

BACKLOT BURBANK

4209 VANOWEN PLACE



6 MONTHS 1/2 BASE RENT FOR A MINIMUM 5 YEAR LEASE!

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

FOR MORE INFORMATION:

David Harding, SIOR
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PROPERTY FEATURES

- » Creative Industrial Park in the heart of Burbank totaling ±302,869 SF
- » Twelve Building Campus with brick construction, concrete polished floors, higher drop ceilings and new landscaping
- » Adjacent to the Hollywood/Burbank Airport and walking distance to Metrolink station, sit-down and fast-food restaurants and Starbucks
- » Minutes from eight major studios

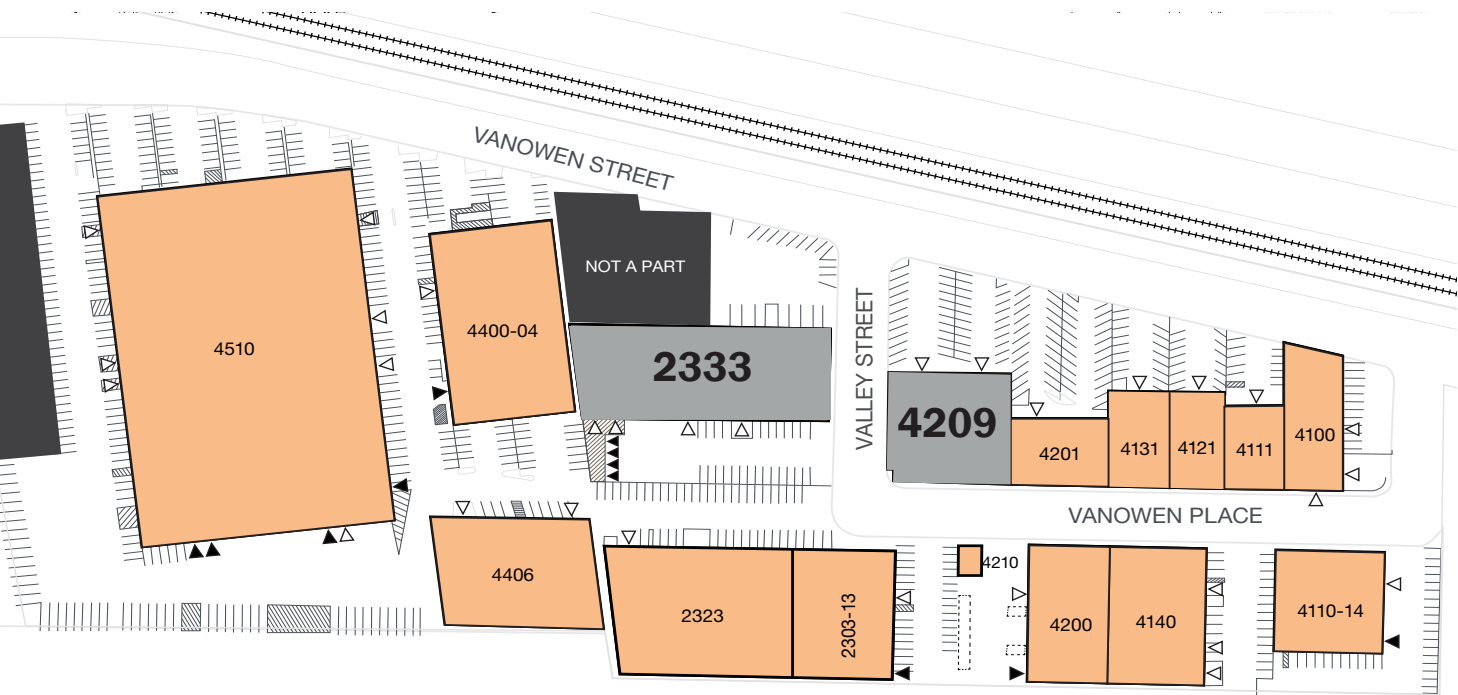


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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OCCLUDED

AVAILABLE



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AVAILABILITY

BUILDING	TOTAL SF	ASKING RATE	AVAILABLE	PROMOTION
2333 North Valley St	25,300	\$1.65 NNN	NOW	6 months 1/2 Base Rent!
4209 West Vanowen Pl	18,392	\$1.65 NNN	NOW	6 months 1/2 Base Rent!

