

BACKLOT BURBANK

4406-4408 W VANOWEN ST



FOR MORE INFORMATION

4100-4210 W. VANOWEN PL., 2303-2333 N. VALLEY ST., 4400-4510 W. VANOWEN ST. | BURBANK | CA | 91505

GREG GERACI
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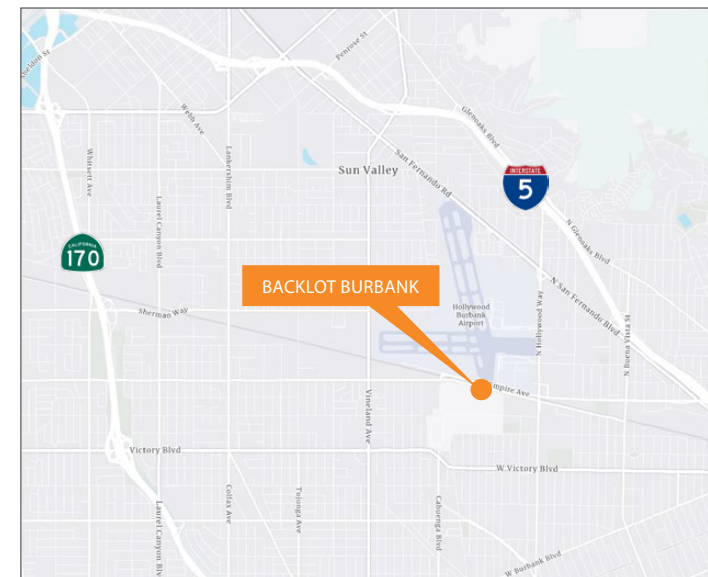
BILLY WALK
818.334.1898
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PROPERTY FEATURES

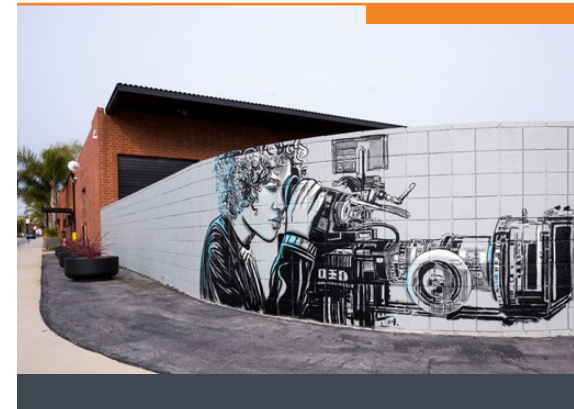
- 19,360 SF of creative industrial space
- Prime Burbank location with close proximity to major studios and entertainment companies
- Features brick construction, 14' ceilings, natural light with stunning views
- Part of a 12-building creative industrial campus spanning over 300,000 SF
- Adjacent to the Hollywood/Burbank Airport and walking distance to Metrolink station, with ample nearby dining options
- Easily accessible from major freeways including the 5, 134, and 170



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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SITE PLAN



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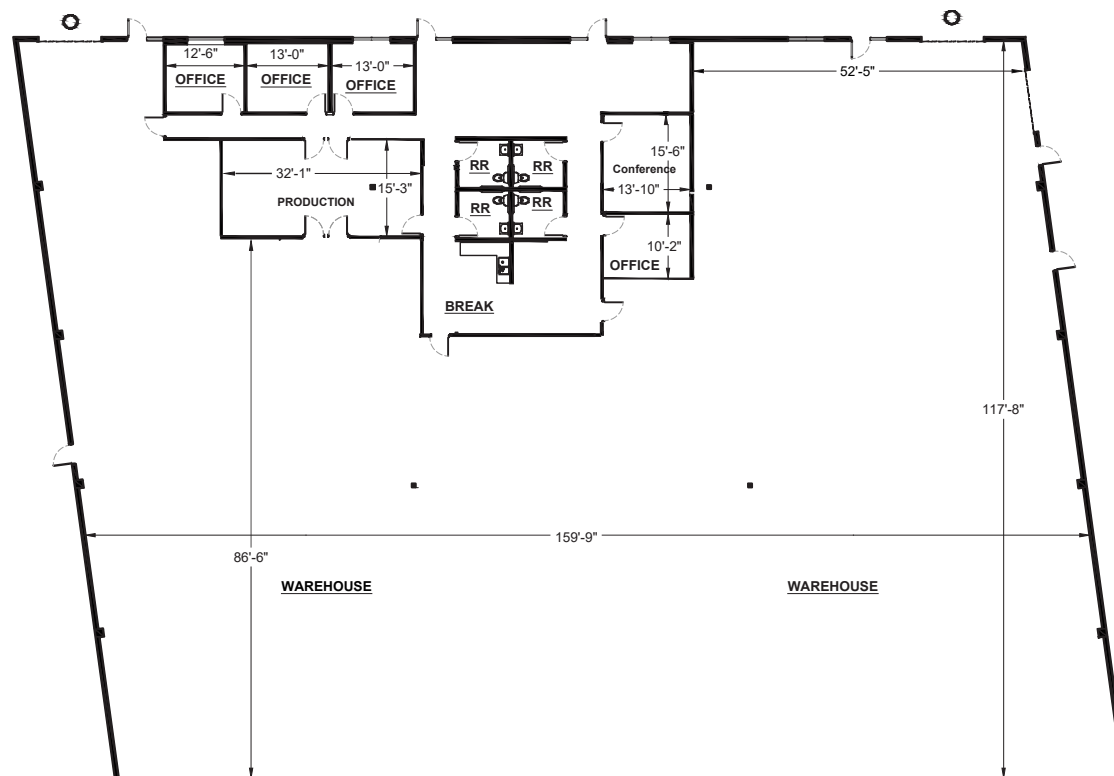
AVAILABILITY

