

BACKLOT BURBANK

4100 W. VANOWEN PLACE



FOR MORE INFORMATION

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

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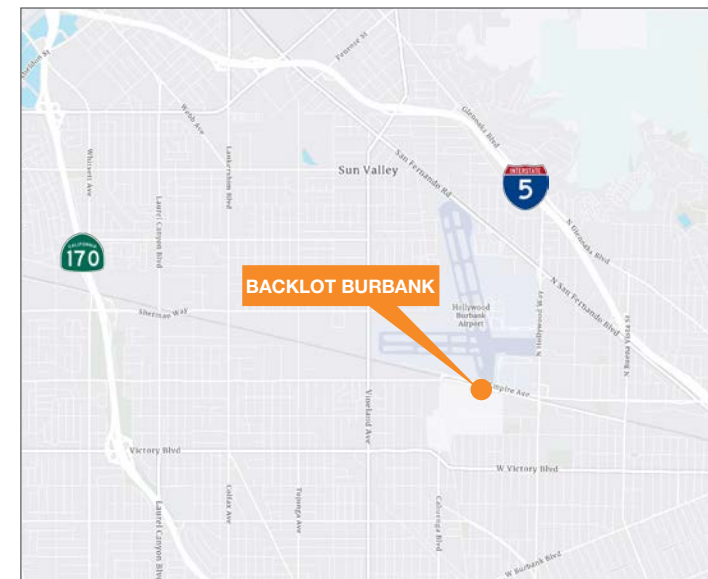
818.334.1892

kevin.carroll@colliers.com



PROPERTY FEATURES

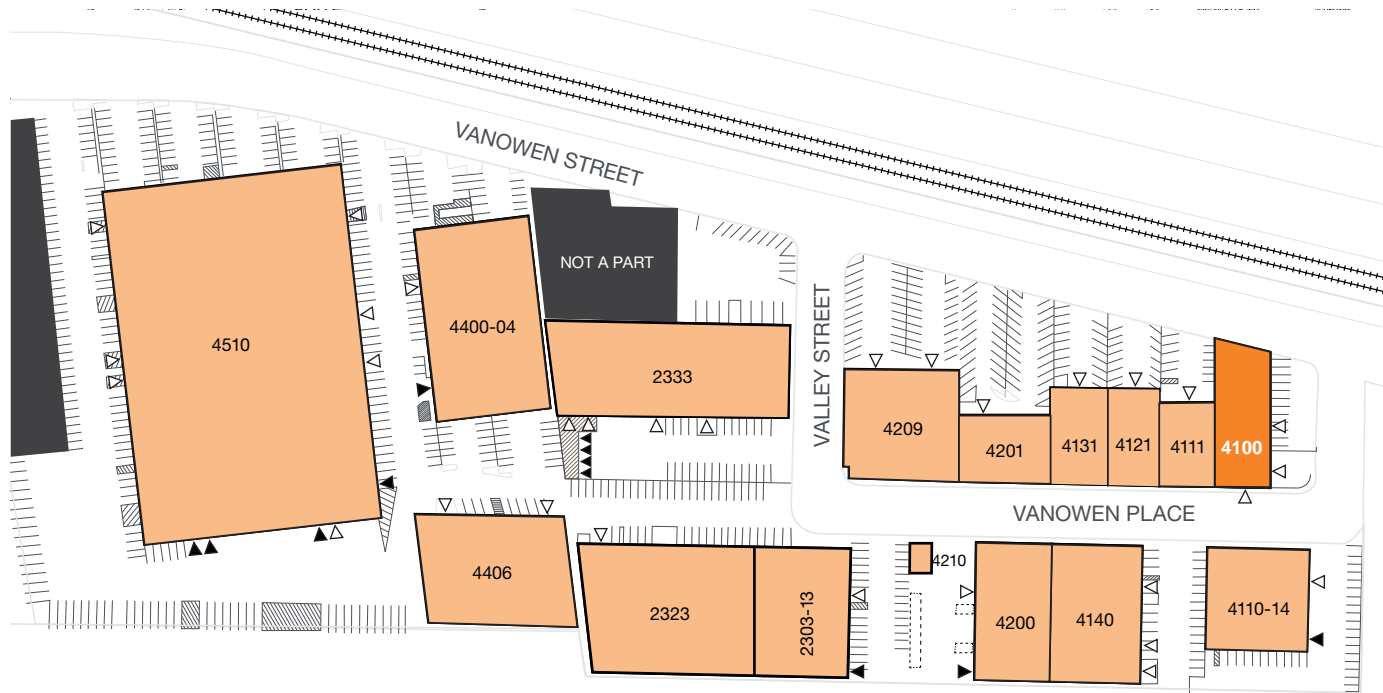
- 7,500 SF of freshly renovated creative industrial space with sleek modern offices and kitchenette
- Prime Burbank location with close proximity to major studios and entertainment companies
- Features glass roll-up doors, brick construction, 14' ceilings, natural light with stunning views
- Part of 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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COLLIERS

