

OFFICE FOR LEASE

Available SF: 6,402
Total Bldg SF: 6,402

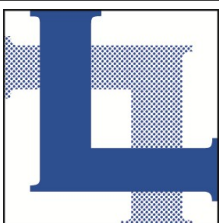


Address: 3500 N. SAN FERNANDO BLVD., BURBANK, CA 91505
Cross Street(s): HOLLYWOOD WAY

FULLY AIR CONDITIONED 2 STORY BUILDING
5.6:1000 PARKING RATIO—36 SPACES
DOUBLE MOTORIZED GATES FOR PARKING LOT
SIGNATURE BUILDING WITH NUMEROUS WINDOW OFFICES
LOCATED AT HOLLYWOOD WAY AND SAN FERNANDO BLVD.
ONLY 2 BLOCKS FROM AIRPORT ENTRANCE
1,028 SQUARE FEET OF POLISHED CONCRETE WAREHOUSE AREA

Lease Rate/SF: \$1.95	Lease Rate/Month: \$12,484	Taxes/Year: \$11,984.51 / 2025-2026
Lease Type: Ind. Gross	Terms: 5 years	CAM Charges/SF: N/A
Available SF: 6,402	Roof Type: Steel Beam	Minimum SF: 6,402
Year Built: 1987 /2025 (R)	Construction Type: Concrete Block	Pkg.: 36
Zoning: M2	Lot Size SF: 19,675	Office SF: 5,374±
Grd Lvl Drs / Dim: 1 / 10'x10'	Dock High /Dim: 0 / N/A	Office Air: Yes
Sprinklered: No	Yard: Fenced	Office Heat: Yes
1st floor office sq ft: 2,173±	2nd floor office sq ft: 3,201±	Min. Clear Height: 10'
Creative Office/Storage Area sq ft: 1,028±	Power: 200 Amps / 120-240 Volts / 1 Ø / 3 Wire/ (additional 200 amp, 3Ø panel)	
Lighting: LED	Special Features: Freestanding, Xpkg	Restrooms: 4
Listing Agent: Paul P. Locker, CCIM, SIOR, PMC	DRE#01220314	FTCF: CB250N000S000

Notes: A portion of parking area is located in City of Los Angeles with Burbank mailing address and "R" zoning with permitted parking. One shower in restroom. Tenant to verify all information (i.e. sq. ft., power, clr ht. etc.)



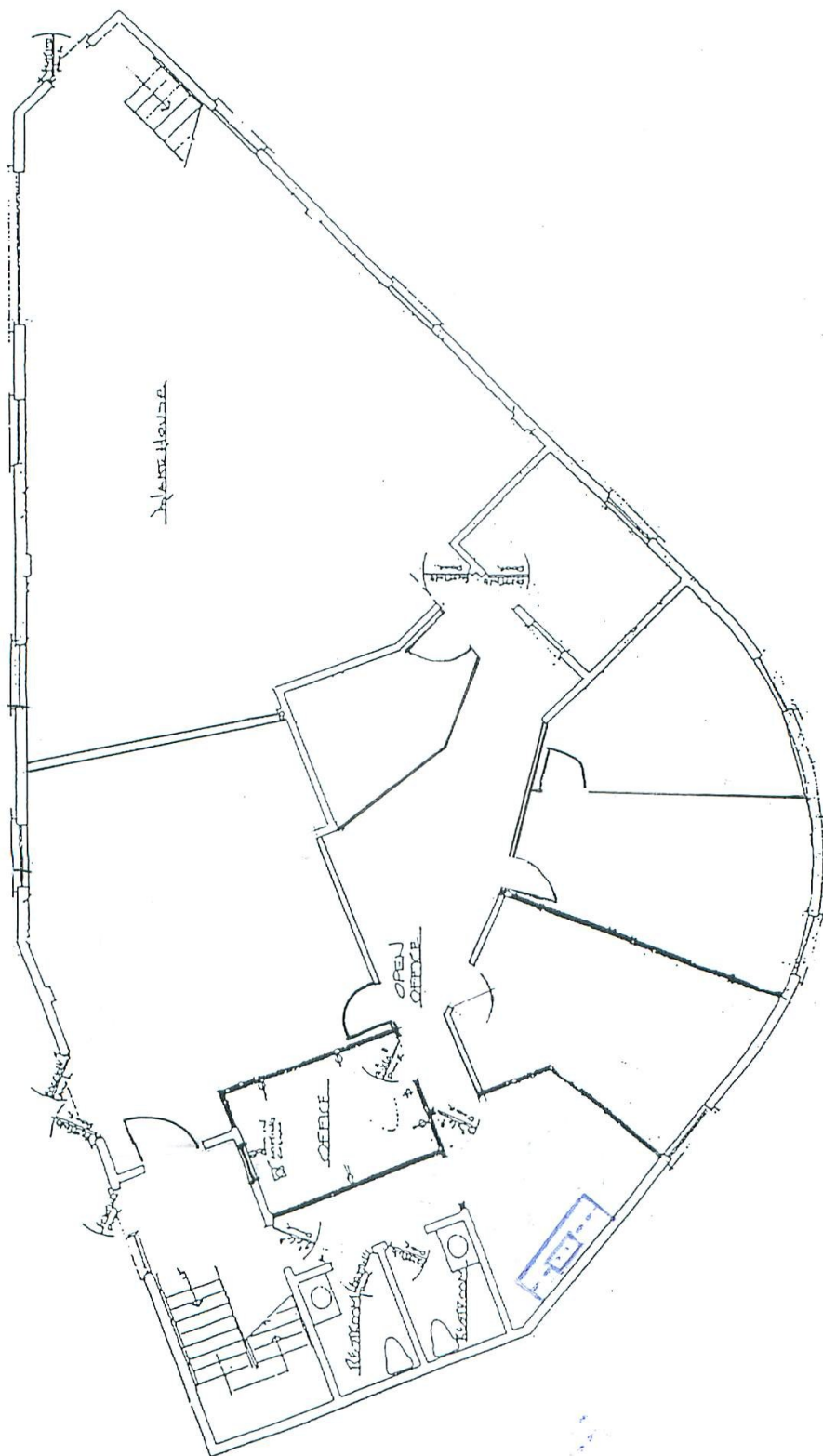
LOCKER
REALTY CORP.

