

BACKLOT NOHO



RENOVATIONS UNDERWAY

7041-7077 VINELAND AVE | NORTH HOLLYWOOD | CA | 91605

FOR MORE INFORMATION:

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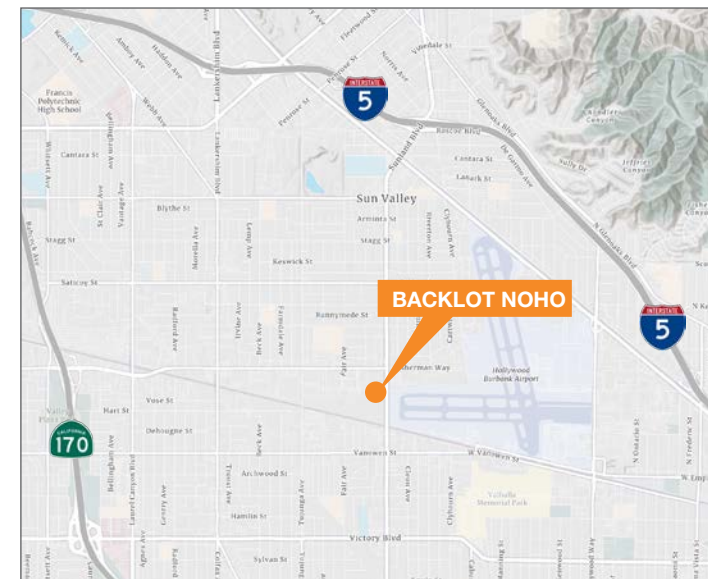
caroline.thomas@colliers.com

PROPERTY FEATURES

- Creative Industrial Units
- Adjacent to Burbank Airport
- Close to Studios and Media Related Companies
- Secured Business Park Environment
- Major Street Frontage on Vineland Ave

SPECIFICATIONS

Available Suites	±1,600 to ±3,200 SF
GL Doors	1 Per Suite (10'x10')
Clear Height	14'
Power	100A, 120/208V
Parking Ratio	Approx. 2.0/1,000



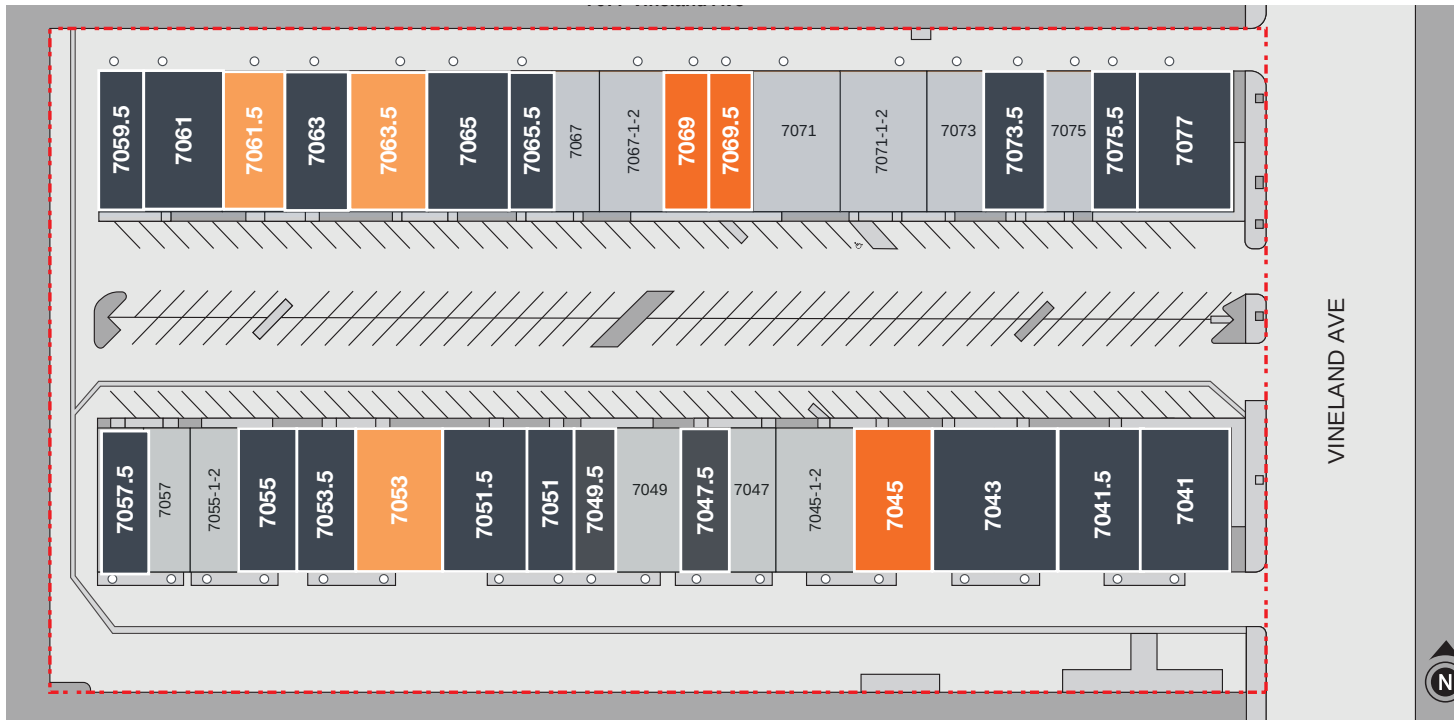
The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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SITE PLAN

