

447-449
S. SAN FERNANDO BLVD
Burbank, CA

**CREATIVE FREE-
STANDING BUILDING
FOR SUBLEASE**



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

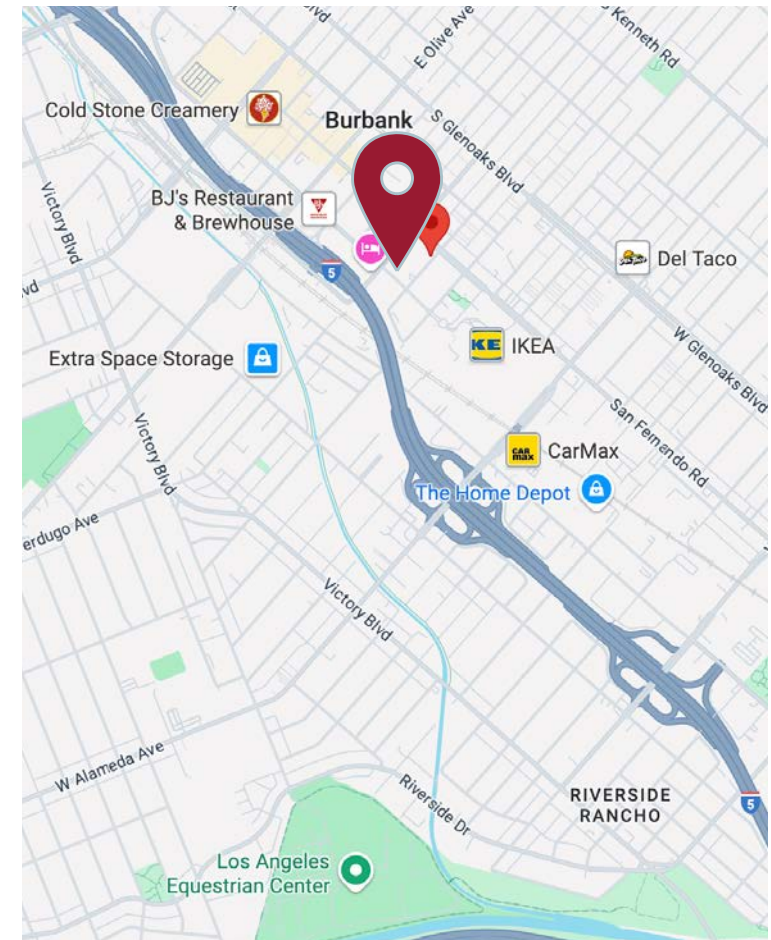
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PROPERTY DETAILS

AVAILABLE	±6,150 SF (INCLUDES 4,250 SF COMMERCIAL SPACE, 1,400 SF WAREHOUSE/FLEX SPACE AND 500SF MEZZANINE)
LEASE RATE	\$2.95/SF Modified Gross (TENANT PAYS UTILITIES, JANITORIAL, TRASH, INTERIOR AND HVAC MAINTENANCE)
TERM	Thru Nov. 30, 2028 (LONGER TERM MAYBE POSSIBLE)
PARKING	6 Parking Spaces (FREE)

