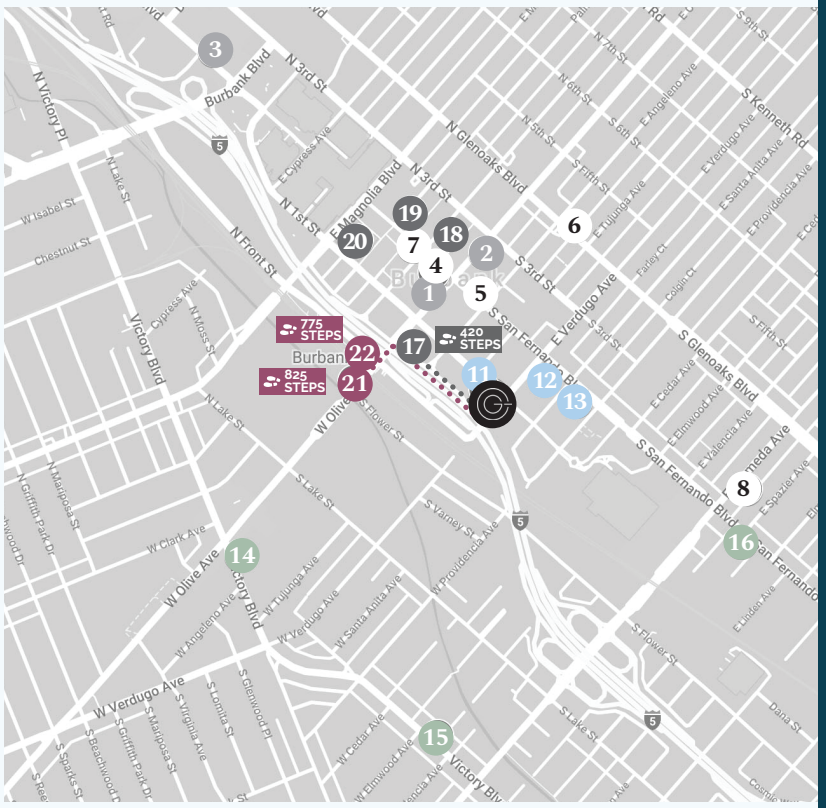
cgworkplace.com

40 E VERDUGO AVE., BURBANK, CA 91502

Downtown Burbank

Map, parking, transit:

- Ten-minute walk to Burbank Transit Center
- One block away from Downtown Burbank strip
- Located in proximity to 5 Freeway
- Plentiful street parking and parking garages within one block



Office Support:

1. **US Post Office**
   135 E Olive Ave,
   Burbank, CA 92502
   (800) 275- 8777

2. **FedEx Office Print & Ship Center**
   250 E Olive Ave, Suite 102,
   Burbank, CA 92502
   (818) 558-3900

3. **The UPS Store**
   928 N San Fernando Blvd, Ste J,
   Burbank, CA 92504
   (818) 842-5200

Restaurants:

4. **Granville**
   Upscale café serving local & sustainable ingredients
   121 N San Fernando Blvd,
   Burbank, CA 91501
   (818) 848-4726

5. **Wokcano**
   Sleek, modern chain offering sushi and bento
   150 S San Fernando Blvd, Suite #20
   Burbank, CA 91501
   (818) 524-2288

6. **Commonwealth Restaurant**
   Offering small plates and healthy options
   222 S Glenoaks Blvd,
   Burbank, CA 92501
   (818) 845-2225

7. **Mama Hong's Vietnamese Kitchen**
   211 N San Fernando Blvd,
   Burbank, CA 92501
   (818) 558-6262

8. **Trader Joe's**
   Grocery Store offering ready-made lunch items
   214 E Alamanda Ave,
   Burbank, CA 92501

Local Attractions:

9. **Universal Studios Hollywood**
   Sprawling Amusement Park
   100 Universal City Plaza,
   Universal City, CA 91608
   (800) 864-8377

10. **Griffith Observatory**
    Art deco landmark from 1935 featuring planetarium and city views
    2800 E Observatory Rd,
    Los Angeles, CA 90027
    (213) 473-0800

Hotels:

11. **Residence Inn**
    321 South Ikea Way, Burbank, CA 91502
    (818) 260-8787

12. **Hilton Garden Inn**
    401 South San Fernando Blvd,
    Burbank, CA 91502
    (818) 509-7964

13. **Springhill Suites by Marriot**
    549 S San Fernando Blvd,
    Burbank, CA 91502
    (818) 524-2730

Car Rentals:

14. **Enterprise Rent–A–Car**
    110 S Victory Blvd, Burbank, CA 91502
    (818) 845-0202

15. **Hertz**
    810 S Victory Blvd, Burbank, CA 91504
    (818) 841-8704

16. **Bestway Rent A Car**
    1025 S San Fernando Blvd,
    Burbank, CA 91502
    (818) 841-1000

Parking:

17. **101 S 1st Street Garage** 420 STEPS
    Burbank, CA 92502

18. **Orange Grove Parking Structure**
    242 E Orange Grove Ave,
    Burbank, CA 92502

19. **Burbank Village Center Parking**
    240 Palm Ave, Burbank, CA 92502

20. **AMC Parking Downtown Burbank**
    125 E Palm Ave, Burbank, CA 92502

Public Transit:

21. **Burbank Transit Center** 825 STEPS
    S Front St & S Flowers St
    Burbank, CA 91502

22. **Burbank Metrolink Station** 775 STEPS
    201 N Front St, Burbank, CA 91502
    (800) 371-5465

