

Acore Writes Loan on Burbank Offices

Acore Capital has originated \$151 million of floating-rate debt to finance a sale-leaseback transaction involving three Southern California office buildings that are fully occupied by **Warner Bros.**

A joint venture between **Worthe Real Estate** of Santa Monica, Calif., and **Stockbridge Capital** of San Francisco paid Warner an undisclosed amount for the Burbank properties as part of a broader development deal with the entertainment giant.

Eastdil Secured brokered the Acore loan, which closed on Dec. 18. The seven-year debt was split between senior and mezzanine components of unknown size.

The largest of the collateral properties is the 153,000-square-foot Triangle Building, at 4001 West Olive Avenue. The others are the 128,000-sf Glass Building, at 3903 West Olive Avenue, and the 59,000-sf Wood Building, at 111 North Hollywood Way. All of the properties are in Burbank's Media District. Warner will remain the sole occupant until 2023, when it's slated to move into an 810,000-sf office complex that the Worthe partnership is building nearby.

As previously reported, Warner has pre-leased all of the space in the two-building complex. It is being constructed on the grounds of Burbank Studios, at 3000 West Alameda Avenue, adjacent to Warner's headquarters. The Worthe partnership has lined up a \$750 million floater, led by **Blackstone Mortgage**, to finance the project.

Meanwhile, plans call for renovating and leasing up the Triangle, Glass and Wood buildings after Warner moves out. ❖