



OFFICE SUITE FOR LEASE
LEASING SPECIAL
\$1.50/SF/MO, MG
FOR THE
FIRST 3 MONTHS



833 NORTH HOLLYWOOD WAY, SUITE A
BURBANK, CA 91505



REAL ESTATE SERVICES
TRUSTED SINCE 1962

DAVID COOPER

SALES ASSOCIATE
O: 818.956.7001 X137 C: 760.636.9940
DCOOPER@STEVENSONREALESTATE.COM
CALDRE #02206999

PATRICK LONG

VICE PRESIDENT
O: 818.956.7001 X134 C: 818.535.9833
PATRICKL@STEVENSONREALESTATE.COM
CALDRE #01831830

1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

833 NORTH HOLLYWOOD WAY, SUITE A

BURBANK, CA 91505



Map data ©2025 Google

OFFERING SUMMARY

Available Space: 2,300 SF

Lease Rate: \$2.50/SF/MO, MG

LEASING SPECIAL: **\$1.50/SF/MO, MG
FOR THE
FIRST 3 MONTHS**

Term: Negotiable

Building Size: 4,750 SF

Lot Size: 4,900 SF

Parking Spaces: 3

PROPERTY OVERVIEW

Stevenson Real Estate Services is pleased to present a prime leasing opportunity at 833 North Hollywood Way in Burbank! The space offers a flexible layout with a mix of four (4) private offices, two (2) large bullpen areas, a conference room, kitchenette, and two (2) shared restrooms. The property fronts Hollywood Way and has excellent visibility and a high traffic count of 32,576 cars per day (MPSI 2024 estimate). The site is strategically located near Toluca Lake, Magnolia Park, and Hollywood Burbank Airport with easy access to the 134 Freeway.

Call David Cooper or Patrick Long for more information or to set up a tour!

Virtual Tour: <https://my.matterport.com/show/?m=cys6Mq33YZy>

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.