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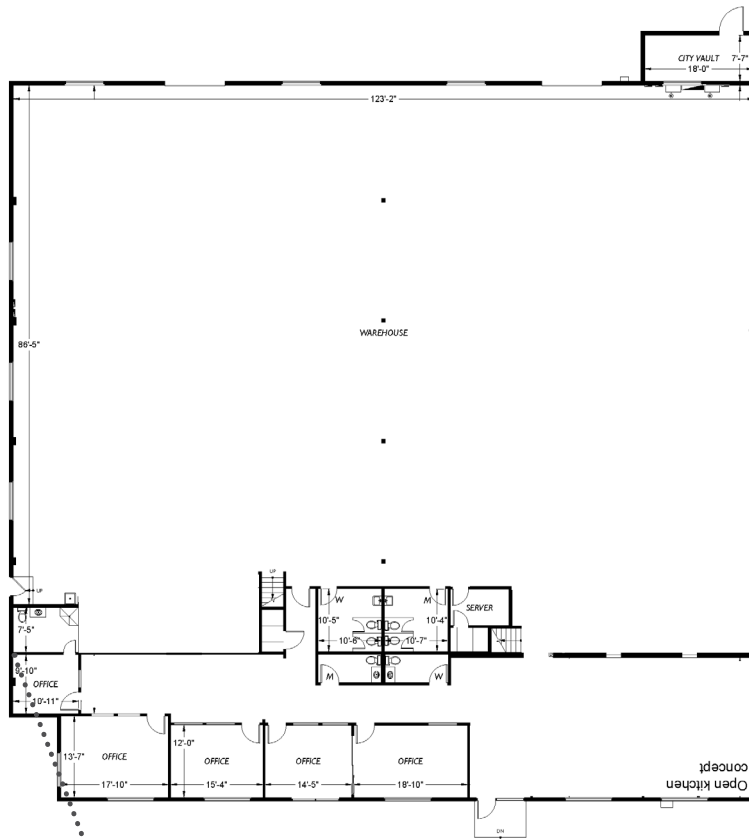
CLICK HERE
 VIRTUAL TOUR



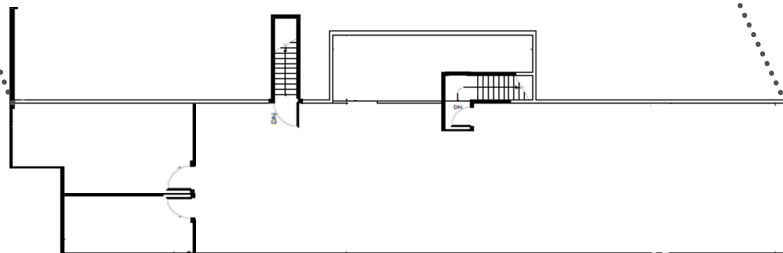
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FLOOR PLAN - 4209 VANOWEN PLACE

1st Floor



Mezzanine



4209 W. VANOWEN PLACE

- » ± 11,592 SF Warehouse
- » ± 6,800 SF Office
- » 16' Clear Height
- » GL Doors/Dim: 2 / 10'x12'
- » Power: A:800, V:120/240, Ph:3, W:4
- » Fenced/Paved Yard
- » 5 Restrooms
- » Parking Ratio/Spaces: 2.3:1 / 42
- » Lease rate: \$1.65 NNN
- » CAM: \$0.40 PSF

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PHOTOS



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AMENITIES & IMPROVEMENTS



RECENT IMPROVEMENTS

- » Landscape Upgrades
- » Exterior Paint
- » Asphalt Repair/Parking Lot Slurry
- » Tenant Signage
- » Monument Signage
- » Wrought Iron Fences

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