

BACKLOT NOHO



RENOVATIONS UNDERWAY

7041-7077 VINELAND AVE | NORTH HOLLYWOOD | CA | 91605

FOR MORE INFORMATION:

GREG GERACI Lic. 01004871
818.334.1844
greg.geraci@colliers.com

DAVID HARDING Lic. 01049696
818.334.1880
david.harding@colliers.com

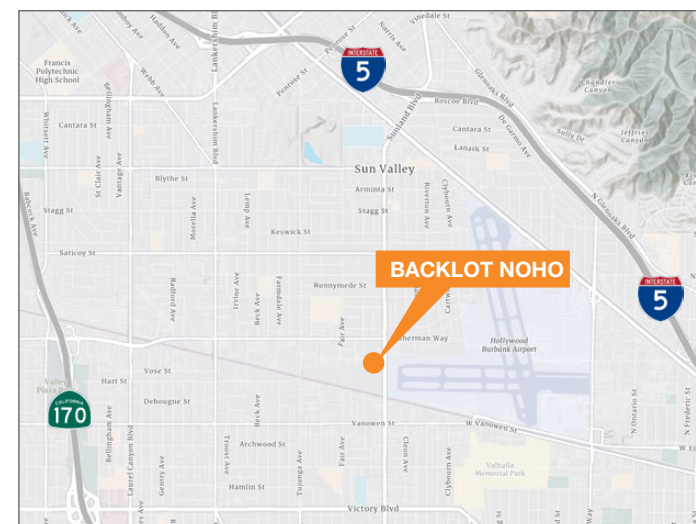
KEVIN CARROLL Lic. 02078759
818.334.1892
kevin.carroll@colliers.com

PROPERTY FEATURES

- Creative Industrial Units
- Adjacent to Burbank Airport
- Close to Studios and Media Related Companies
- Secured Business Park Environment
- Major Street Frontage on Vineland Ave

SPECIFICATIONS

Available Suites	±1,600 to ±3,200 SF
GL Doors	1 Per Suite (10'x10')
Clear Height	14'
Power	100A, 120/208V
Parking Ratio	Approx. 2.0/1,000



No auto repair uses will be permitted in Backlot NoHo.

