



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



REAL ESTATE SERVICES
TRUSTED SINCE 1962

833 NORTH HOLLYWOOD WAY, SUITE A
BURBANK, CA 91505

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

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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.



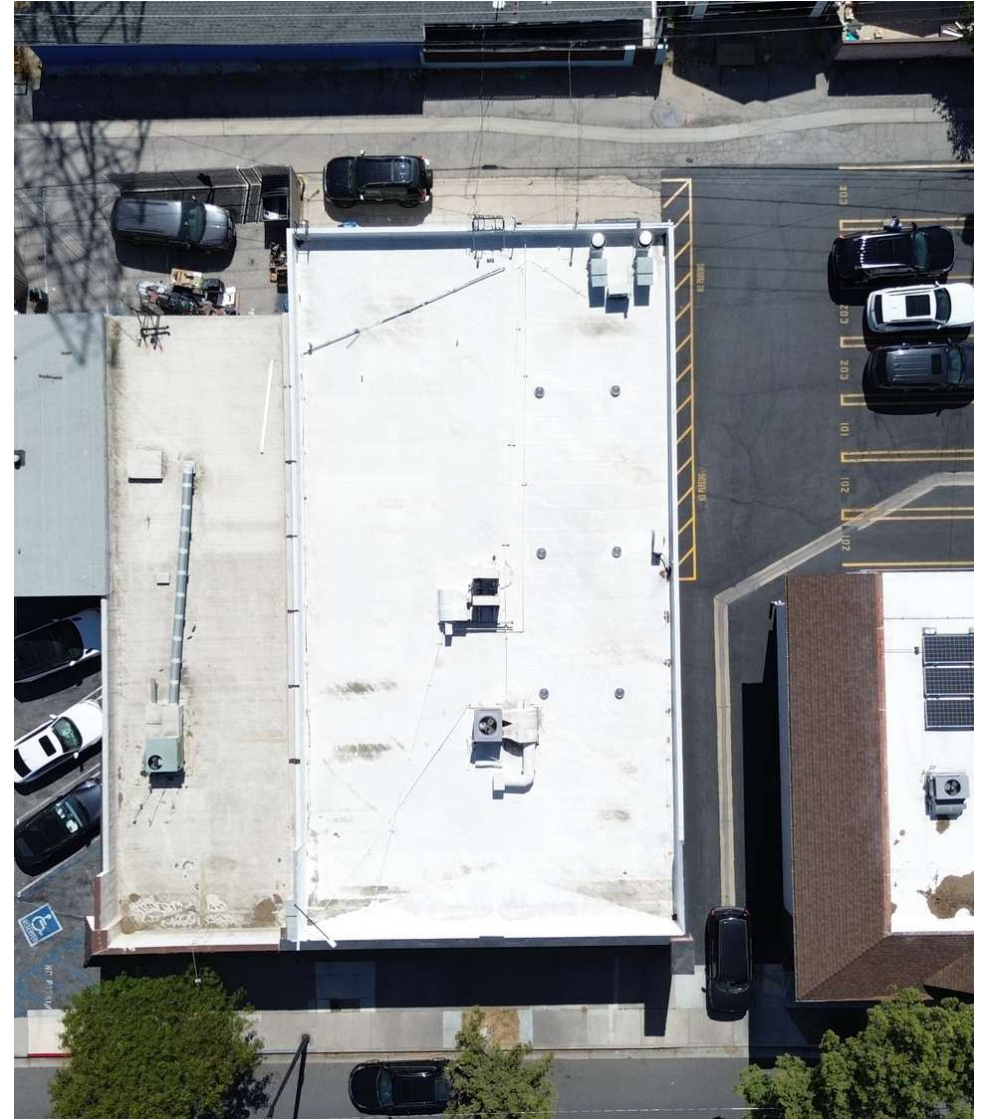
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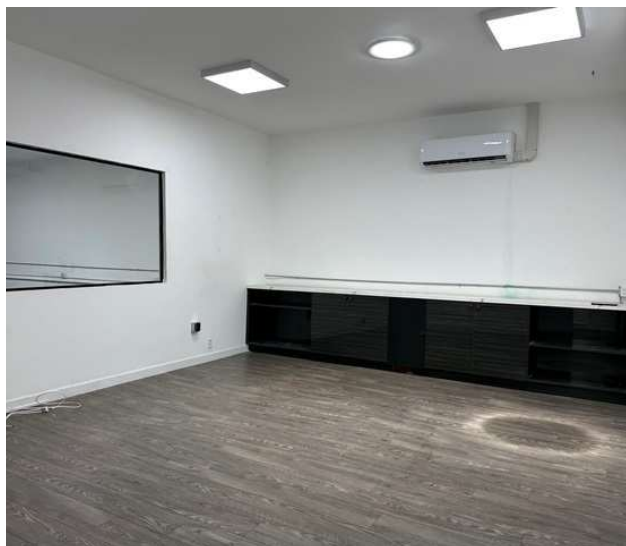
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