DAVID COOPER

SALES ASSOCIATE
O: 818.956.7001 X137 C: 760.636.9940
DCOOPER@STEVENSONREALESTATE.COM
CALDRE #02206999

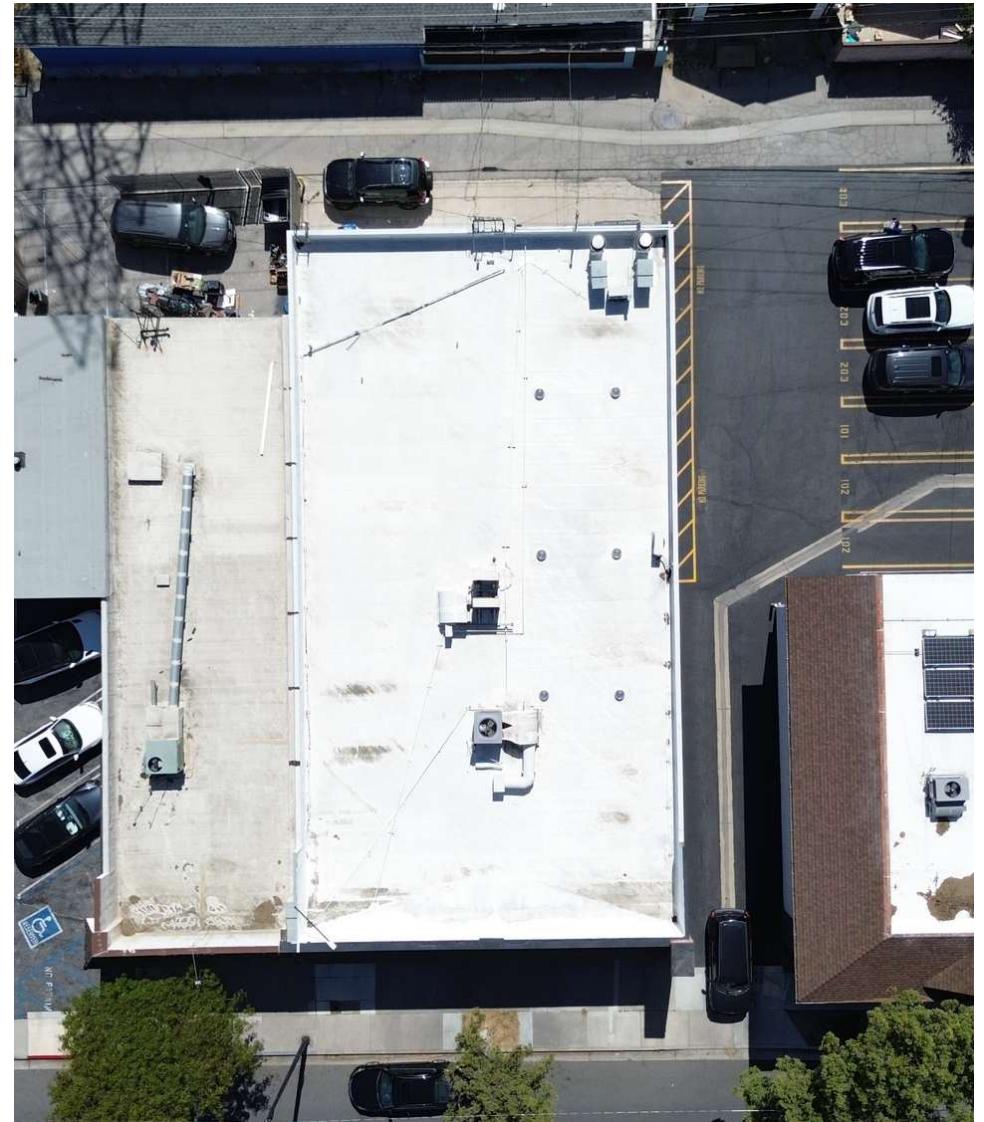
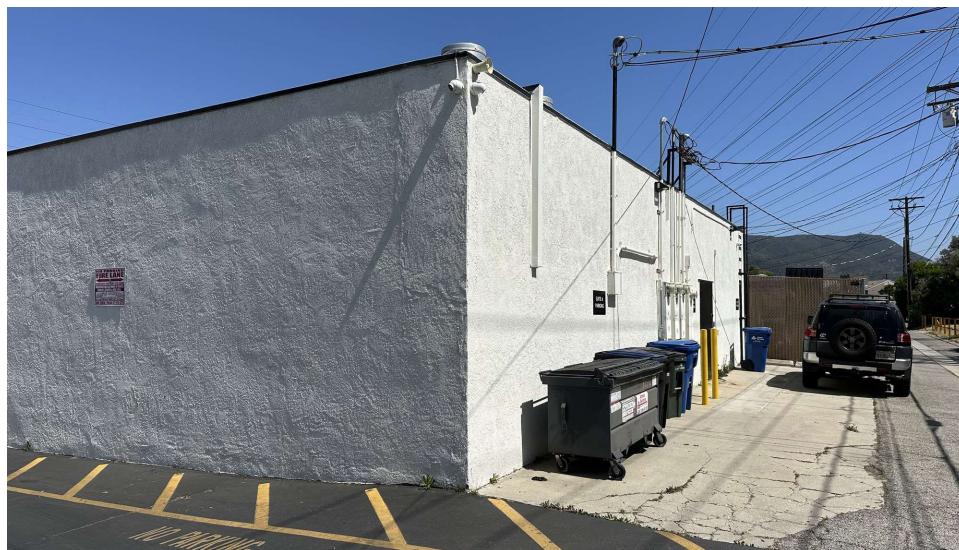
PATRICK LONG