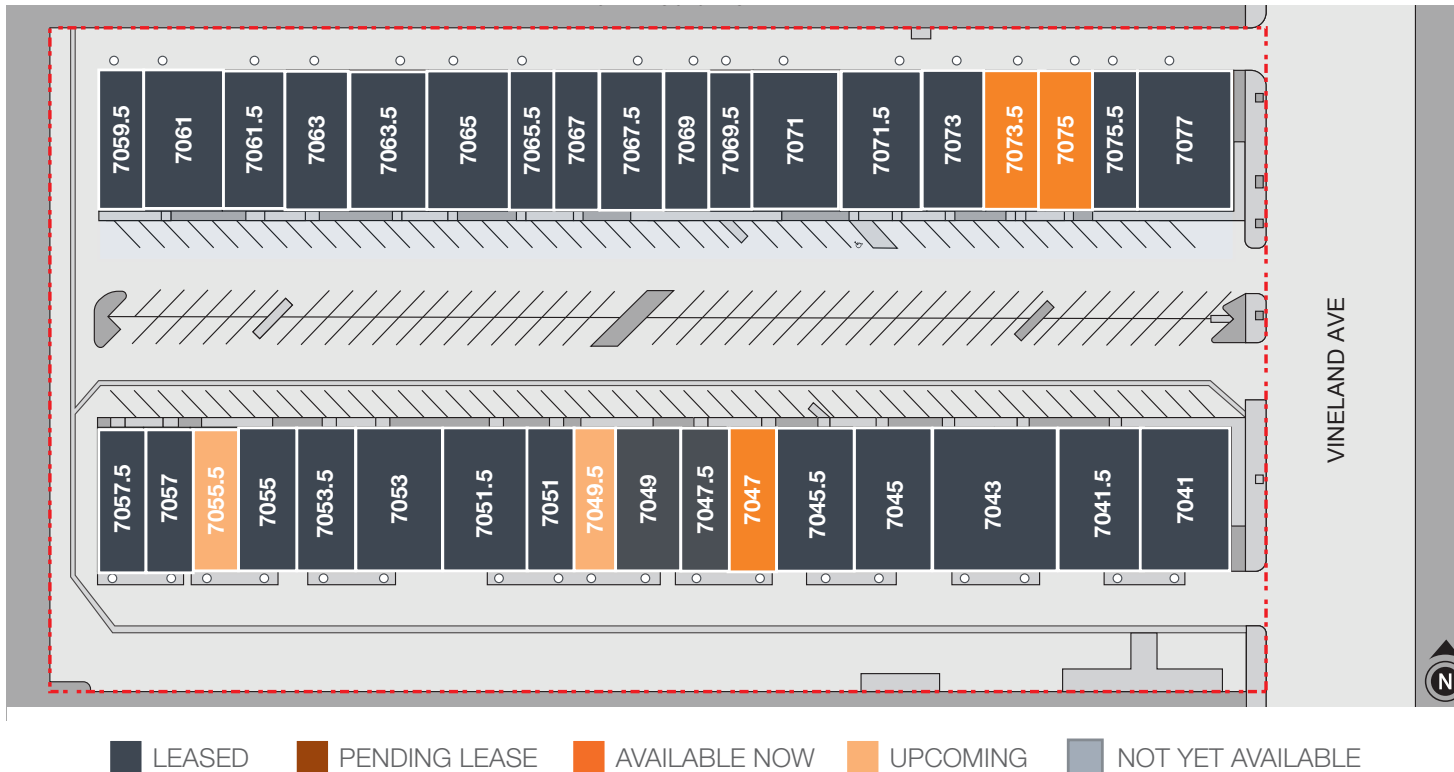
The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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SITE PLAN

UNDER NEW OWNERSHIP



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SUITE	TOTAL SF	OFFICE SF	PKNG	RATE (NNN)	NETS	MONTHLY ALL-IN RENT	AVAILABLE
7049.5	1,615	441	3	\$2.55	\$0.61	\$5,103.40	9/1/26
7075	1,760	454	3	\$2.55	\$0.61	\$5,561.60	Now
7047	1,765	421	3	\$2.55	\$0.61	\$5,577.40	Now
7055.5	1,766	465	3	\$2.55	\$0.61	\$5,580.56	9/1/26
7073.5	2,209	375	4	\$2.55	\$0.61	\$6,980.44	Now