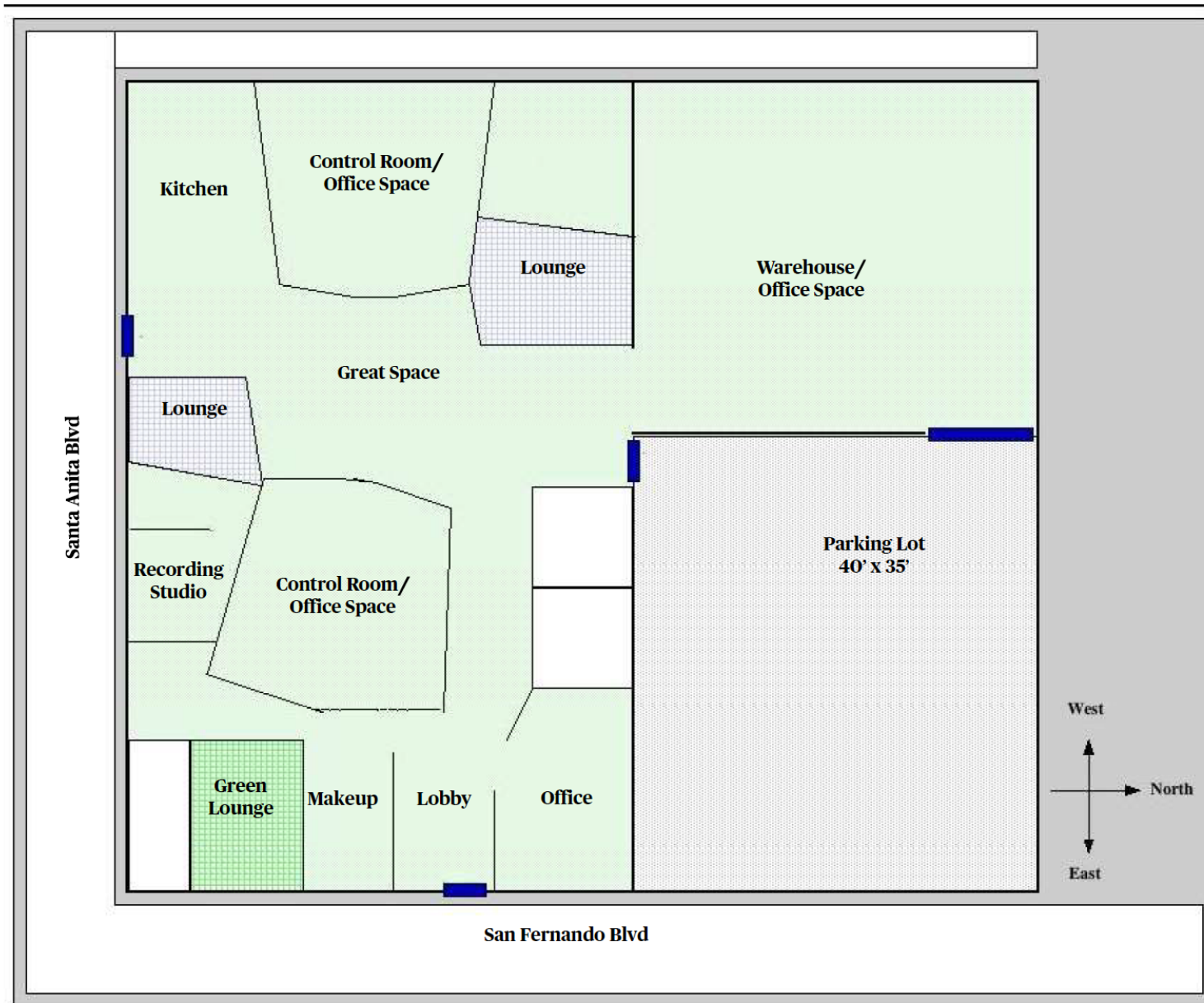
PROPERTY HIGHLIGHTS

- Absolutely Gorgeous Interiors!
- Vaulted Bow Truss Ceiling, Sandblasted Brick Walls, Polished Concrete Floors
- Many Skylights and Operable Windows
- Open Floor Plan, Full Kitchen, Chic Bathrooms
- Recording Studios / Soundproof Rooms
- Excellent for Music, Post Production, Podcasting, Content Creation, ADR. Animation/ Documentary Dialogue and Foley.
- Unique, flexible layout is fully capable of recording everything from full bands, orchestral ensembles and choirs down to single singers or VO talent.
- Current tenant is still servicing major entertainment companies and record labels and is willing to pass clients to subtenant.
- Also perfect for Location Shooting and has hosted many TV, Film, and Advertising Shoots (Netflix, Indeed.com, many BTS)
- Attached warehouse for further expansion, workstations, office space, and/or storage.
- After equipment removal, the space can also serve as very cool general office space.
- Great Corner Location just one block south of Burbank Downtown District
- No Gross Receipts Tax



