



3003 N SAN FERNANDO BLVD

BURBANK, CA 91504

3003

FLEX OFFICE SPACE FOR LEASE



TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com
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SYSTEMS REAL ESTATE MANAGEMENT, INC. | 700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203 | DRE# 01875861 | 818.500.4900 | SYSTEMSREALSTATE.COM

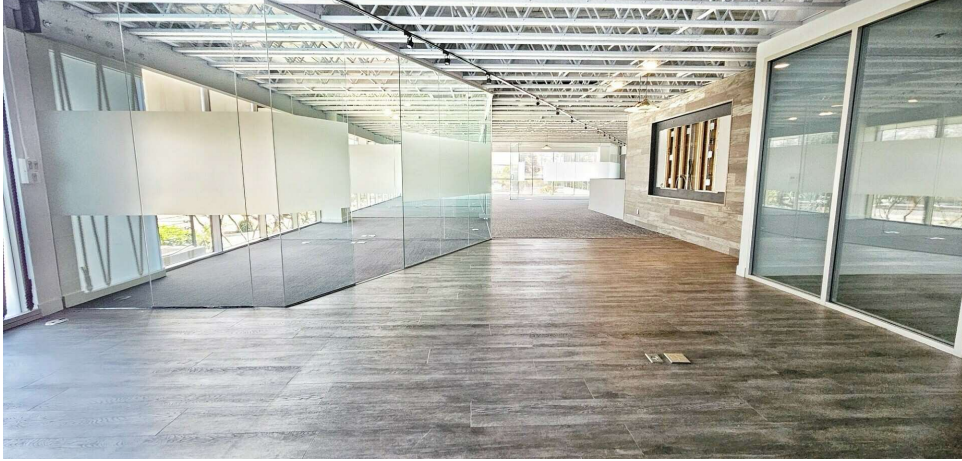


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OFFERING SUMMARY

Lease Rate: \$1.35 SF/month (NNN)*
\$18,140.00/MO+
\$0.35 SF/month*
\$22,845.00 monthly rent

Building Size: 20,048 SF

Available SF: 13,436 SF

Lot Size: 31,745 SF

Year Built: 1980

Zoning: BUM2

PROPERTY OVERVIEW

Beautiful window-lined flex/office space available for lease in Burbank!

Conveniently located along N San Fernando Blvd., and blocks from nearby Hollywood-Burbank airport. First Floor warehouse and second floor suite available including secure entry, on-site parking, multiple private offices, in-suite kitchenette and restrooms and private conference room space. For touring and additional information please contact Brokers below.

PROPERTY HIGHLIGHTS

- First (1st) floor warehouse – Second (2nd) floor suite
- Secured Entry – Multiple entrances
- In suite kitchenette and restrooms
- Multiple private offices and private conference room
- On-site parking
- APN: 2466-023-036
- Available Immediately