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AVAILABILITY



AVAILABLE

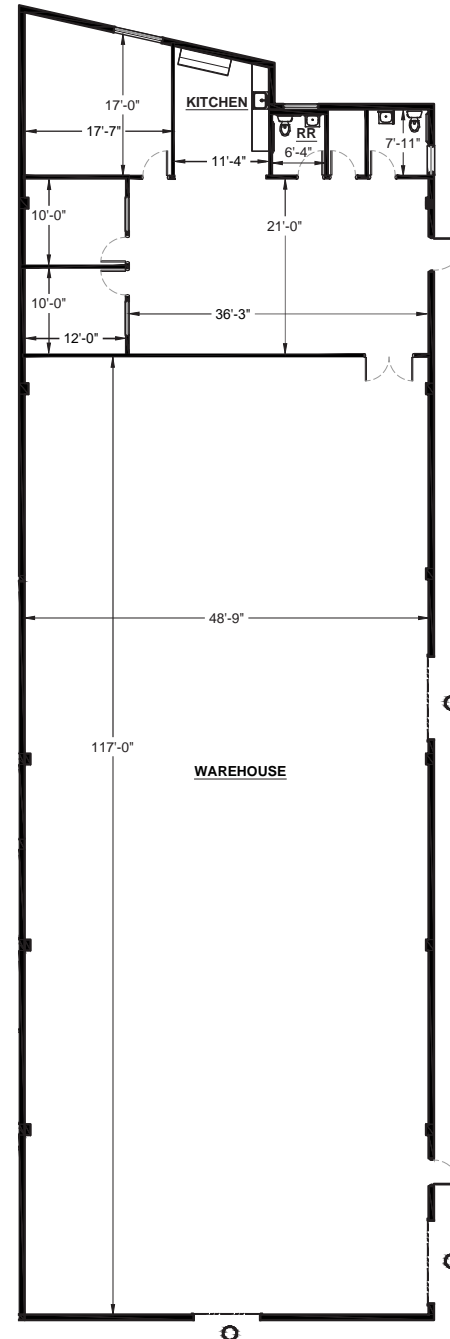
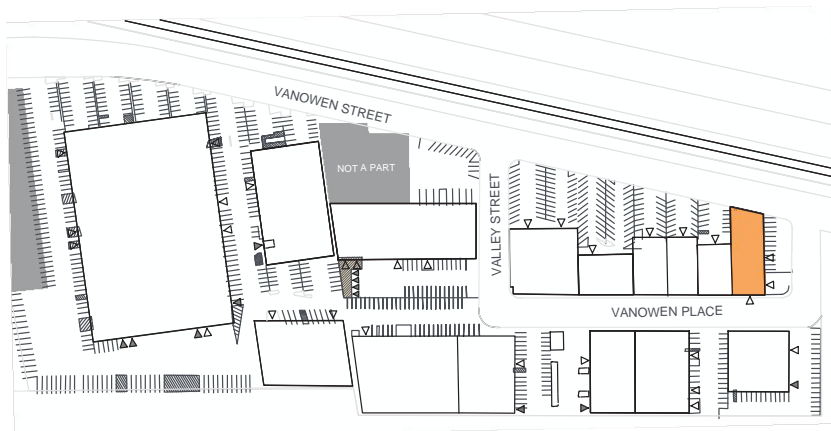


OCCUPIED

BUILDING	TOTAL SF	LEASE RATE (NNN)	NET CHARGES	MONTHLY RENT	AVAILABLE
4100 W. Vanowen Pl	7,572	\$2.50/sf	\$0.47/sf	\$18,930.00	Now

SPECIFICATIONS

Available SF	7,572
Office SF	± 1,730
Warehouse SF	± 5,842
Clear Height	14'
GL Doors	3
Power	2 Panels: <ul style="list-style-type: none"> • 125A, 120/240V, 1Ph, 3W* • 200A, 240V, 3Ph, 3W*
Yard	Fenced / Paved
Parking Spaces	14 / 1.85:1 (Expandable up to 21 Spaces)
Lease Rate	\$2.50 NNN
Operating Expenses	\$0.47 PSF



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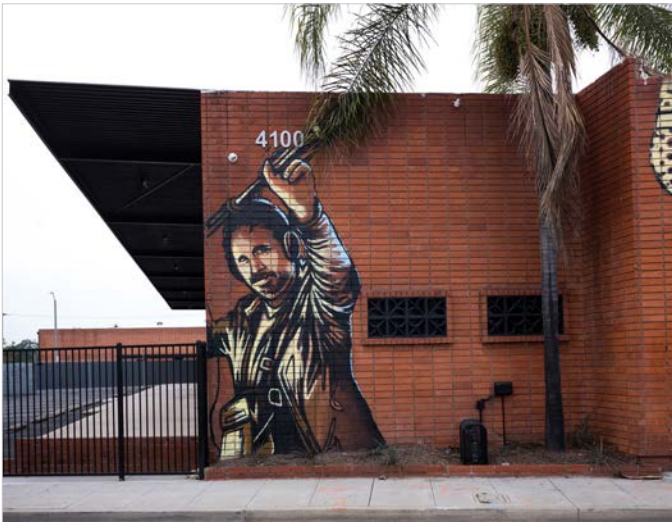
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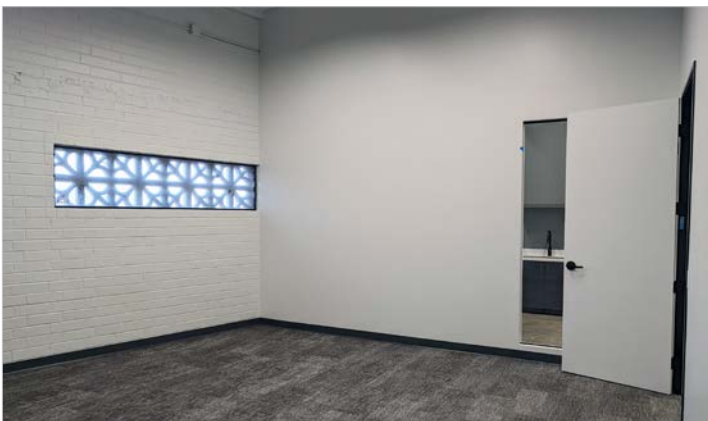
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AMENITIES & MAJOR TENANTS



NEARBY AMENITIES

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

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