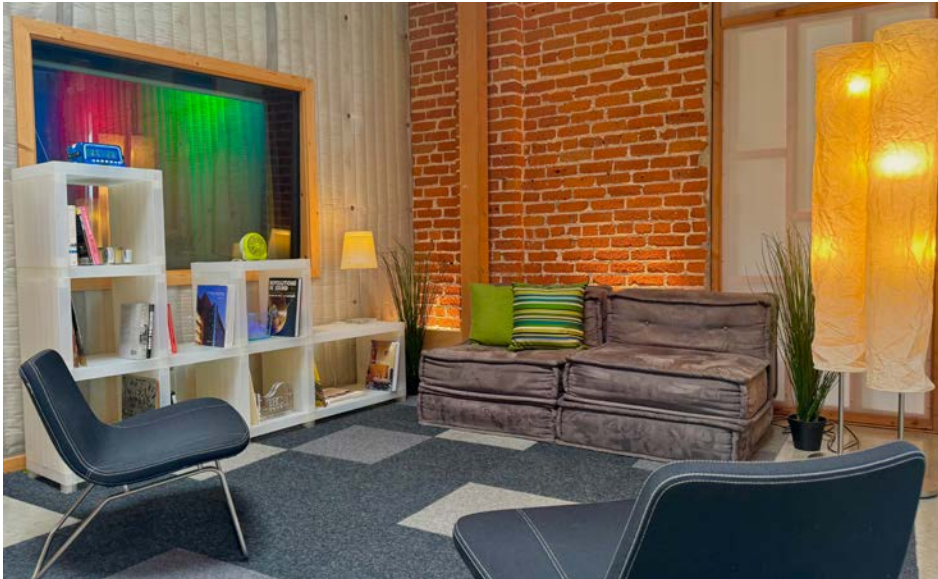
SITE PLAN

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PROPERTY PHOTOS

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