

## 7633 Varna Avenue, Unit G

North Hollywood, California 91605

### Property Features

- HARD TO FIND 1,929 SQUARE FOOT FLEX/INDUSTRIAL UNIT FOR LEASE
- FULLY RENOVATED IN 2021 WITH UPDATED OFFICE SPACE AND NEW AUTOMATED GLASS ROLL-UP DOOR
- FENCED AND PRIVATE BUSINESS PARK ENVIRONMENT
- LOCATED CLOSE TO THE MAJOR STUDIOS AND BURBANK
- Unit Size: +/- 1,929 SF
- Lease Rate: \$2.15 / SF Industrial Gross Lease Term: 2 YEARS
- Office Area: +/- 600 SF ( 3 Private Offices, Small Bullpen Area & 1 Restroom)
- Warehouse Area: +/- 1,329
- Clearance Height: 15'
- Loading: 1 Ground Level Door (12' x 12')
- Parking: 3 Reserved Stalls



## Property Overview

Located in the heart of the San Fernando Valley, 7633 Varna Avenue is a high quality, nine (9) unit multi-tenant industrial building totaling approximately 20,200 square feet.

The building provides hard to find, high quality flex/industrial units ranging from 1,900 square feet to 3,700 square feet. Each unit is separately metered for independent control of water and power usage and provides approximately 125 Amps of 120/240 Volt; 3 Phase Power. The warehouse component of each units provides an interior clearance height of at least 15'; with warehouse access provided via an automatic glass roll up door measuring 12' x 12'. All office space has been fully renovated with new wood laminate flooring, paint and a private restroom.

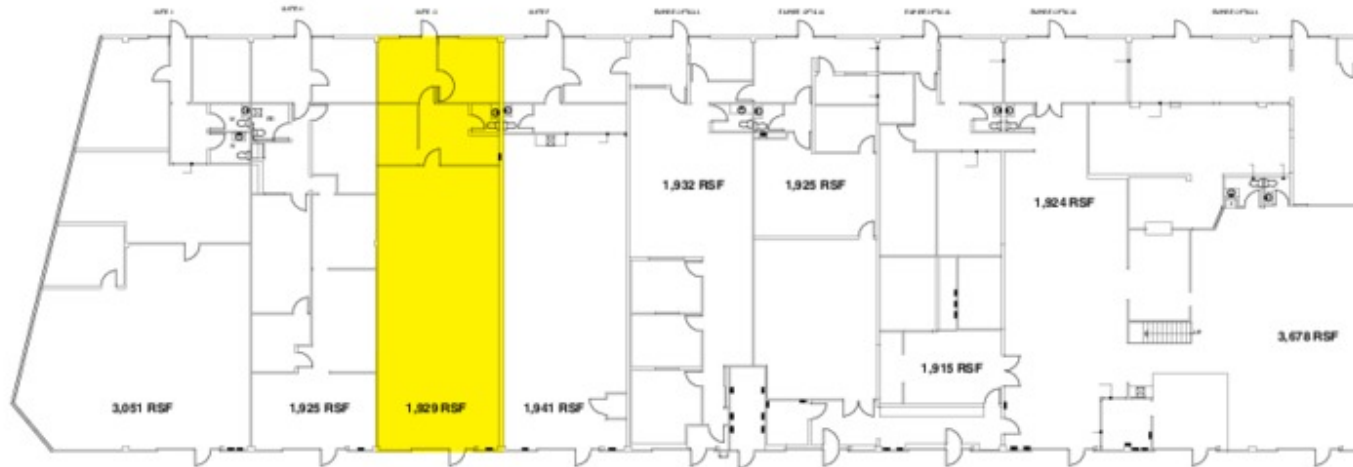
7633 Varna Avenue is professionally managed, which affords tenants the ability to focus on nurturing and growing their business, rather than expending time and energy on managing its own building.

## Location Overview

Strategically located in North Hollywood, California, the project is located in close proximity to Burbank's major entertainment studios, as well as a host of amenities in the NOHO Arts District including restaurants, shopping, and banking. 7633 Varna Avenue is located just blocks from the intersection of Woodman Avenue and Saticoy Street, with immediate access to both the northbound and southbound on and off ramps of the 170 Freeway.