VICE PRESIDENT
O: 818.956.7001 X134 C: 818.535.9833
PATRICKL@STEVENSONREALESTATE.COM
CALDRE #01831830

1111 NORTH BRAND BOULEVARD
SUITE 250

GLendale, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

833 NORTH HOLLYWOOD WAY, SUITE A BURBANK, CA 91505



DAVID COOPER

SALES ASSOCIATE
O: 818.956.7001 X137 C: 760.636.9940
DCOOPER@STEVENSONREALESTATE.COM
CALDRE #02206999

PATRICK LONG

VICE PRESIDENT
O: 818.956.7001 X134 C: 818.535.9833
PATRICKL@STEVENSONREALESTATE.COM
CALDRE #01831830

833 NORTH HOLLYWOOD WAY, SUITE A
BURBANK, CA 91505



DAVID COOPER

SALES ASSOCIATE
O: 818.956.7001 X137 C: 760.636.9940
DCOOPER@STEVENSONREALESTATE.COM
CALDRE #02206999

PATRICK LONG

VICE PRESIDENT
O: 818.956.7001 X134 C: 818.535.9833
PATRICKL@STEVENSONREALESTATE.COM
CALDRE #01831830

1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

833 NORTH HOLLYWOOD WAY, SUITE A
BURBANK, CA 91505



DAVID COOPER

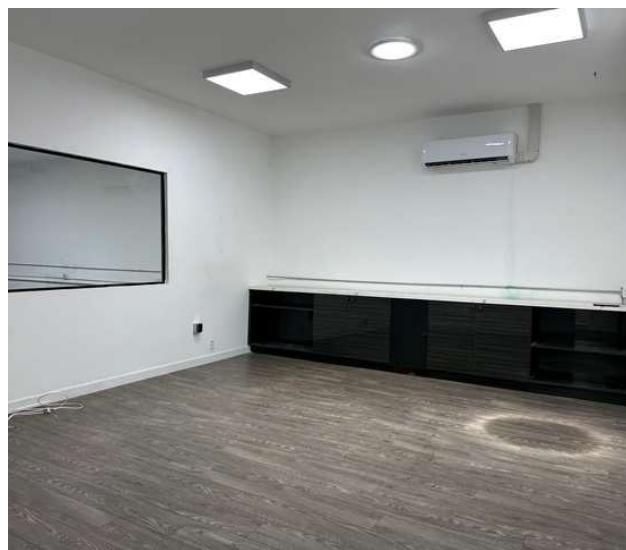
SALES ASSOCIATE
O: 818.956.7001 X137 C: 760.636.9940
DCOOPER@STEVENSONREALESTATE.COM
CALDRE #02206999

