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January 4, 2011

## THE DEAL SHEET

As we move forward in 2011, we're curious what **you think** are the **hottest topics** in the real estate world. Have an idea or topic for a **future event**? Send us an [email](#).

**Modern VideoFilm Inc**, a post-production and film conversion company, signed a **96k SF** lease for the relocation of its **HQ** to the newly built Empire Center at 2300 Empire Ave in **Burbank**.



The 11-year lease, valued at about **\$35M**, represents a **30% expansion** for the company as well as the **consolidation** of its Burbank, Glendale, and Studio City locations. Studley EVP/SoCal regional manager **Mark Sullivan** represented the tenant, securing building-top signage. It's the second significant lease signed at the 364k SF, LEED Gold building. (Studley previously repped payroll services provider Cast & Crew Entertainment Services in a 51k SF lease at the project.) Move-in's slated for Q4. **Patrick Church** and **Anneko Greco** of CBRE represented landlord **Clarius Partners** of Chicago. As if this weren't enough, Modern VideoFilm also signed a 10-year transaction for **20k SF** at Yahoo! Center, located at 2500 Broadway in Santa Monica.

### Sales

**Golden State Financial** bought Edgewater Apartments, a 258-unit community at 8200 Kroll Way in Bakersfield, from **Equity Residential** for **\$25M**. **Mike Murphy** and **Mary Ann King** of Moran & Co's Irvine office represented the seller, while **Marc Thurston** of Grubb & Ellis/ASU & Associates represented the buyer.

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