AVAILABLE

OCCUPIED

BUILDING	SF	LEASE RATE (NNN)	NETS	MONTHLY RENT	POSSESSION
4406-4408 W. Vanowen St.	19,360	\$2.50/sf	\$0.61/sf	\$48,400.00	Immediate
4406 W. Vanowen St.	10,278	\$2.50/sf	\$0.61/sf	\$25,695.00	Immediate
4408 W. Vanowen St.	9,082	\$2.50/sf	\$0.61/sf	\$22,705.00	Immediate

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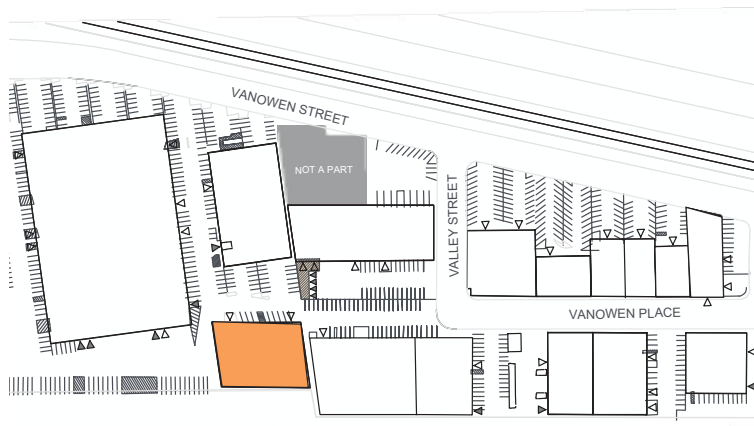
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SPECIFICATIONS

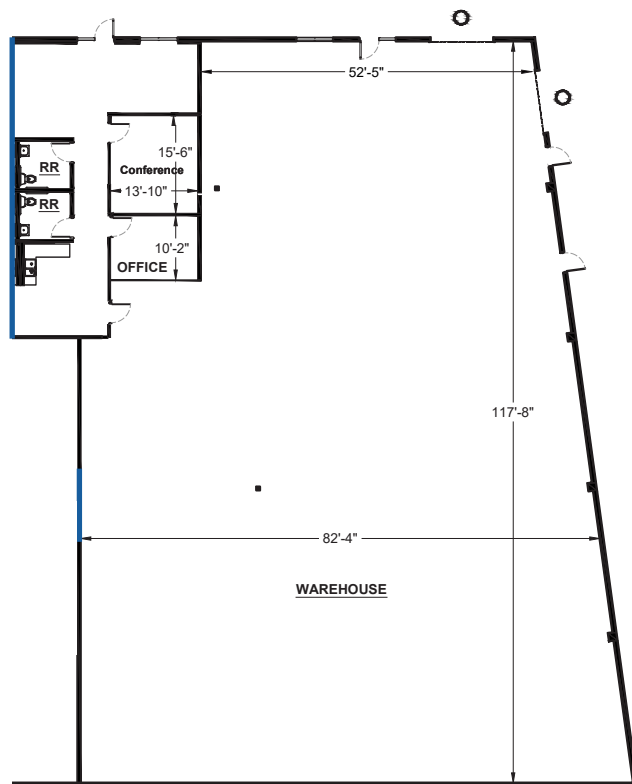
Available SF	± 19,360
Office SF	± 4,853
Warehouse SF	± 14,507
Clear Height	14'
GL Doors	3
Power	400A, 240V, 1Ph*
Parking Spaces	37 / 1.91:1
Lease Rate	\$2.50 NNN
Operating Expenses	\$0.61 PSF



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*Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