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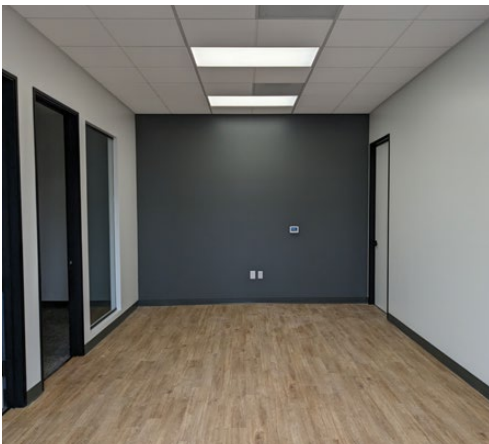
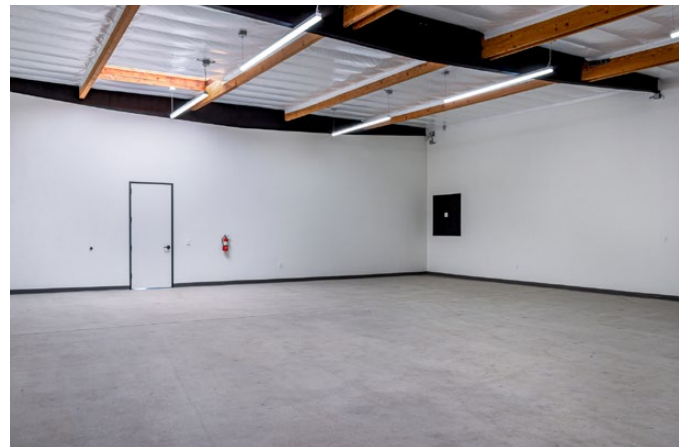
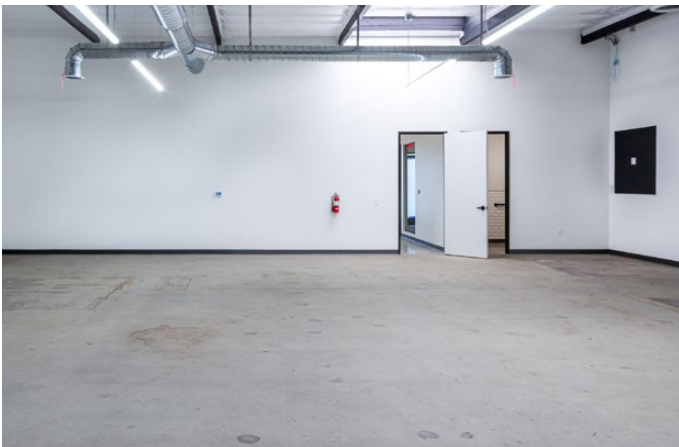
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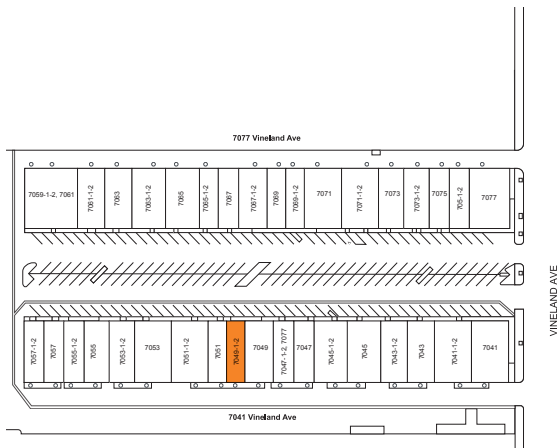
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PROPOSED FLOORPLAN