UNDER NEW OWNERSHIP



LEASED
 PENDING LEASE
 AVAILABLE NOW
 UPCOMING
 NOT YET AVAILABLE

SUITE	TOTAL SF	OFFICE SF	PKNG	RATE (NNN)	NETS	PER MONTH	AVAILABLE
7069	1,611	698	3	\$2.50	\$0.55	\$4,913.55	Now
7069.5	1,620	548	3	\$2.50	\$0.55	\$4,941.00	Now
7061.5	2,336	794	5	\$2.50	\$0.55	\$7,124.80	Approx. 90 Days
7045	2,939	505	6	\$2.50	\$0.55	\$8,963.95	Now
7063.5	2,940	683	6	\$2.50	\$0.55	\$8,967.00	Approx. 90 Days
7053	3,213	550	6	\$2.50	\$0.55	\$9,799.65	Approx. 90 Days



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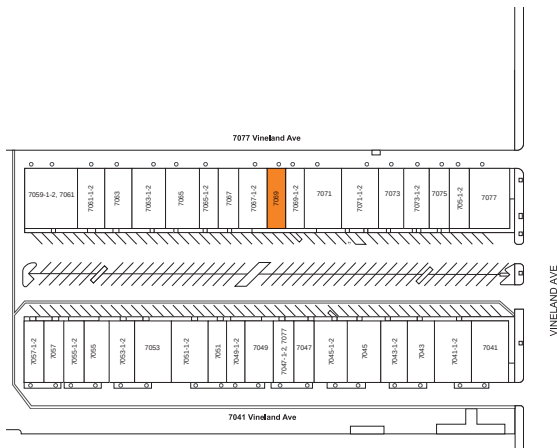
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PROPOSED FLOORPLAN