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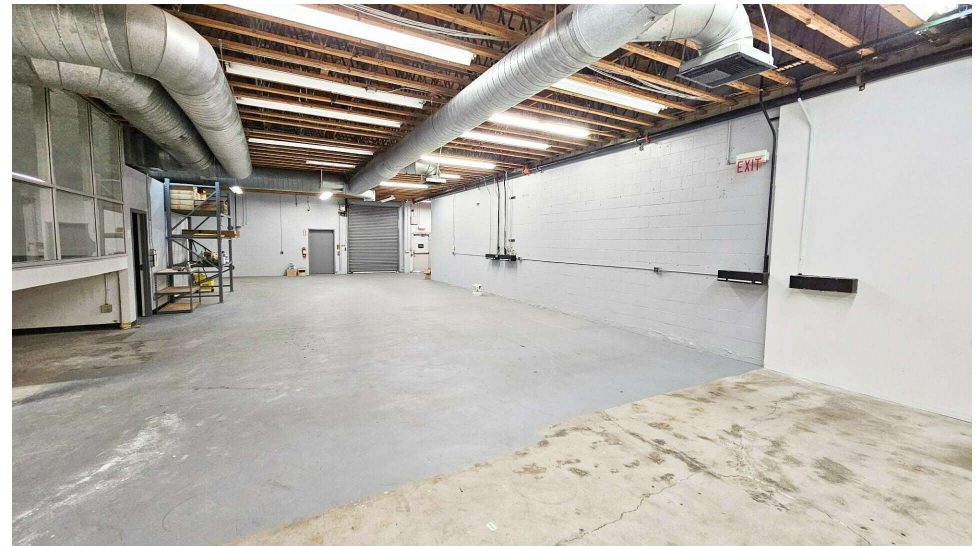
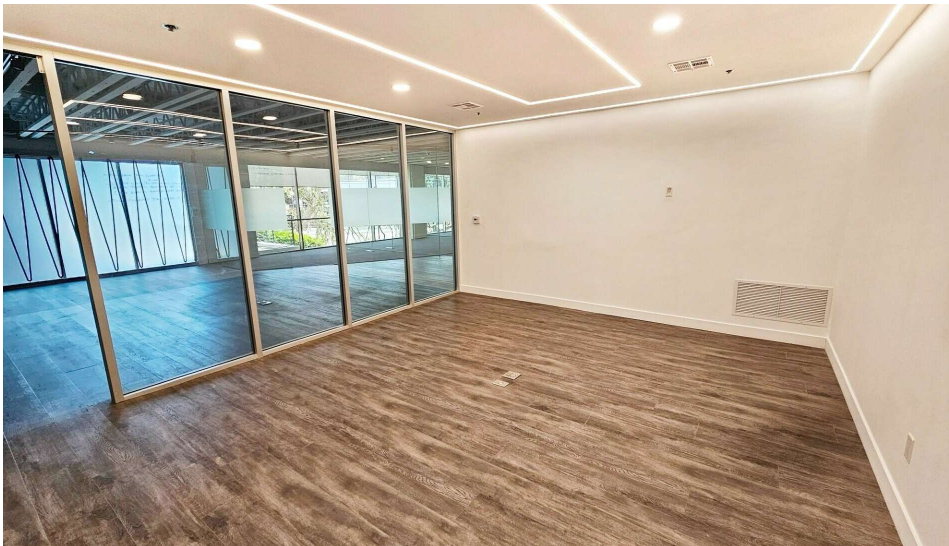
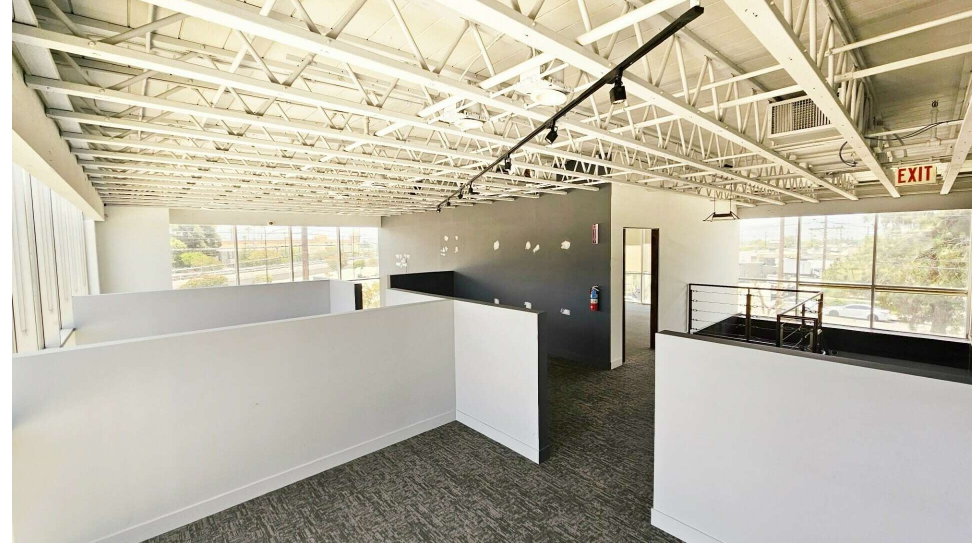
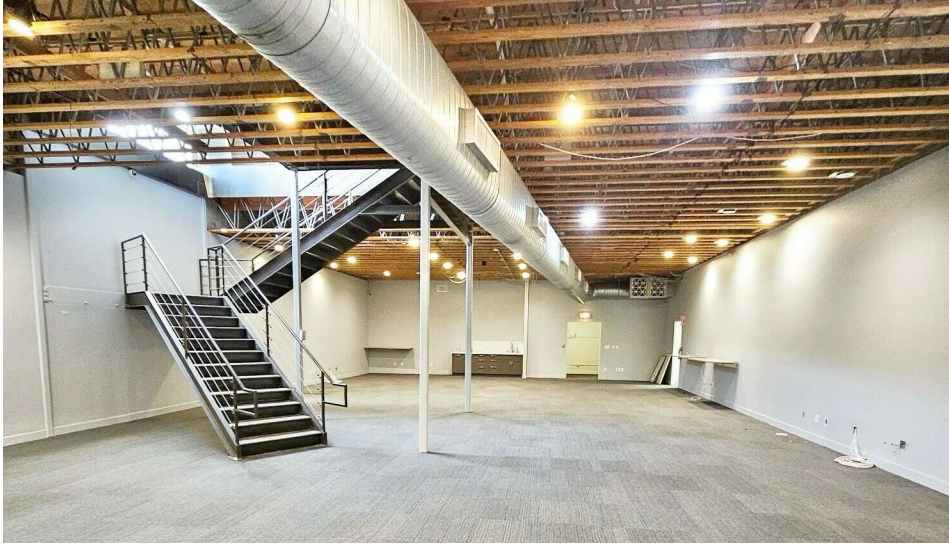
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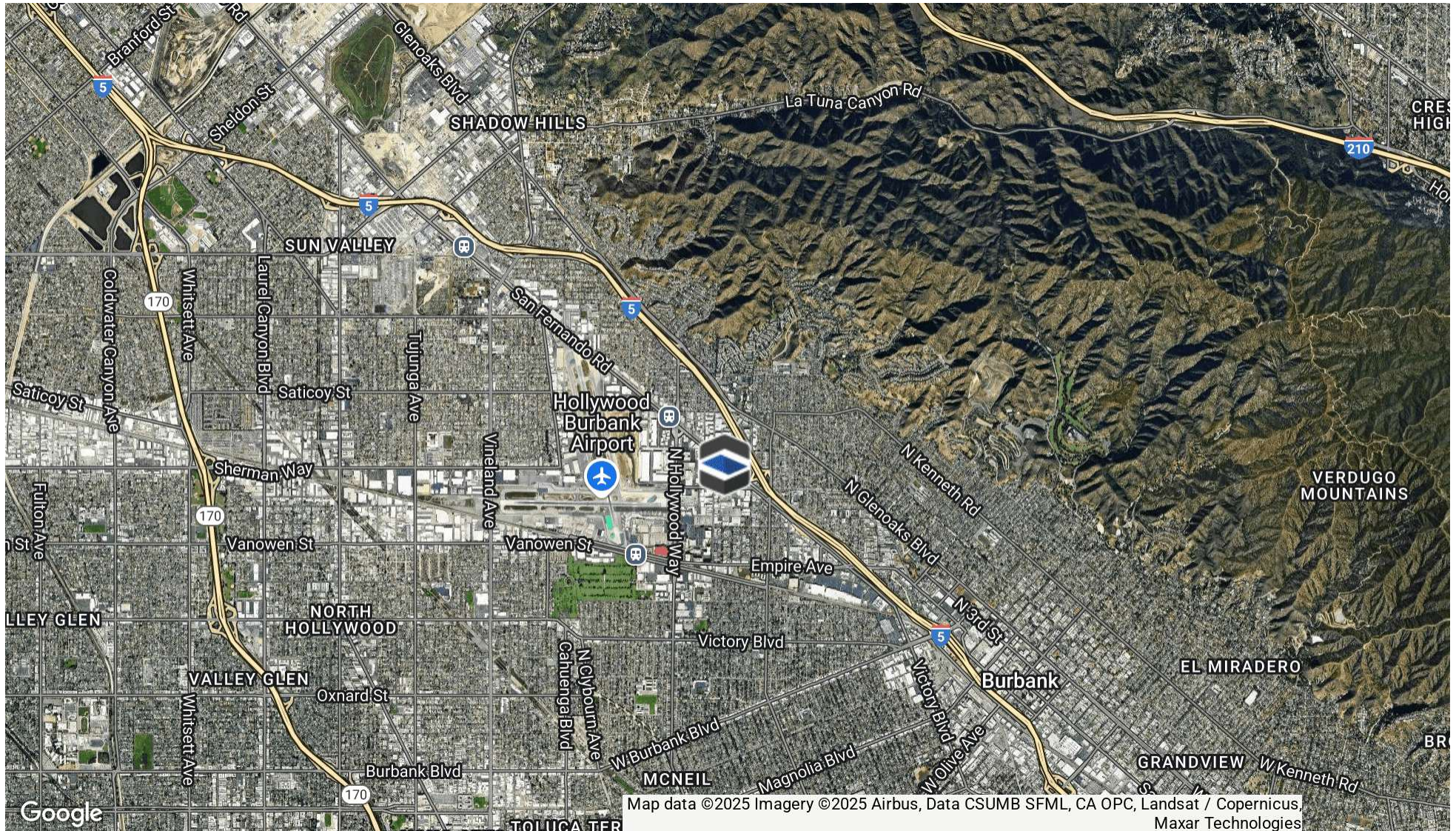