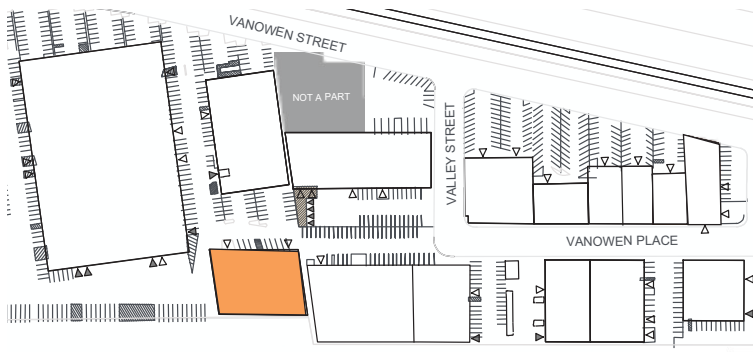
BACKLOT BURBANK | 4406 W. VANOWEN ST



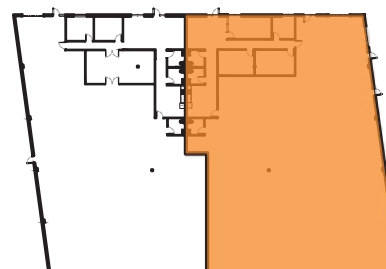
SPECIFICATIONS

Available SF	± 10,278
Office SF	± 1,710
Warehouse SF	± 8,568
Clear Height	14'
GL Doors	1
Power	200A, 240V, 1Ph*
Parking Spaces	20 / 1.91:1
Lease Rate	\$2.50 NNN
Operating Expenses	\$0.61 PSF

Note: Floor plan is customizable.



BUILDING KEY PLAN:



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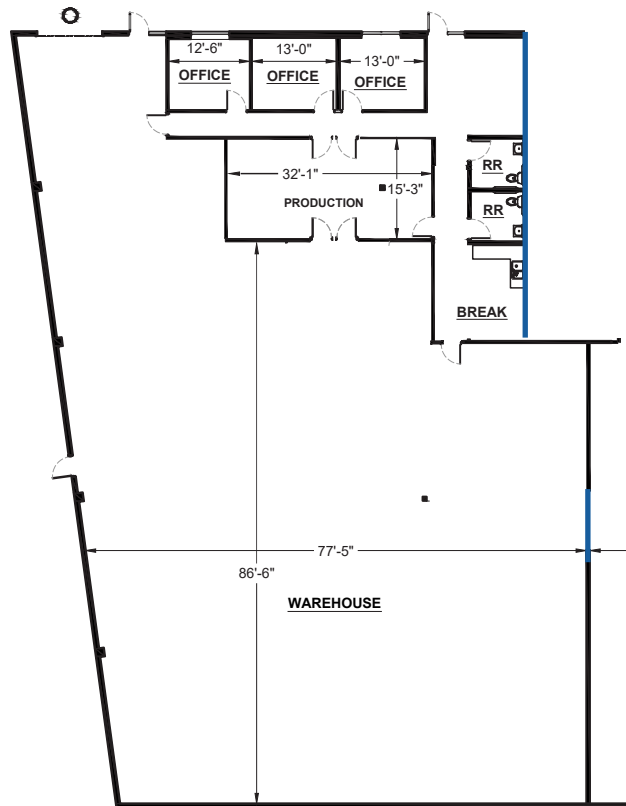
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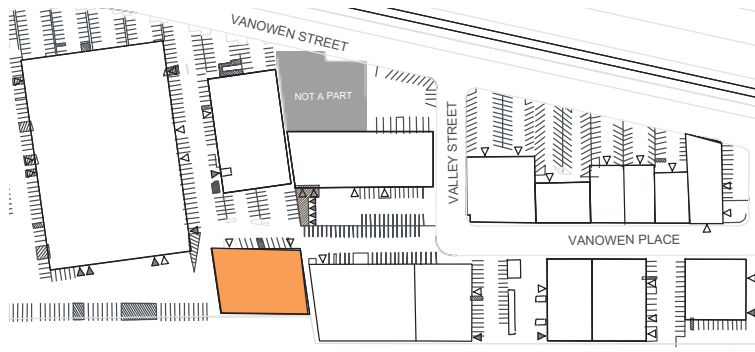
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SPECIFICATIONS

Available SF	± 9,082
Office SF	± 1,863
Warehouse SF	± 7,219
Clear Height	14'
GL Doors	1
Power	200A, 240V, 1Ph*
Parking Spaces	17 / 1.91:1
Lease Rate	\$2.50 NNN
Operating Expenses	\$0.61 PSF

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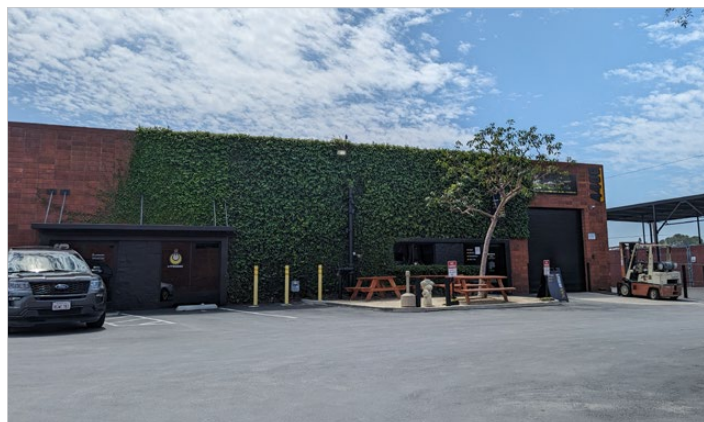
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AMENITIES & MAJOR TENANTS



NEARBY AMENITIES

Hollywood Burbank Airport
Burbank Empire Center
Plaza del Sol
Costco
The Home Depot
FedEx

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