



425 S VICTORY BLVD

BURBANK, CA 91502

SUITE B

OFFICE SUITE FOR LEASE



MANAGED BY

818.500.4900

425

gre Step Therapy
Suite B

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MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com
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OFFERING SUMMARY

Lease Rate:	\$1.95 SF/month \$1,950.00 per month Modified Gross
Available SF:	1,000 SF
Building Size:	4,000 SF
Lot Size:	2,451 SF
Year Built:	1977
Zoning:	BUC-4

PROPERTY OVERVIEW

First-floor office suite available for lease, offering a functional and efficient layout suitable for a variety of professional or creative users. The space provides convenient access and a practical configuration that can accommodate both collaborative and private work environments.

Positioned within a well-maintained multi-tenant property, the suite benefits from a central Burbank location with close proximity to major studios, transportation corridors, and a wide range of nearby amenities, making it an ideal solution for businesses seeking accessibility and convenience. DO NOT DISTURB TENANT.

PROPERTY HIGHLIGHTS

- Prime Burbank Media District location
- Convenient on-site parking
- Easy access to I-5 & SR-134
- Close to studios, airport, and amenities
- Available for occupancy 30 days from Date of Agreement

All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and is not deemed to be conclusive.

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| 700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203

| DRE# 01875861



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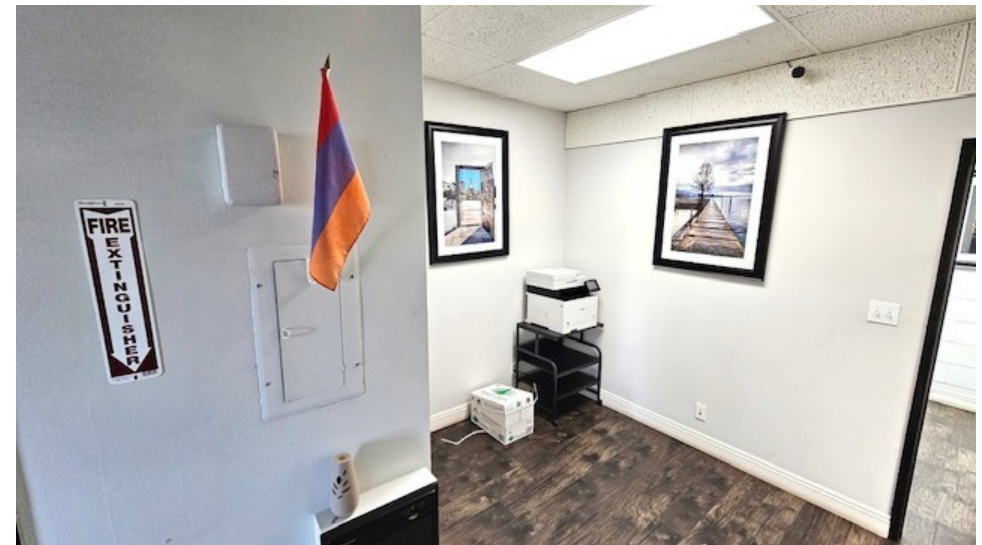
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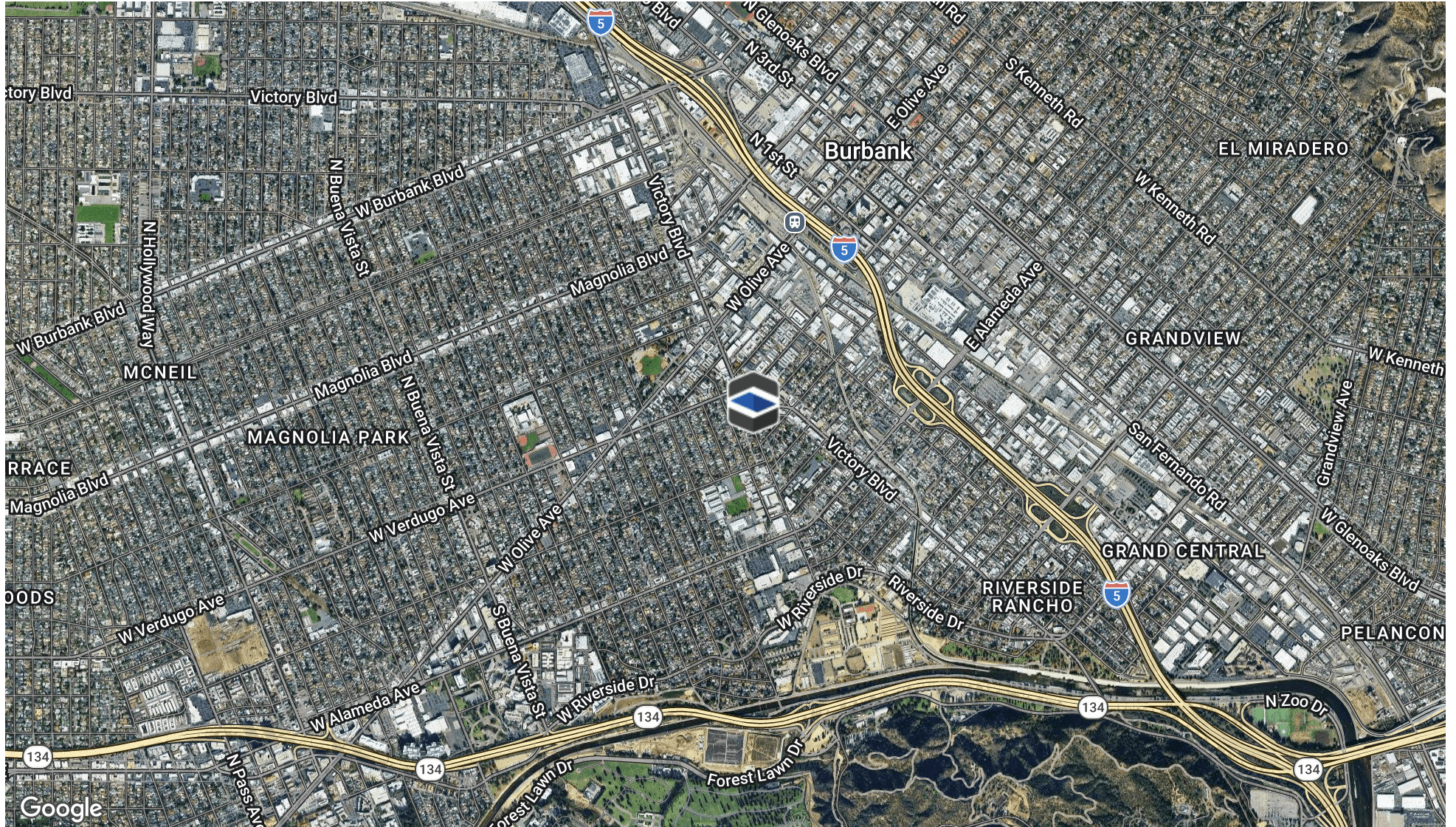
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