

FOR LEASE



*7,547 SF of Creative Flex Space Available in the
Burbank Media District & "Audio Alley"*

640 S. Glenwood Place | Burbank, CA 91506



**NEWLY REFURBISHED,
REDUCED RATE & RENT READY**

COREY I. SPOUND Lic # 01142655

[E] corey@tamarackres.com

[P] (818) 464-3215

[C] (310) 625-6825

DAVID KAUFMAN Lic # 01217537

[E] david@tamarackres.com

[P] (818) 464-3212

[C] (310) 877-8600

[A] 15300 Ventura Blvd., Suite 200 | Sherman Oaks, CA 91403

Property Description

640 S. Glenwood Place
Burbank, CA 91506

Build-out includes: **private offices & bull-pen areas, kitchen, restrooms, machine room, MPAA vault / Security**

Building SF	7,547 RSF Available
Rental Rate	\$2.90 PSF \$2.35 PSF NNN (Nets = Approx. \$0.37)
Parking	18 dedicated parking spaces in a gated, secure lot free of charge
Zoning	BUM1
Year Built	1955



Property Features:

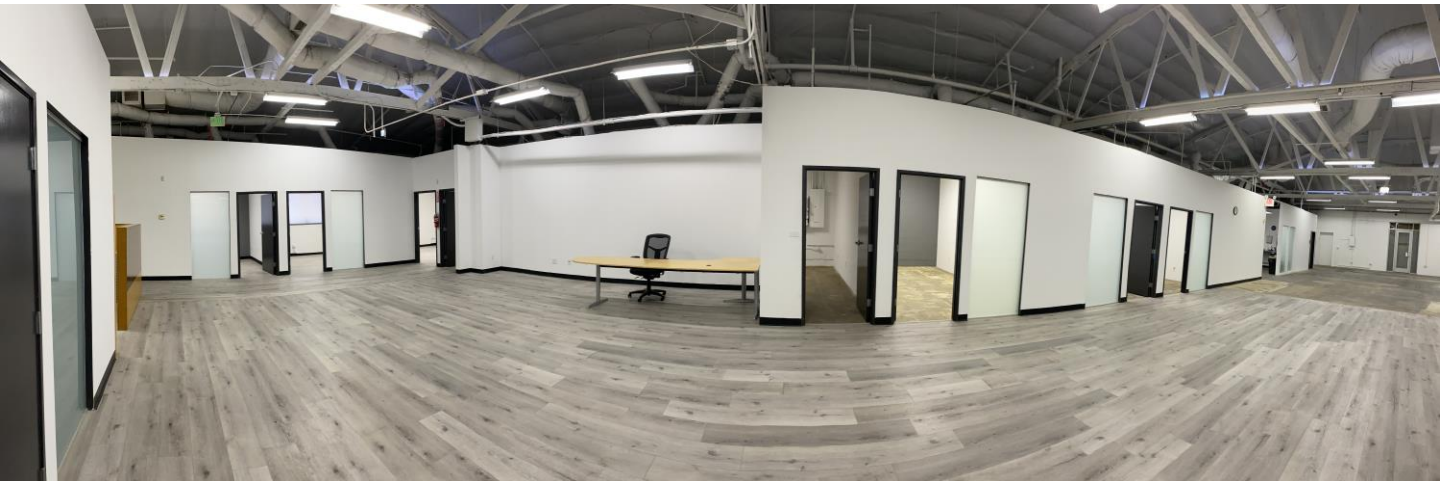
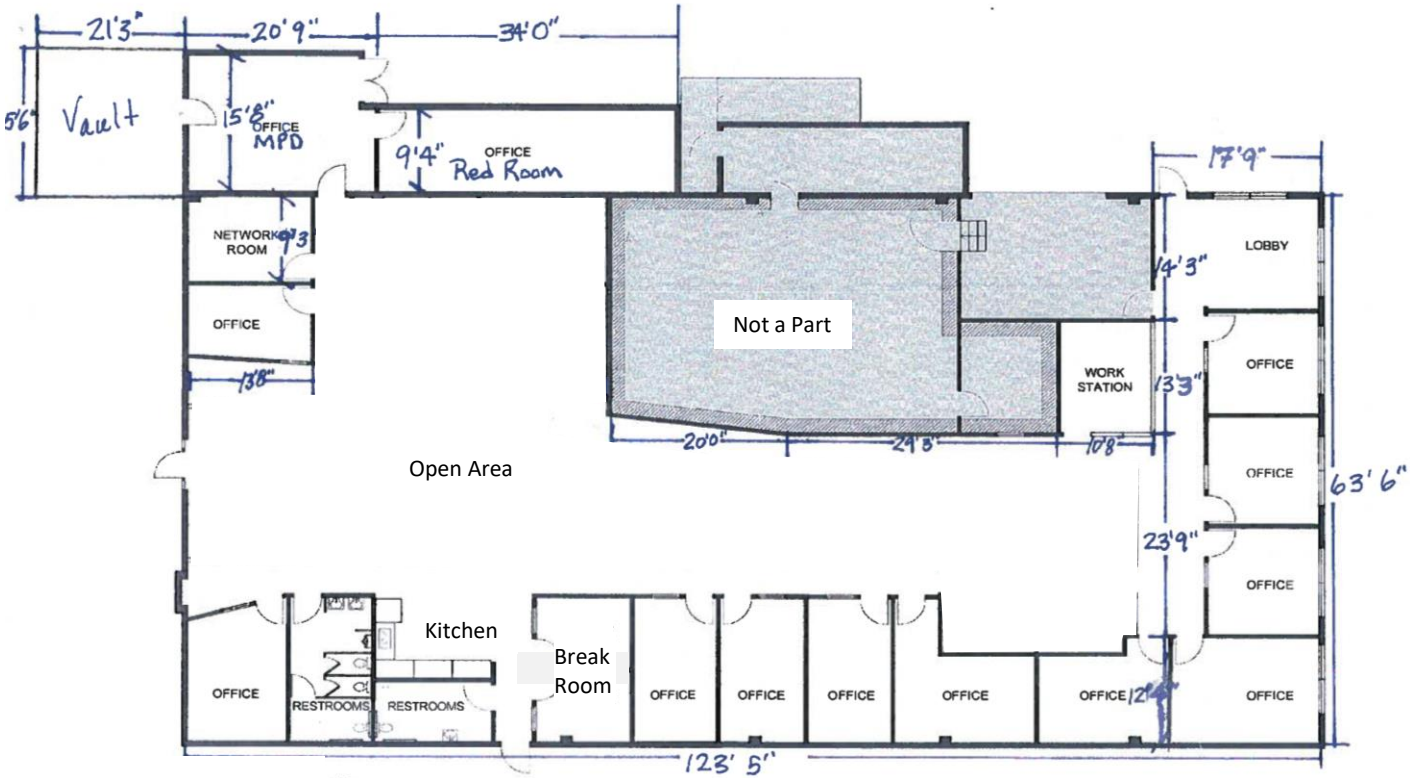
- Bow-Truss creative environment with mix of open and private areas
- Multiple high-speed Fiber Optic providers - connectivity throughout (N+1 connectivity)
- Private editing bays, private kitchen, private restrooms
- Excellent freeway access to the 5 & 134 freeways in the Burbank Media District & Audio Alley
- Neighbors Include: Critical Role, Juniper Post, Glenwood Studios, AbelCine



Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

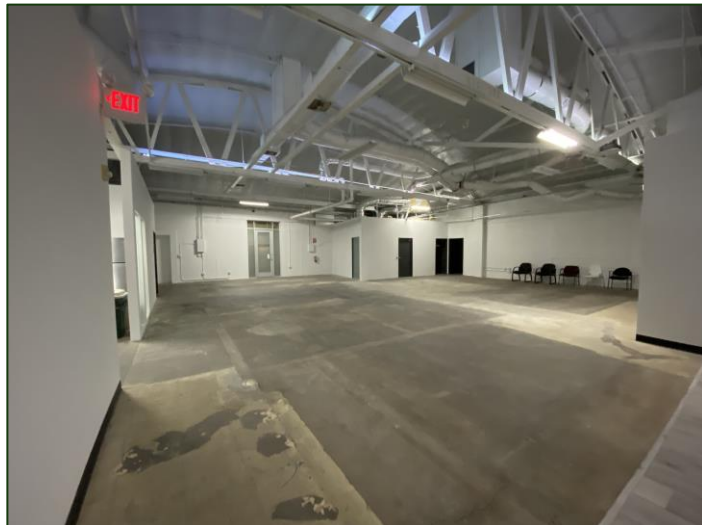
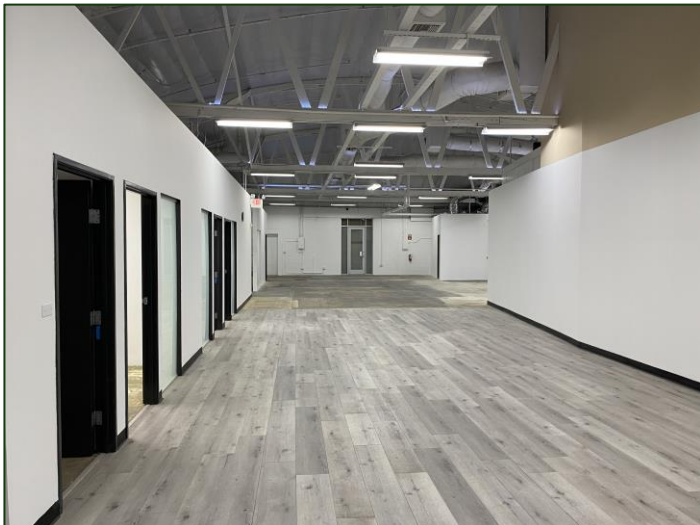
Floor Plan

640 S. Glenwood Place
Burbank, CA 91506



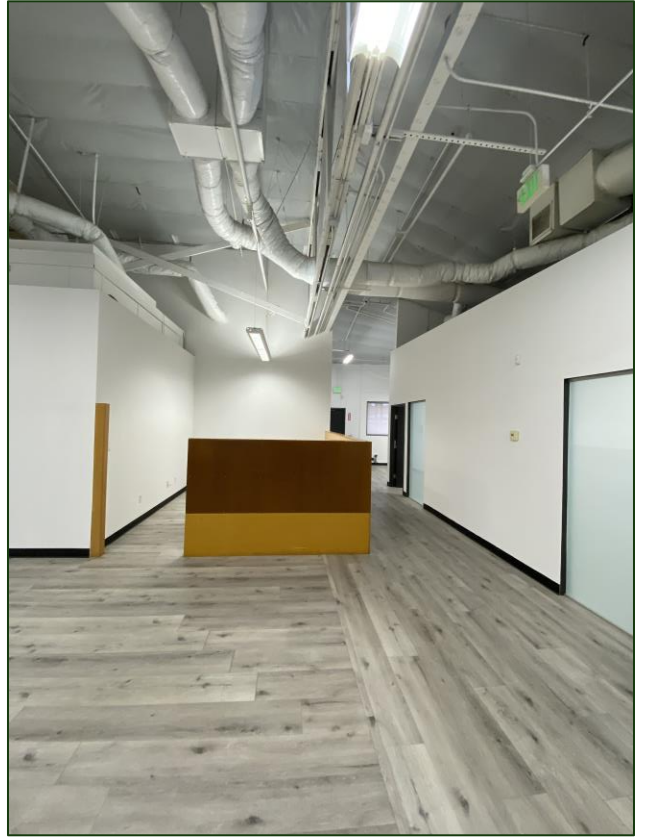
Photos

640 S. Glenwood Place
Burbank, CA 91506



Photos

640 S. Glenwood Place
Burbank, CA 91506



Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.