

32,741 SF  
AVAILABLE FOR SUBLEASE



**CBRE**

7101 Fair Avenue,  
North Hollywood, CA 91605

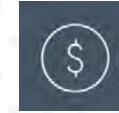
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# PROPERTY HIGHLIGHTS

- Burbank Airport Business Park
- Freestanding Building, Prime ESFV Location
- 23' - 25' Clear Height, Good Power
- Sprinklered, Fenced Yard Area
- Potential for New Long Term Direct Lease
- Institutional Ownership
- 9k SF 'Offices' Includes 15' Storage / Production Areas



AVAILABLE SF  
32,741 SF



ASKING RENT  
\$1.35/SF/mo NNN



NNN CHARGES  
\$0.57/SF/mo



SUBLEASE EXPIRATION  
2/29/2028



CLEAR HEIGHT  
23' - 25'



OFFICE  
9,350 SF



RESTROOMS  
6



GRADE LEVEL DOORS  
3 (10' X 12')



DOCK HIGH DOORS  
1

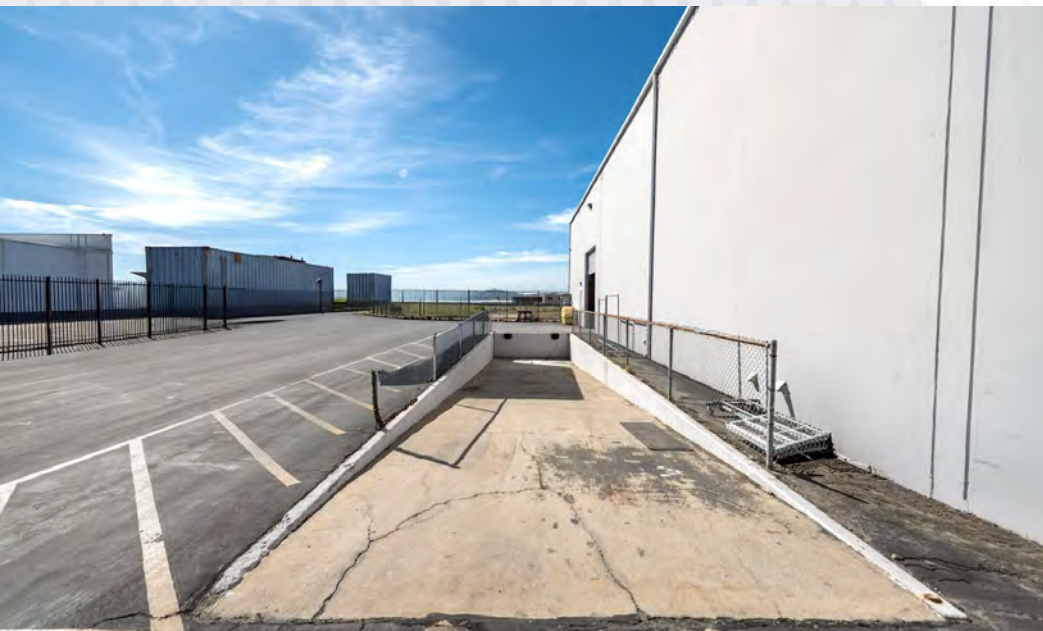


PARKING  
56 SPACES



POWER  
1,000 A 240V &  
400 A 120/240V

## PROPERTY INFORMATION



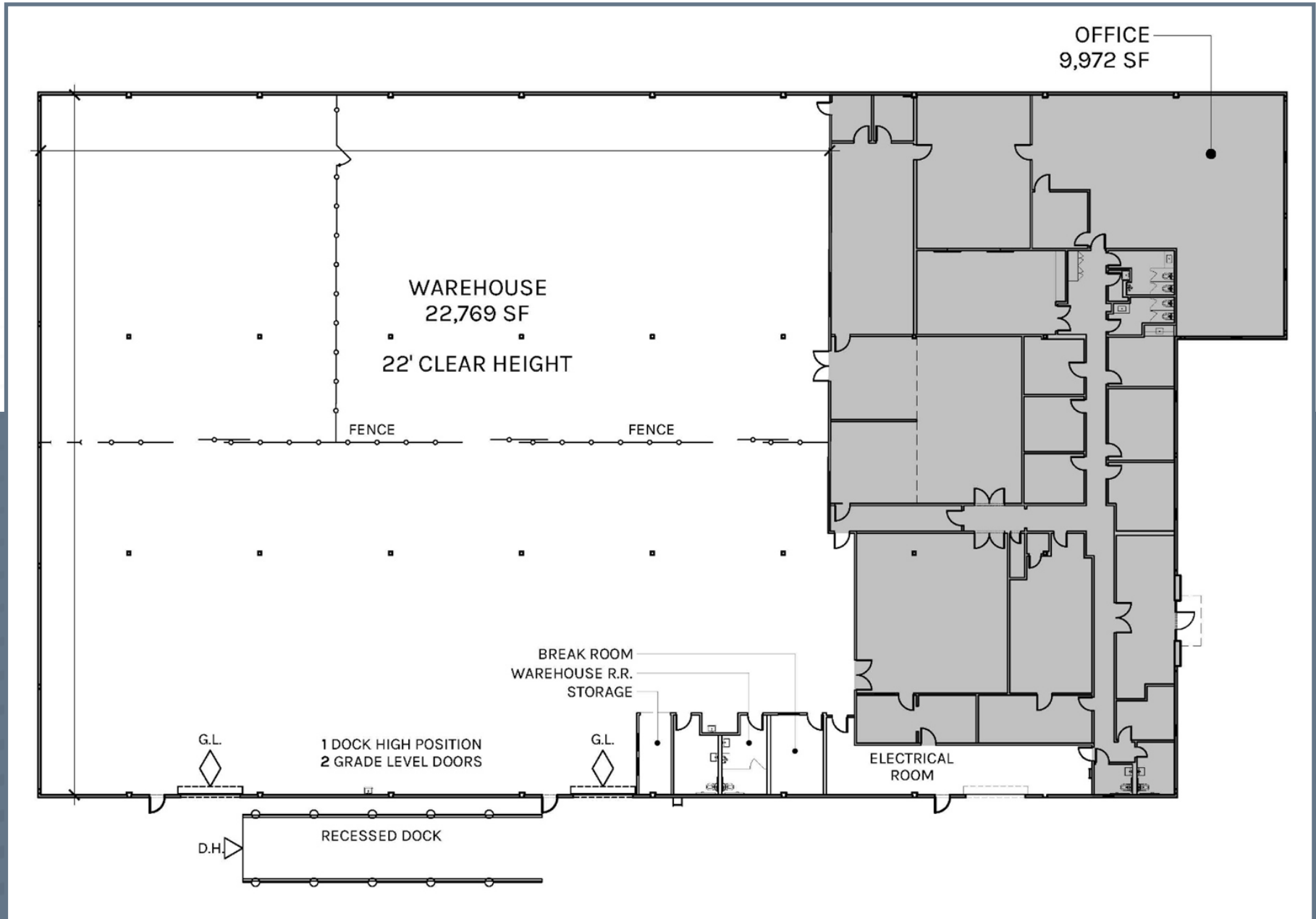
# PROPERTY PHOTOS



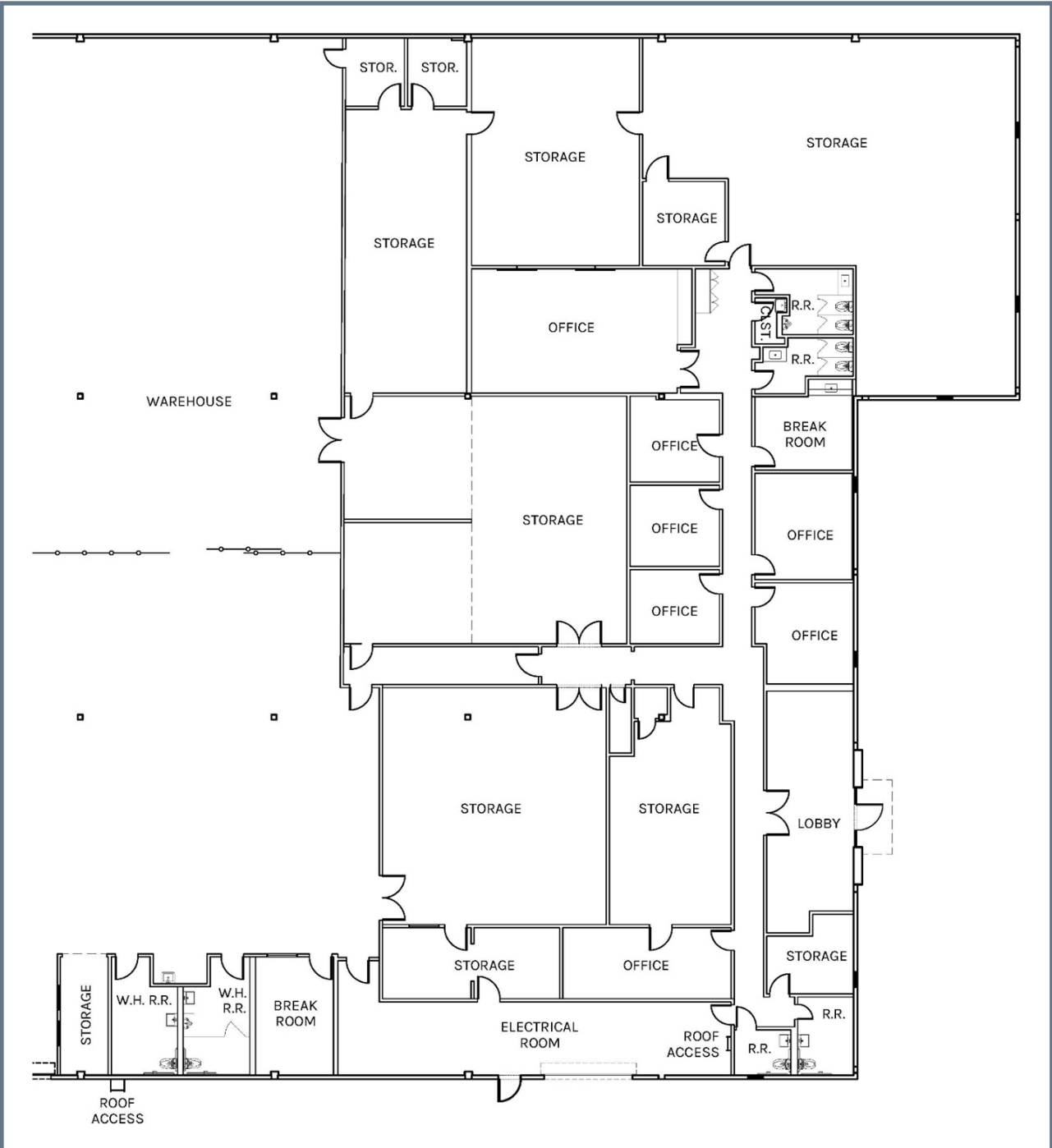
# SITE PLAN



# FLOOR PLAN



# OFFICE FLOOR PLAN





7101 FAIR AVE,  
