



**OFFICE SPACE FOR LEASE**

**3404 W. BURBANK BLVD**  
**BURBANK, CALIFORNIA**



**TODD WUSCHNIG**  
Principal DRE 01367230

**818.933.0301**

[twuschnig@lee-re.com](mailto:twuschnig@lee-re.com)

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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■ **AVAILABLE SPACE**

2,098 RSF

■ **ASKING RATE**

\$2.75/SF (Tenant pays Utilities, Trash & Interior Maintenance)

■ **PARKING**

Two (2) Spaces (Free of Charge)

■ **BUILDING HIGHLIGHTS**

- Fully Built Recording Studio
- Over-Standard Improvements in place
- Great Signage and Street Visibility
- Easy Access to the 5, 134 & 170 Freeways
- Very Good Street Parking
- Space Includes Three (3) Recording Areas, Lounge, Kitchen & Private Restroom



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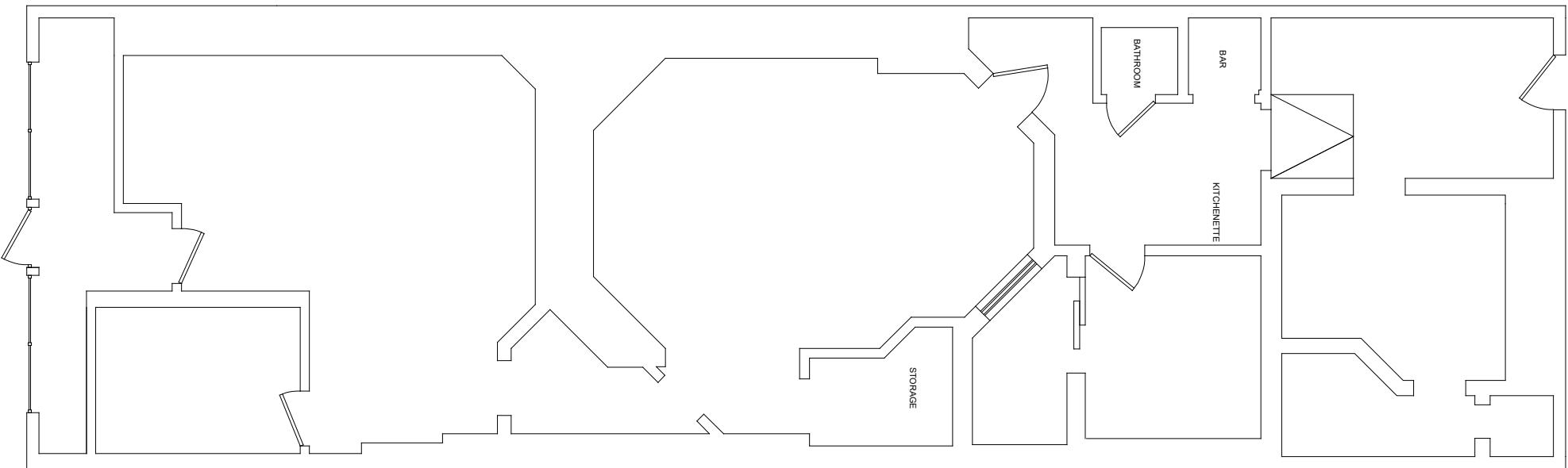
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COMMERCIAL REAL ESTATE SERVICES

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