PATRICK LONG

VICE PRESIDENT
O: 818.956.7001 X134 C: 818.535.9833
PATRICKL@STEVENSONREALESTATE.COM
CALDRE #01831830

1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

833 NORTH HOLLYWOOD WAY, SUITE A
BURBANK, CA 91505



DAVID COOPER

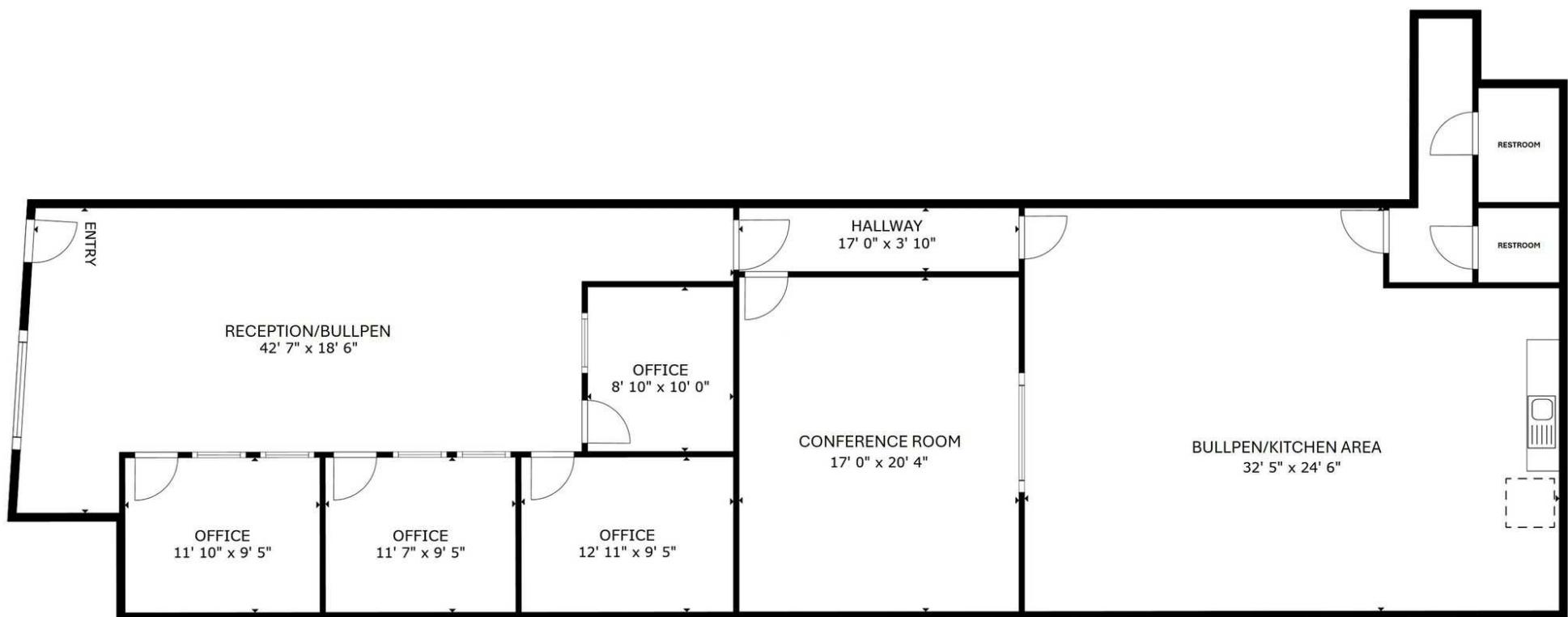
SALES ASSOCIATE
O: 818.956.7001 X137 C: 760.636.9940
DCOOPER@STEVENSONREALESTATE.COM
CALDRE #02206999