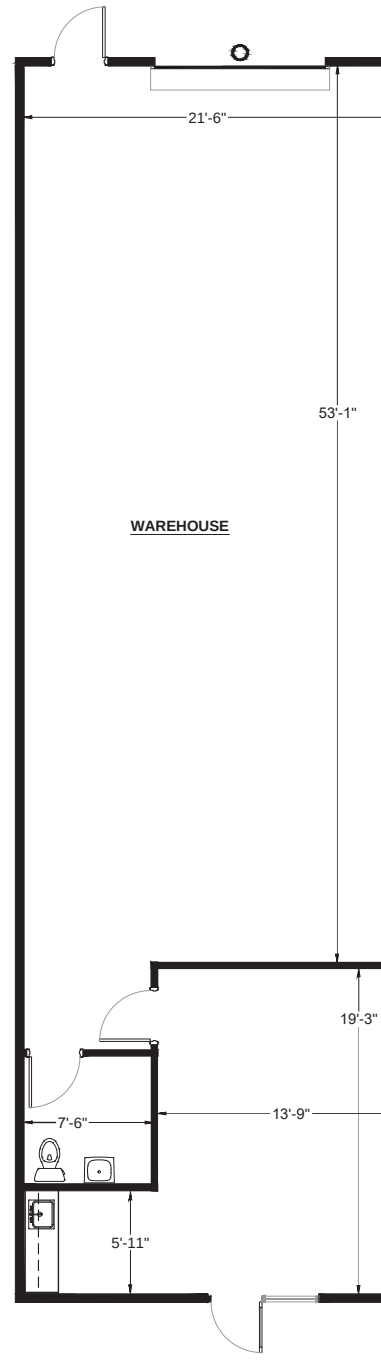
SUITE 7069

TOTAL SF 1,611



MONTHLY RENT +
NNNS

\$4,913.55



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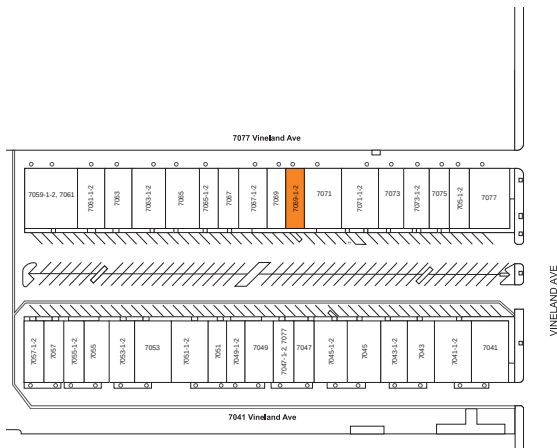
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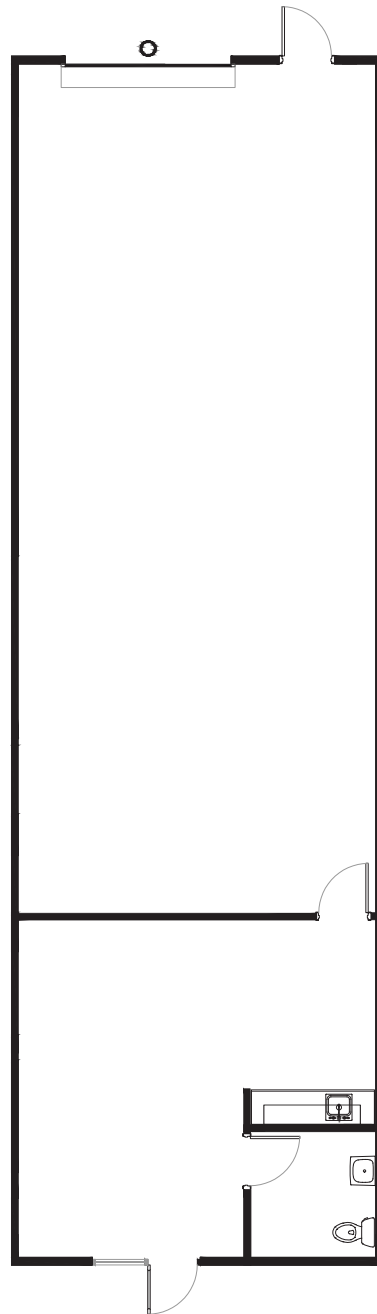
SUITE 7069.5