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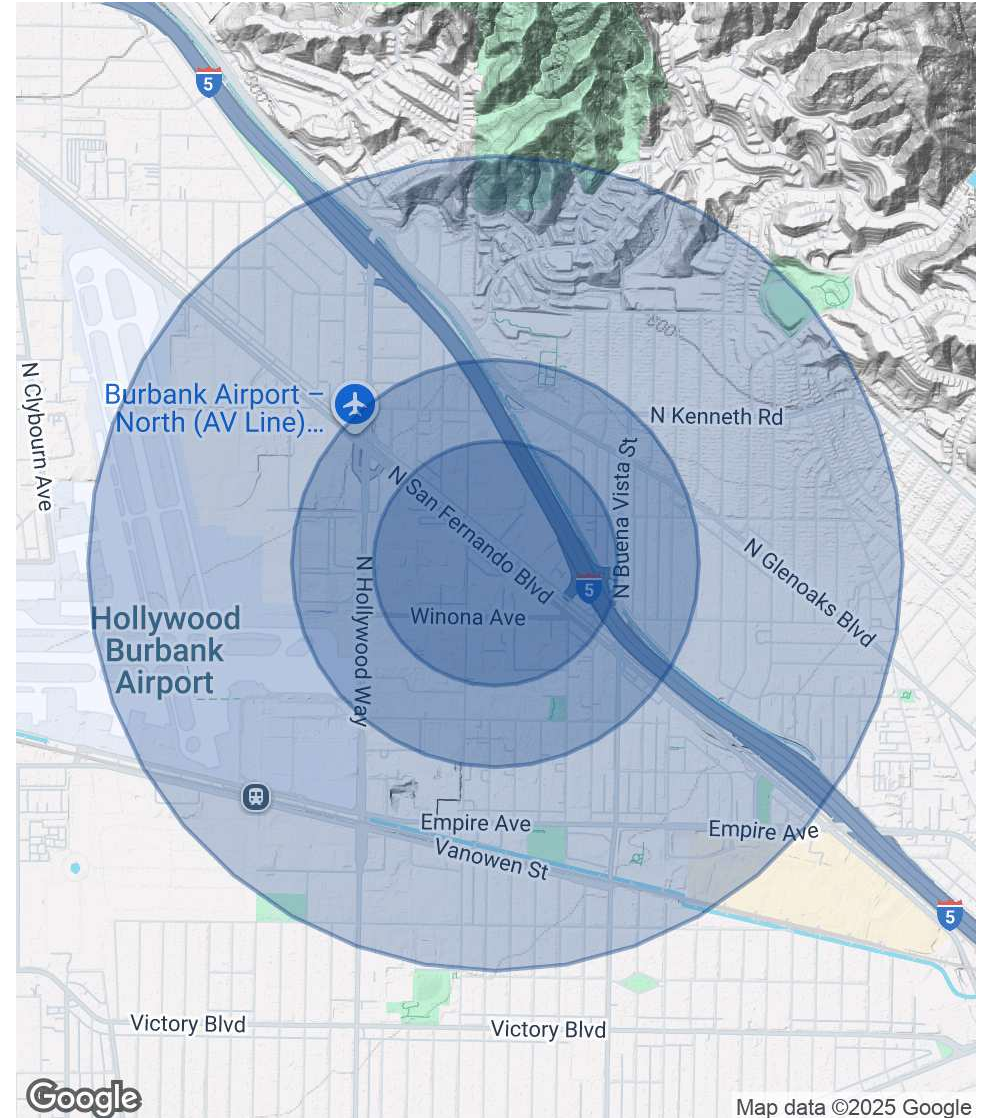
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	353	3,575	16,394
Average Age	39	40	41
Average Age (Male)	38	39	40
Average Age (Female)	40	40	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	137	1,372	5,818
# of Persons per HH	2.6	2.6	2.8
Average HH Income	\$111,203	\$117,703	\$134,337
Average House Value	\$1,051,106	\$1,093,229	\$1,043,363

Demographics data derived from AlphaMap



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