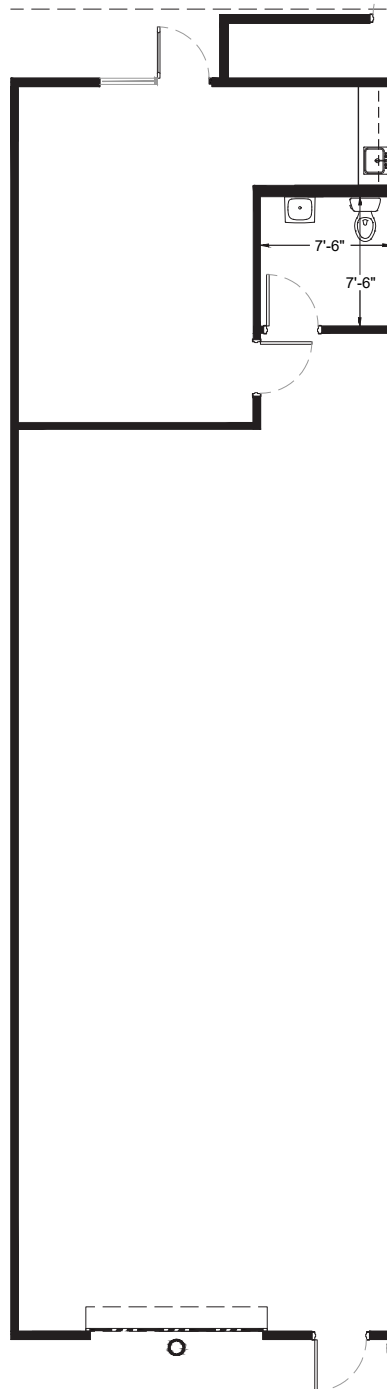
SUITE **7049.5**

TOTAL SF **1,760**



MONTHLY RENT + NNNS

\$5,103.40



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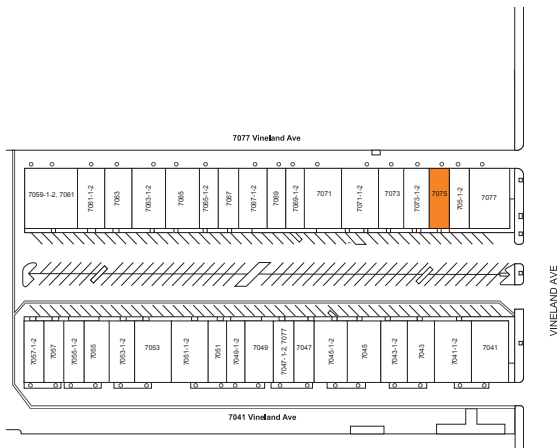
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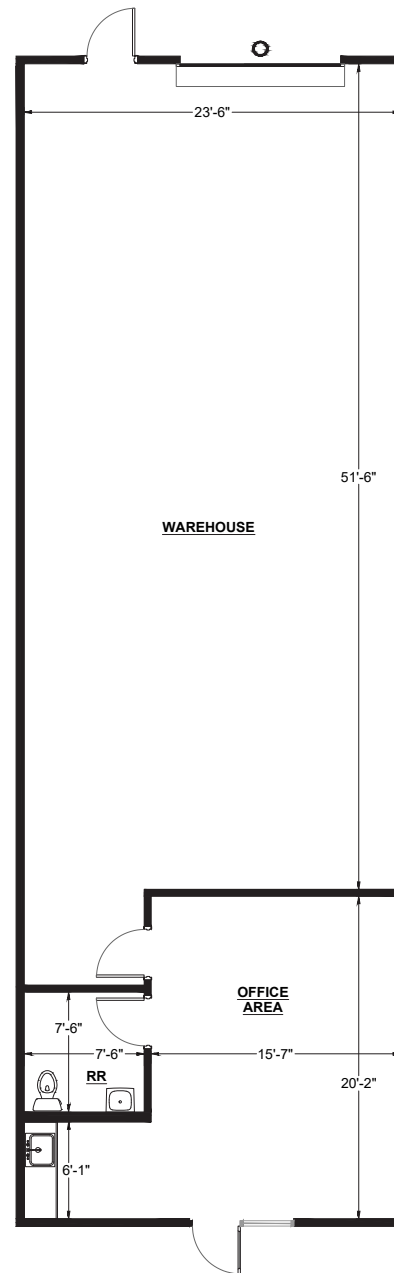
SUITE 7075