818.956.8800
www.LockerRealtyCorp.com

PROVIDING SERVICE WITH EXPERTISE

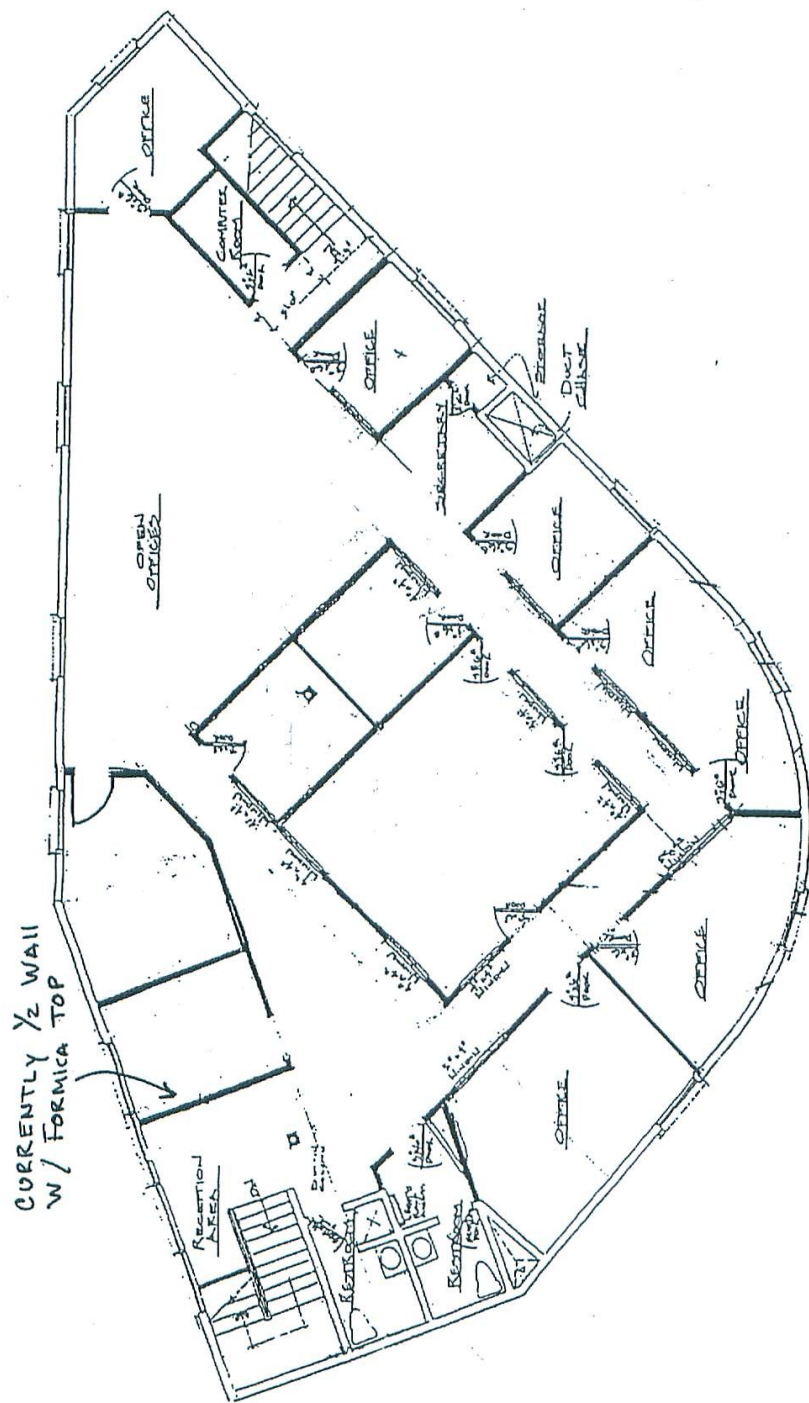
601 E. GLENOAKS BLVD., SUITE 200, GLENDALE, CA 91207-1736





Floor Plan - 1st Floor
3500 N. San Fernando Blvd., Burbank

(configuration may be slightly different)



CURRENTLY 1/2 WALL
W/ FORMICA TOP

Floor Plan - 2nd Floor
3500 N. San Fernando Blvd., Burbank
(configuration may be slightly different)

