

4400-4404 Vanowen Street

Burbank, California 91505

Property Features

- Building Size: 27,226 SF
- Sublease Term thru September 2022
- Sublease Rate: \$1.50 / SF NNN
- Monthly NNN Expenses: \$0.2625 / SF
- Interior Clearance Height: 14' – 16'
- Ground Level Loading Door: (1) 10' x 12'
- Dock High Loading Door: (1) 18' x 16'
- Office Area: 6,500 SF (with 975 SF on Mezz Level)
- Electrical Service: 800 Amps; 480/277 Volt; 3 Phase; 4 Wire
- Construction Type: Brick/Block
- Parking: 48 Spaces (Includes 2 Handicapped Stalls)
- Year Built: 1974 (Fully Renovated in 2017)



Property Overview

4400-4404 Vanowen Street is a part of the 300,000 square foot "Backlot Burbank Creative Industrial Campus," which consists of 12 creative warehouse buildings catering to a host of entertainment related tenants. This 27,226 square foot creative warehouse building was fully renovated in 2017 to include 6,500 square feet of New Office Space, the addition of Sky Lights, Polished Concrete Office Floors, a Glass Roll-Up Door, and Exterior Metal Architectural Features. This one-of-a-kind building is located just minutes from all major Burbank Studios and area restaurants. "Backlot Burbank" is located adjacent to the Burbank Airport and within walking distance of the Metrolink station.

Building Features

"Backlot Burbank Creative Industrial Campus"

- *Brick Construction Building with 6,500 SF of Fully Renovated Office Space
- *Polished Concrete Floors, Skylights, Glass Roll-Up Doors
- *Dock High and Ground Level Loading
- *Exterior Metal Architectural Features
- *Adjacent to the Burbank Airport & Walking Distance to Metrolink
- *Minutes to Studios & Area Restaurants







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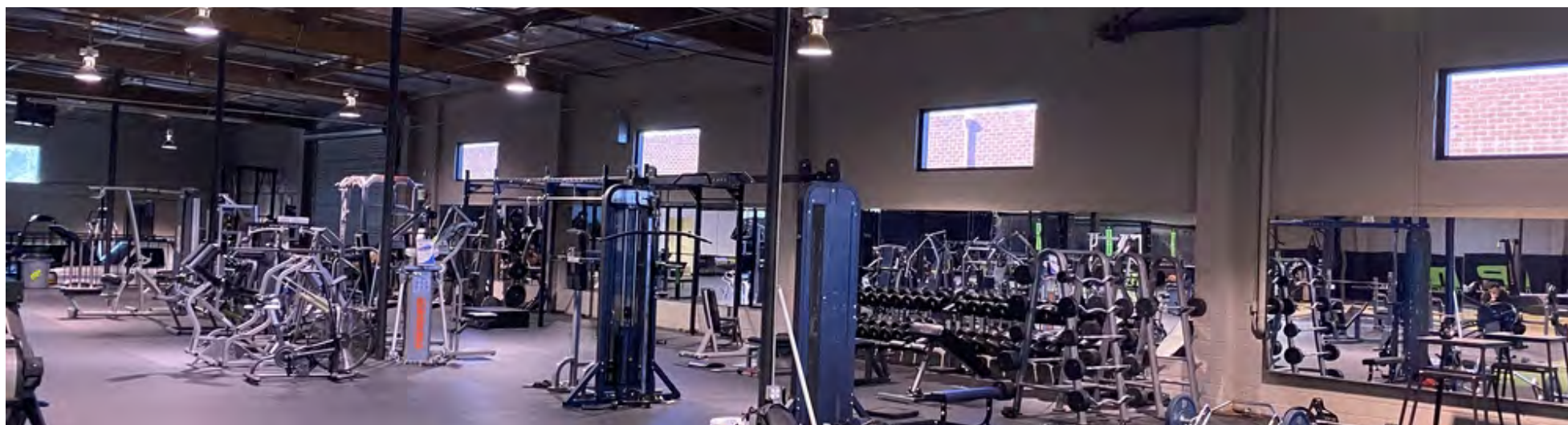


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