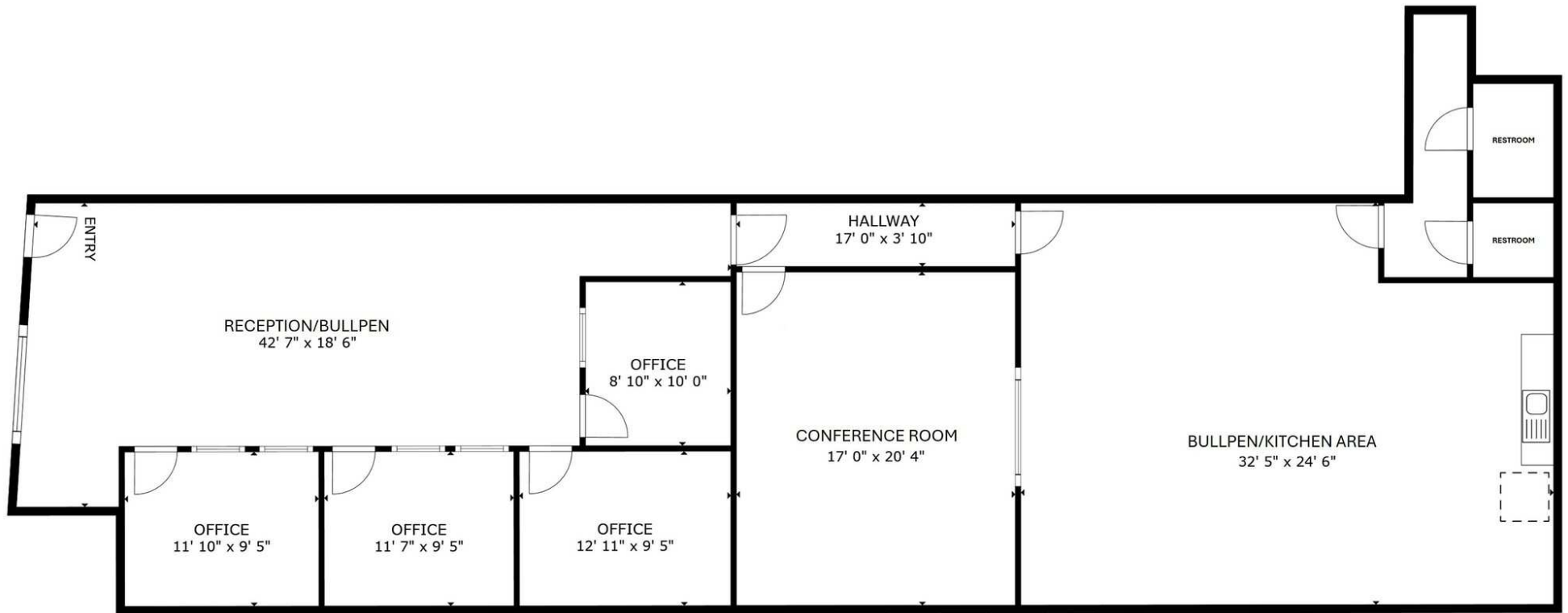
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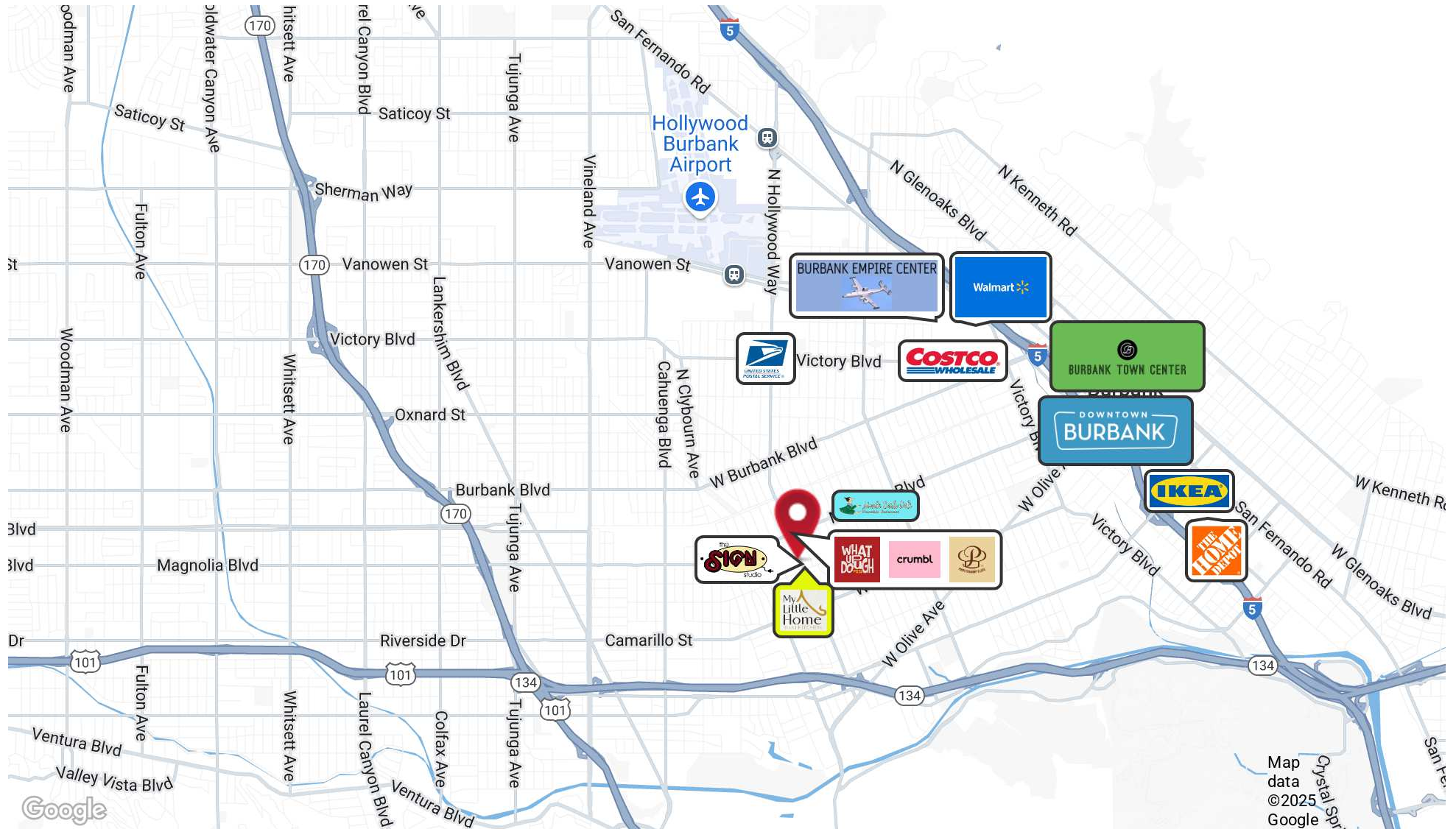
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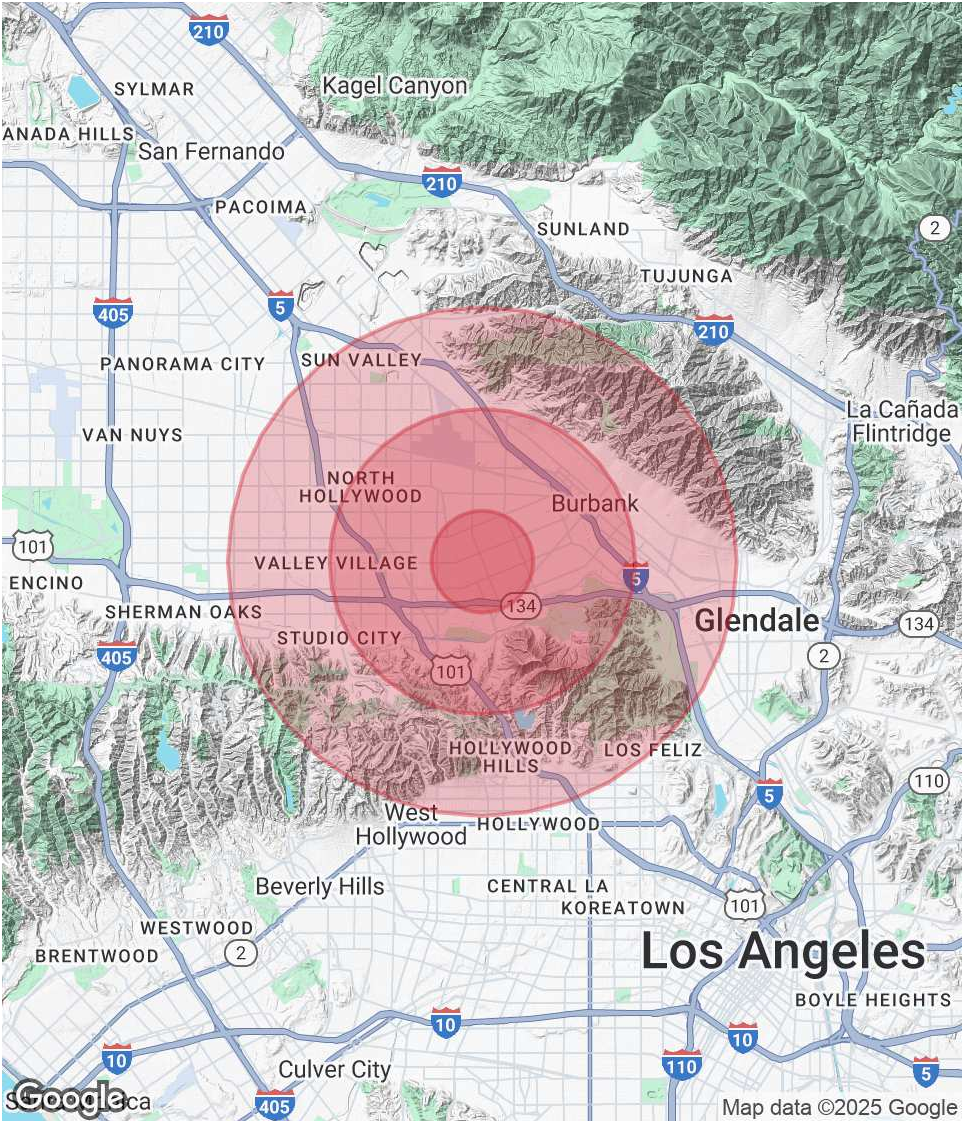
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	28,103	216,141	574,354
Average Age	42	41	42
Average Age (Male)	41	40	41
Average Age (Female)	43	42	42

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



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