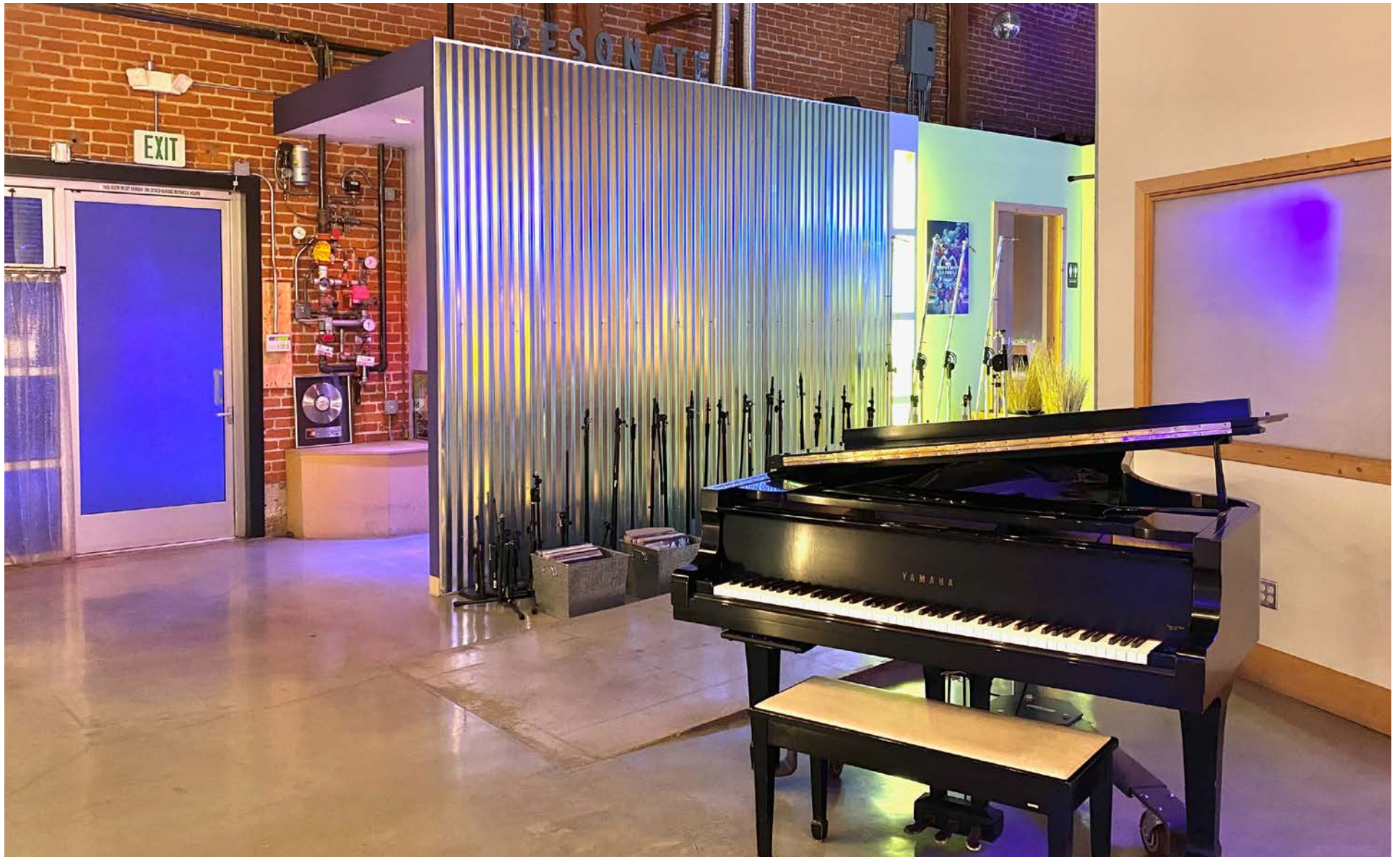
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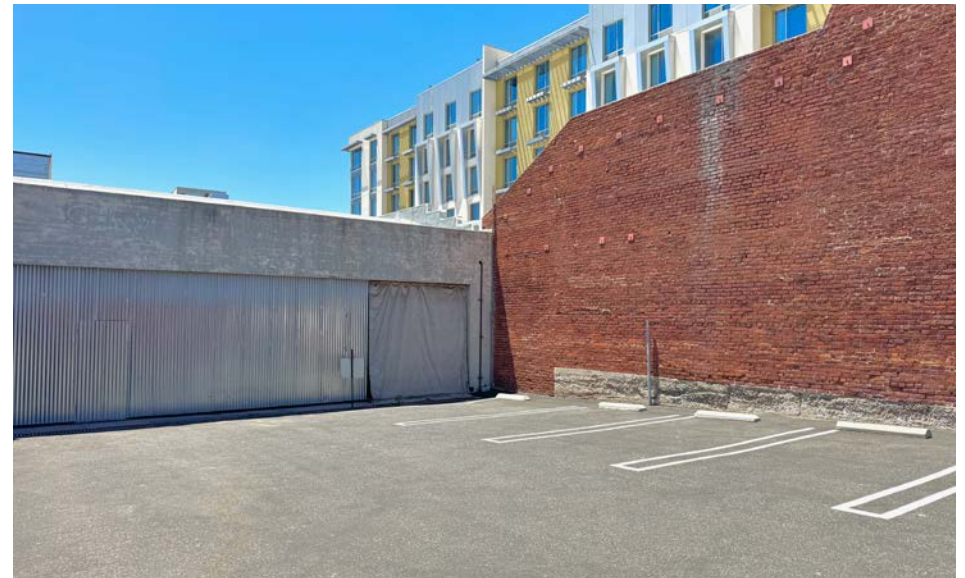
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