TOTAL SF 1,760



MONTHLY RENT +
NNNS

\$5,561.60



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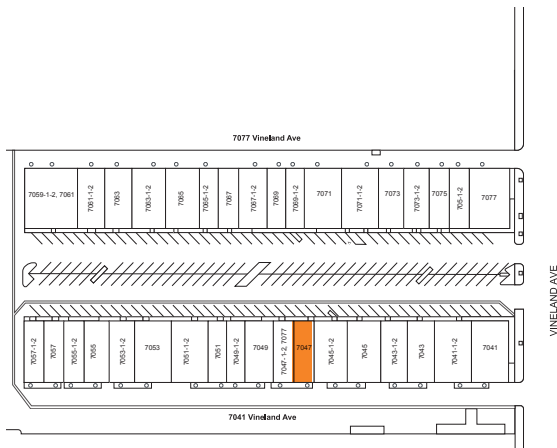
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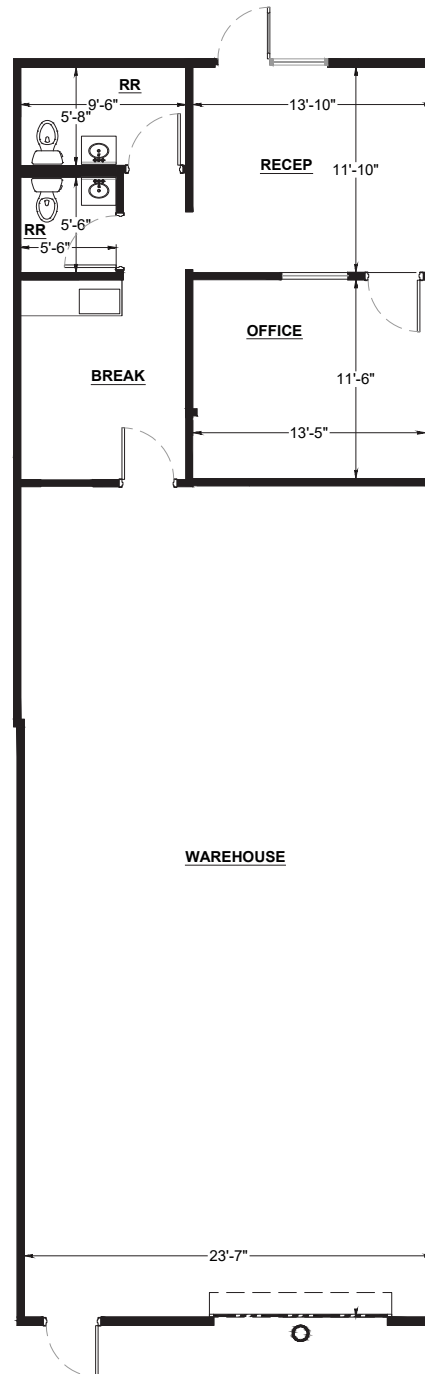
SUITE 7047

TOTAL SF 1,765



MONTHLY RENT + NNNS

\$5,577.40



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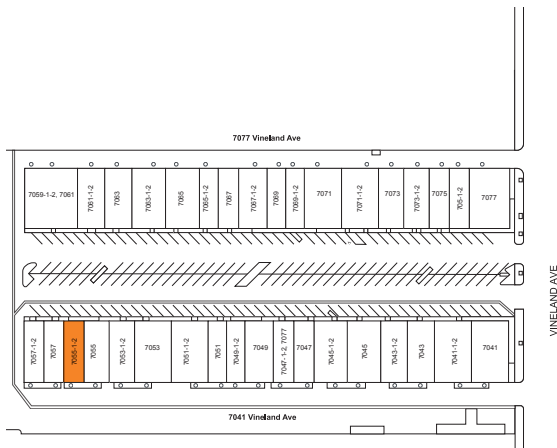
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PROPOSED FLOORPLAN