PATRICK LONG

VICE PRESIDENT
O: 818.956.7001 X134 C: 818.535.9833
PATRICKL@STEVENSONREALESTATE.COM
CALDRE #01831830

1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

833 NORTH HOLLYWOOD WAY, SUITE A
BURBANK, CA 91505

**DAVID COOPER**

SALES ASSOCIATE
O: 818.956.7001 X137 C: 760.636.9940
DCOOPER@STEVENSONREALESTATE.COM
CALDRE #02206999

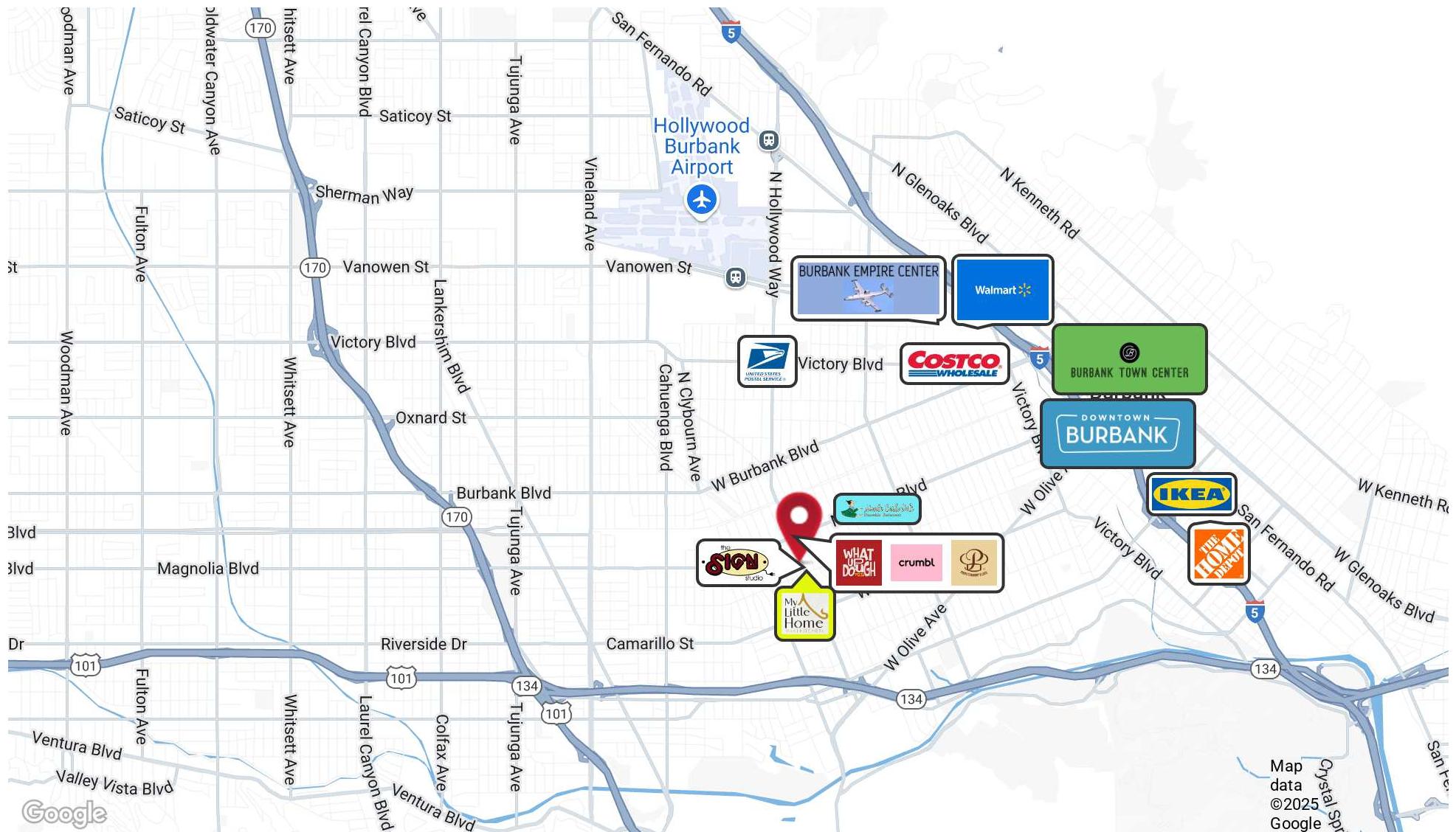
PATRICK LONG

VICE PRESIDENT
O: 818.956.7001 X134 C: 818.535.9833
PATRICKL@STEVENSONREALESTATE.COM
CALDRE #01831830

1111 NORTH BRAND BOULEVARD
SUITE 250
GLendale, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

833 NORTH HOLLYWOOD WAY, SUITE A

BURBANK, CA 91505



DAVID COOPER

SALES ASSOCIATE
O: 818.956.7001 X137 C: 760.636.9940
DCOOPER@STEVENSONREALESTATE.COM
CALDRE #02206999

PATRICK LONG

VICE PRESIDENT
O: 818.956.7001 X134 C: 818.535.9833
PATRICKL@STEVENSONREALESTATE.COM
CALDRE #01831830