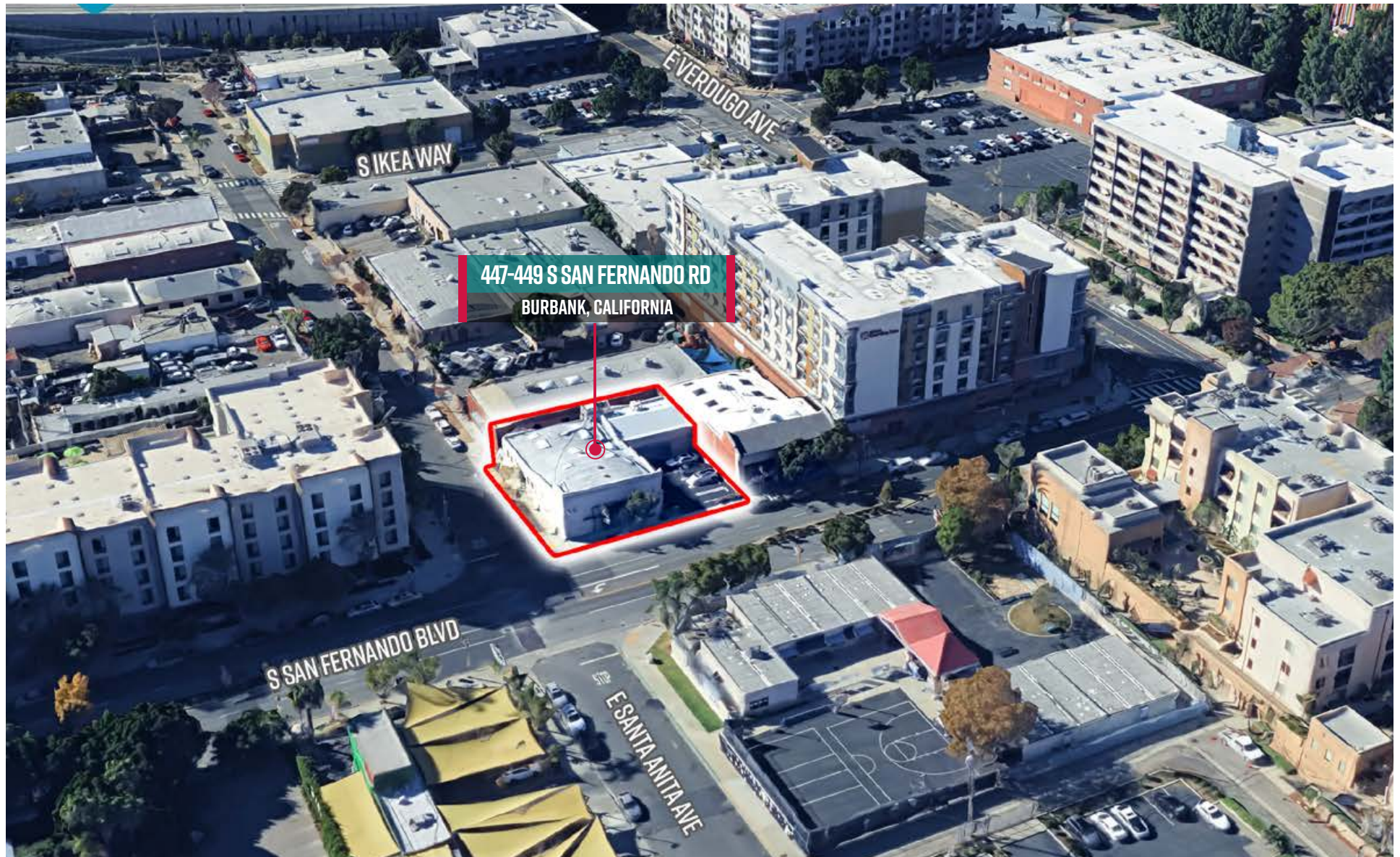
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PROPERTY MAPS

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