TOTAL SF 1,620



MONTHLY RENT +
NNNS

\$4,941.00



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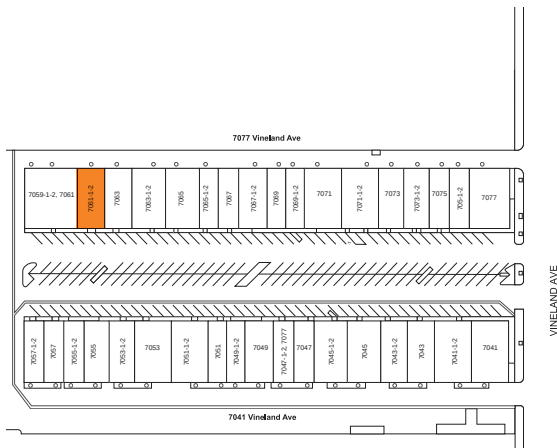
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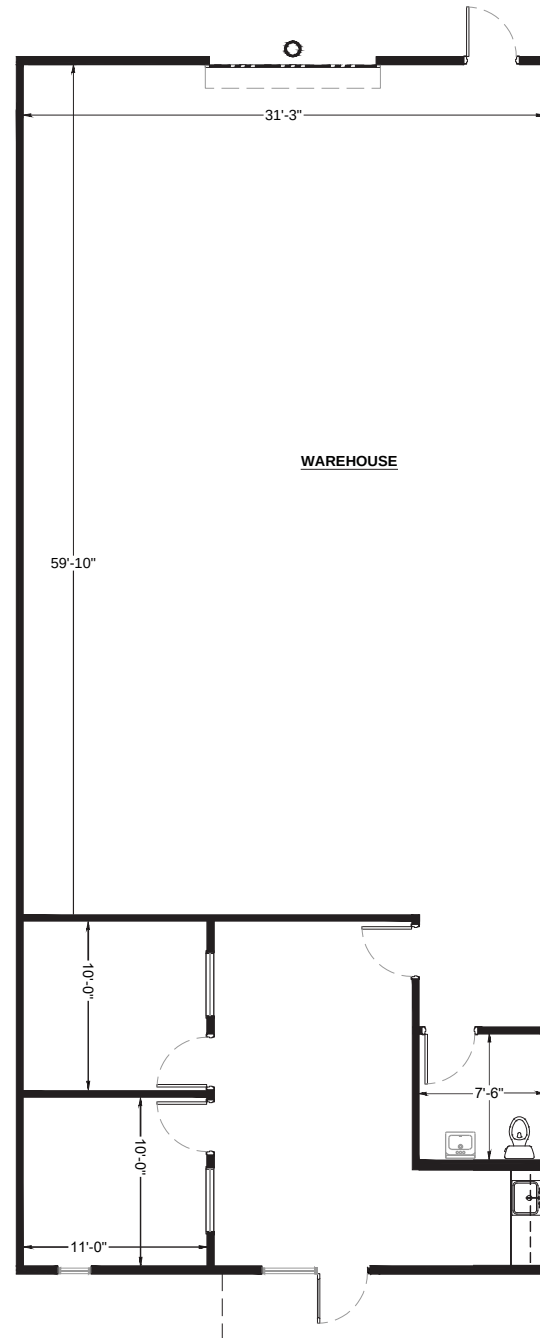
SUITE 7061.5