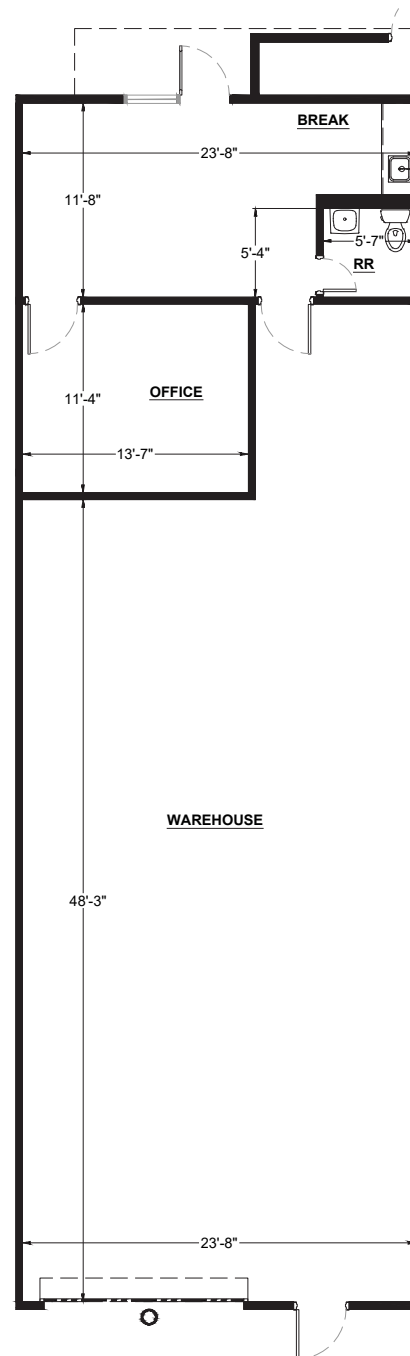
SUITE 7055.5

TOTAL SF 1,766



**MONTHLY RENT +
NNNS**

\$5,580.56



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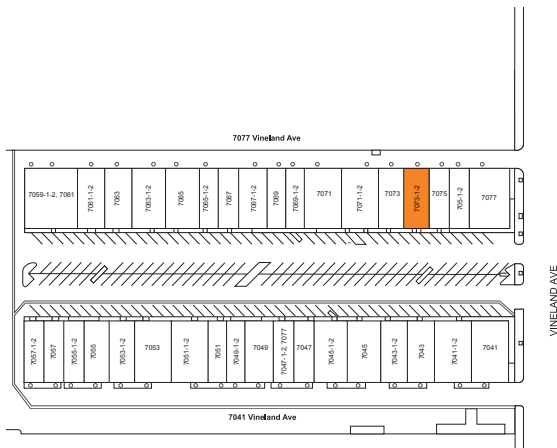
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PROPOSED FLOORPLAN

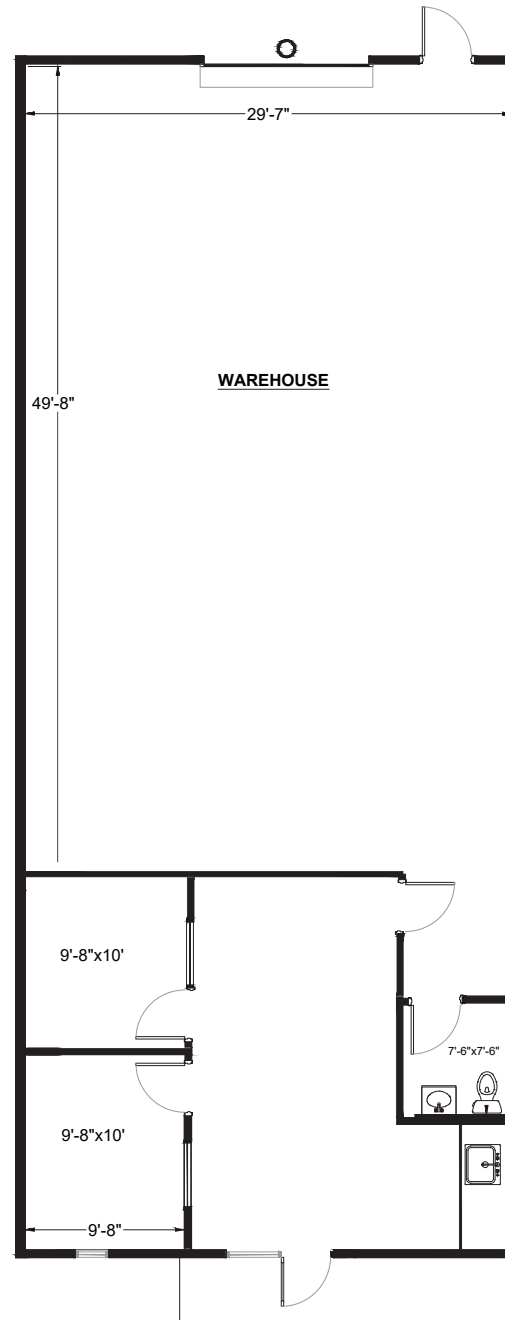
SUITE **7073.5**

TOTAL SF **2,209**



MONTHLY RENT + NNNS

\$6,980.44



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AMENITIES & MAJOR TENANTS

UNDER NEW OWNERSHIP



NEARBY AMENITIES

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

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