1111 NORTH BRAND BOULEVARD

SUITE 250

GLendale, CA 91202

STEVENSONREALESTATE.COM

CALDRE #00983560

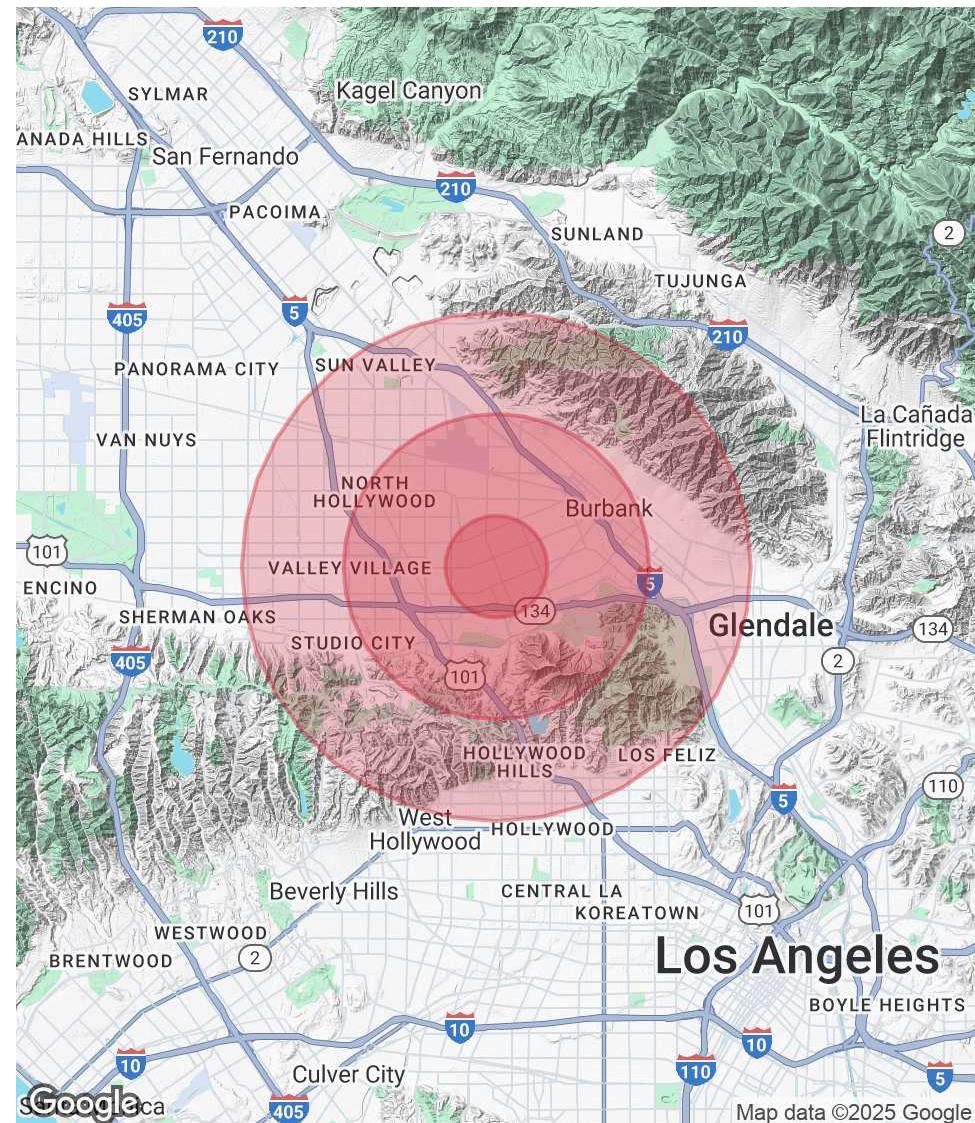
833 NORTH HOLLYWOOD WAY, SUITE A

BURBANK, CA 91505

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	28,103	216,141	574,354
Average Age	42	41	42
Average Age (Male)	41	40	41
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,139	94,714	250,003
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$138,851	\$117,092	\$119,035
Average House Value	\$1,183,217	\$1,124,304	\$1,152,501

Demographics data derived from AlphaMap



DAVID COOPER

SALES ASSOCIATE
O: 818.956.7001 X137 C: 760.636.9940
DCOOPER@STEVENSONREALESTATE.COM
CALDRE #02206999

PATRICK LONG

VICE PRESIDENT
O: 818.956.7001 X134 C: 818.535.9833
PATRICKL@STEVENSONREALESTATE.COM
CALDRE #01831830

1111 NORTH BRAND BOULEVARD
SUITE 250

GLendale, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560