NORTH HOLLYWOOD

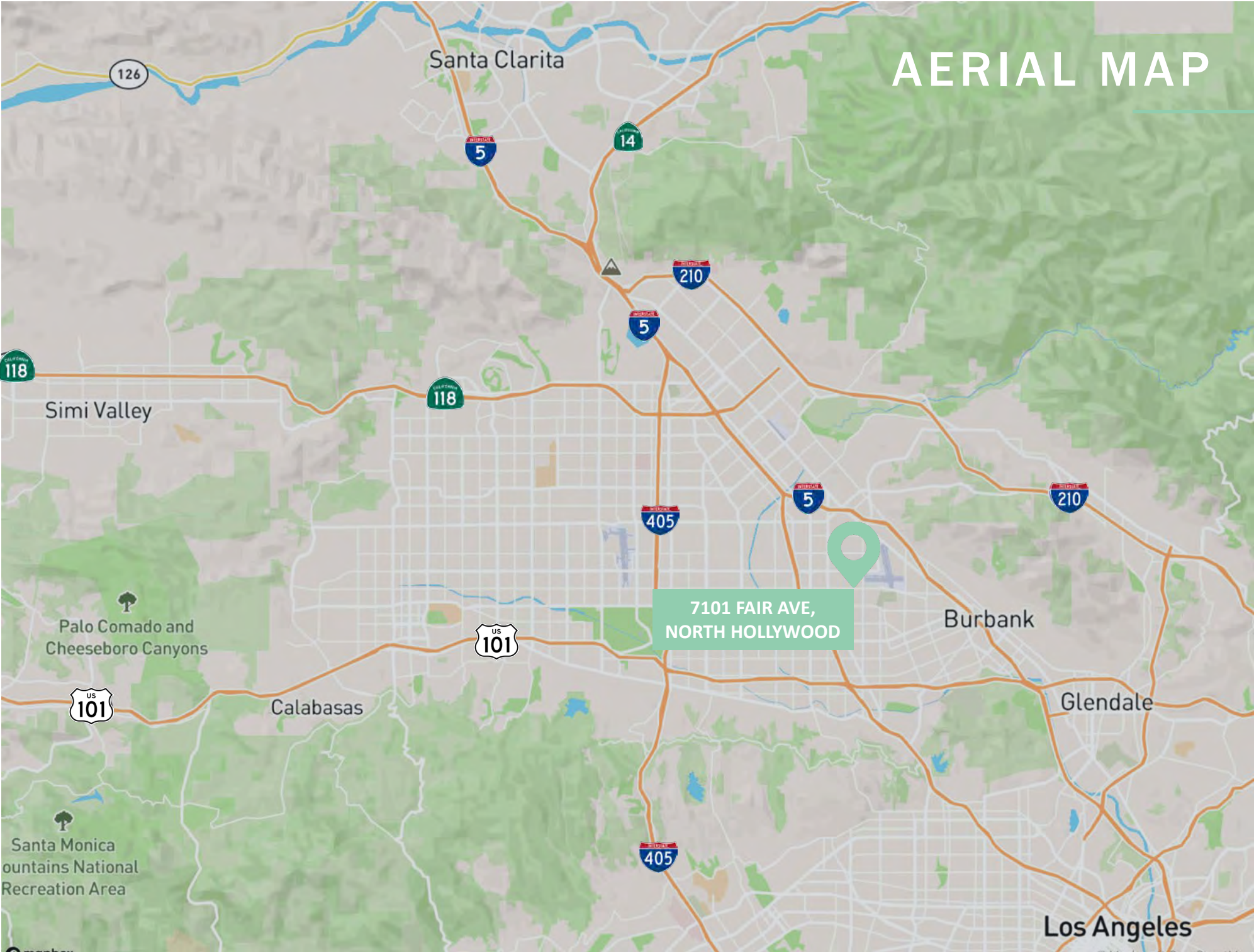
TUJUNGA AVE

FAIR AVE

GAULT ST

LOCATION MAP

# AERIAL MAP



7101 FAIR AVE,  
NORTH HOLLYWOOD



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CA 91605

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**CBRE**

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