CommonGrounds Workplace

cgworkplace.com

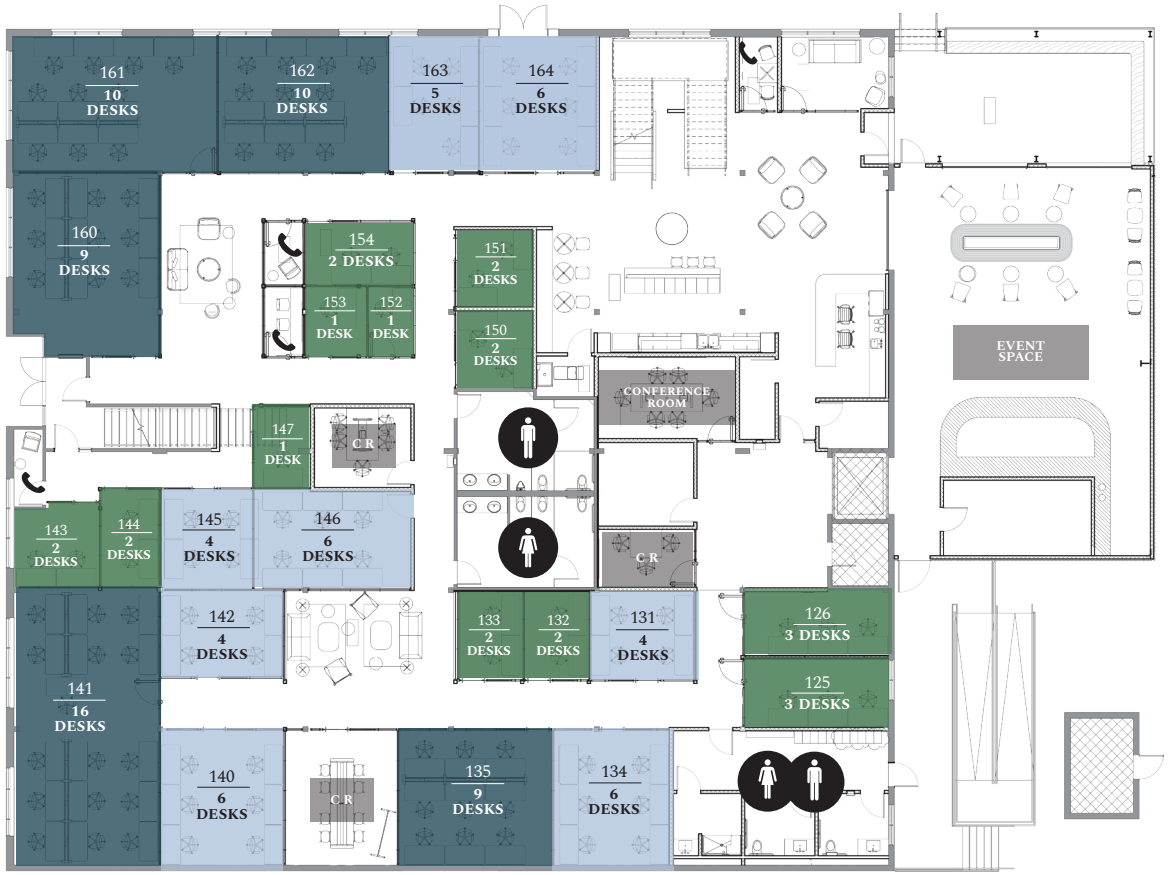
40 E VERDUGO AVE., BURBANK, CA 91502

Downtown Burbank

Floor Plans:

Floor 1

- Ground floor access
- Private phone booths (2)
- Conference rooms (5)
- Communal seating
- Shared kitchen & pantry
- Print & scan station
- Locker room with showers
- Bike rack storage
- Event space
- Barista serving complimentary beverages



SMALL OFFICE
1-3 DESKS

MEDIUM OFFICE
4-6 DESKS

LARGE OFFICE
7-10 DESKS

CommonGrounds Workplace

cgworkplace.com

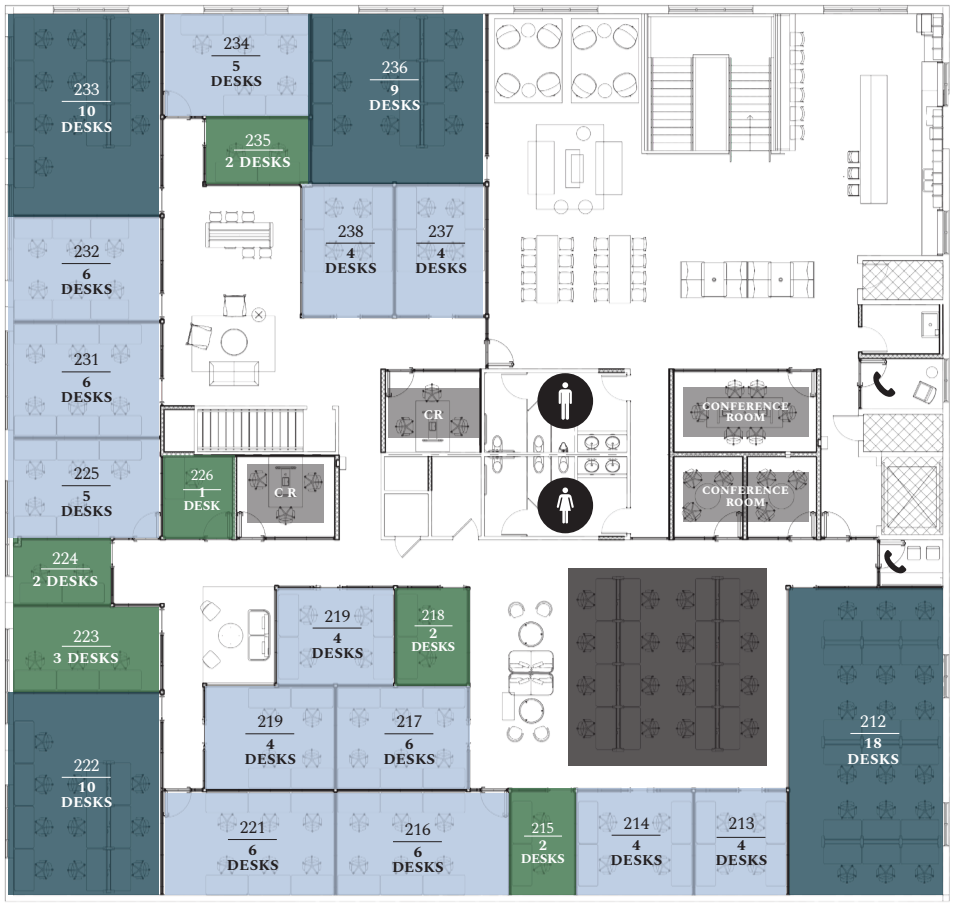
40 E VERDUGO AVE., BURBANK, CA 91502

Downtown Burbank

Floor Plans:

Floor 2

- Private desks (16)
- Private phone booths (2)
- Conference rooms (5)
- Communal seating
- Shared kitchen & pantry
- Restrooms



SMALL OFFICE
1-3 DESKS

MEDIUM OFFICE
4-6 DESKS

LARGE OFFICE
7-10 DESKS

PRIVATE DESKS
16 DESKS

CommonGrounds Workplace

cgworkplace.com

40 E VERDUGO AVE., BURBANK, CA 91502

Downtown Burbank

Products:

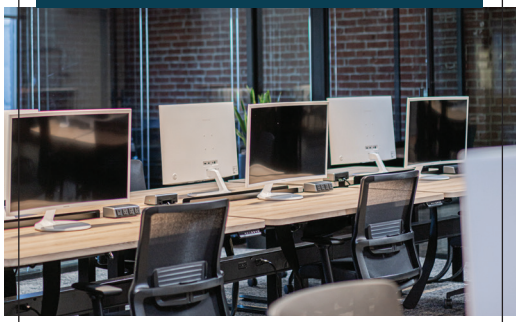
Need flexible space solutions for larger teams? Serving teams of all sizes.

Our in-house design division can help design the space to fit your brand, culture and team's work typology needs.

Communal

- Workday access Monday-Friday 8a-6p
- Access to a wide variety of collaboration and gathering spaces
- Access to soundproof phone rooms
- Conference rooms with credit

Desk



- 24/7 full access to entire workplace
- Access to open seating desks with drawers in secure area
- 60" sit stand desks & 28" flat screen monitors
- Conference rooms with credits

Office

- 24/7 full access to entire workplace
- Private secure workspace areas for entrepreneurs and teams of all sizes
- Furnished workspace with access to in-house design team for alternate layouts and fixtures
- Conference rooms with credits

Enterprise

- 24/7 full access to entire workplace
- Pick and choose from different plans as part of your membership
- Furnished workspace with access to in-house design team for alternate layouts and fixtures
- Perfect for those with growing, customizable needs

CommonGrounds Workplace

cgworkplace.com

40 E VERDUGO AVE., BURBANK, CA 91502

Downtown Burbank

CommonGrounds

Space rental includes enterprise-grade amenities, service and technology

Office Membership

- Fully-furnished private offices with sit-stand desks, ergonomic office chairs & storage areas
- Hackable Environment™ featuring demountable Tecno wall solutions to meet our clients shifting demands
- Salto fob key to access secured workplace areas and office
- Dual Fiber Secure, high speed Wi-Fi and ethernet
- Pantry with free drip coffee and tea
- Video-ready meeting areas and conference rooms
- Generous complimentary in-house printing services
- Hand-delivered mail and package service, plus business address
- Access to all existing and future locations
- Flexible term options from

  Month-to-Month to 3 year agreements
- All-inclusive membership rates include internet taxes, fees, utilities, and services from a professional workplace staff

CG + APP

- Manage your billing and invoicing
- Make edits to your membership
- Book a conference room
- Message your team
- View local areas of interest
- Explore all CommonGrounds locations
- Post job opportunities for your company
- View and register for an upcoming event, speaker, or education session

Community

- Broad network of CommonGrounds members locally and nationwide
- Events, speakers, learning opportunities, and networking

Technology

- Video-ready conference and meeting rooms fully equipped with both Crestron and Airmedia AV technology
- Fortinet Network Security leverages a single operating system that delivers industry-leading data security effectiveness and unmatched performance
- Cisco Meraki: the leader in cloud controlled WiFi, routing, and security providing scalable enterprise networks
- Dual-provider 1GIG fiber delivering unparalleled Internet speed for downloads, uploads, and streaming from any device
- Professional IT support from CG's internal IT team
- Access to local CG Slack workspace for communication

Our Partners and Providers

Tecno · 1Gig Internet · Fortinet Real Time Network Protection · Cisco Meraki · Microsoft Azure · Office 365