7633 VARNA AVENUE,  
 NORTH HOLLYWOOD



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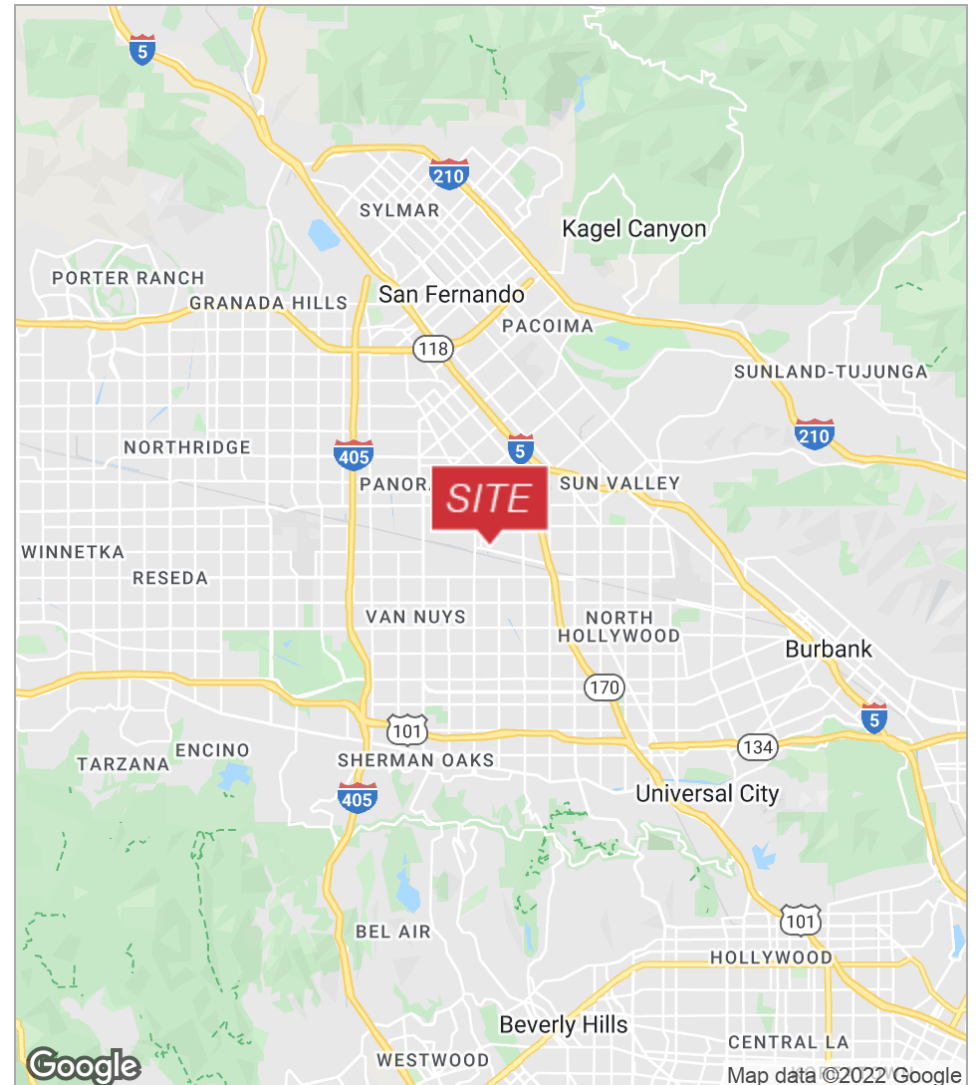
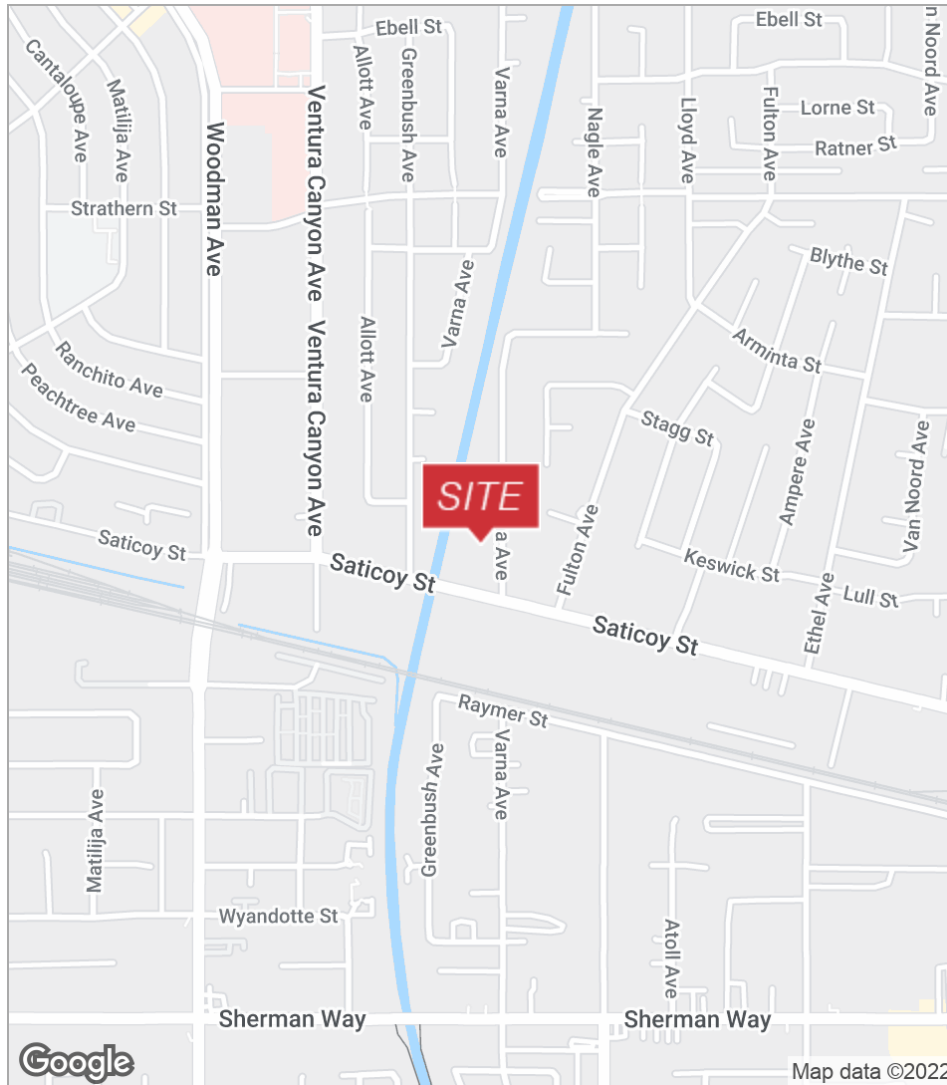
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