TOTAL SF 2,336



MONTHLY RENT +
NNNS

\$7,124.80



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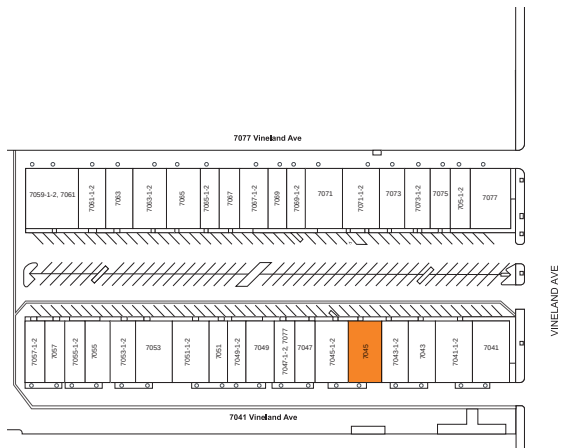
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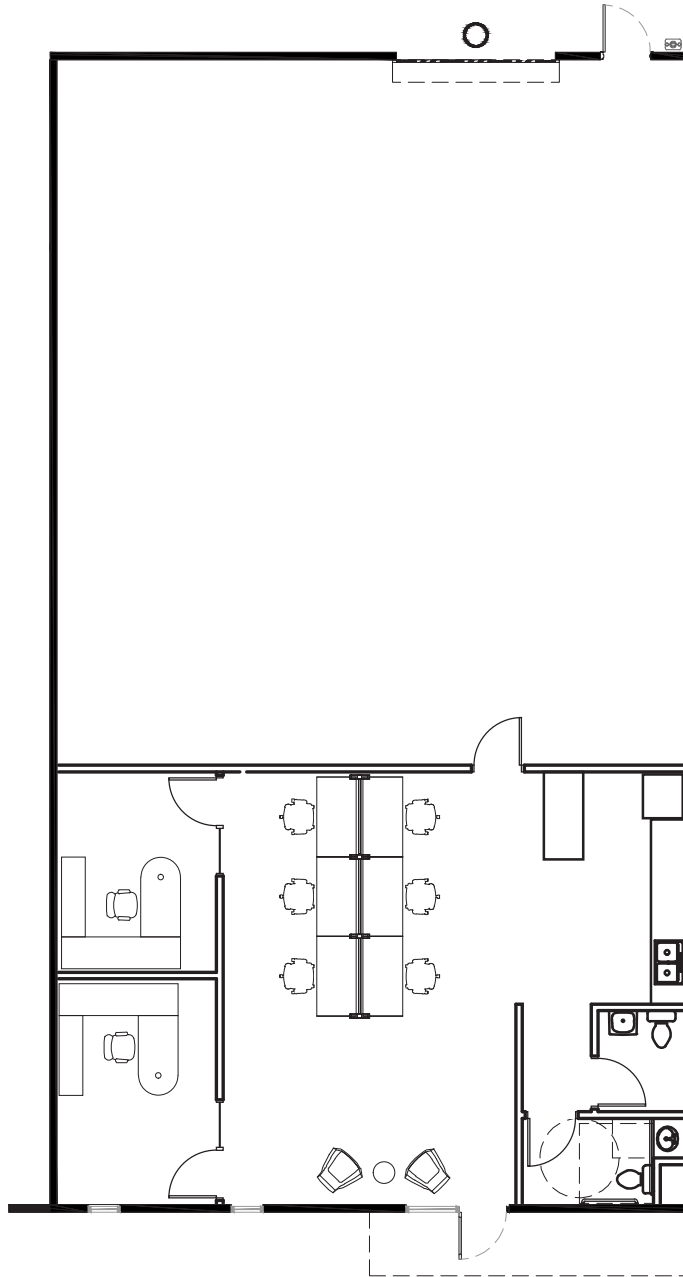
SUITE 7045

TOTAL SF 2,939



MONTHLY RENT +
NNNS

\$8,963.95



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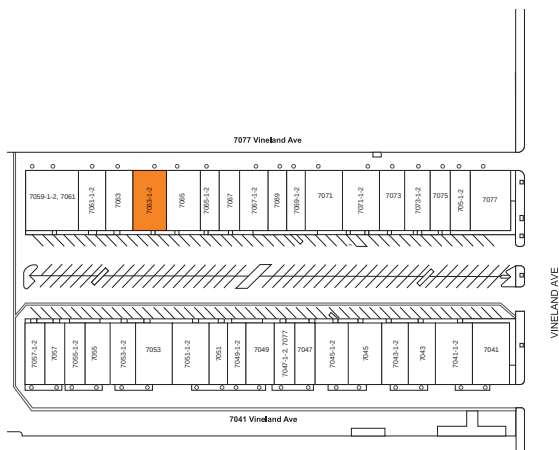
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PROPOSED FLOORPLAN

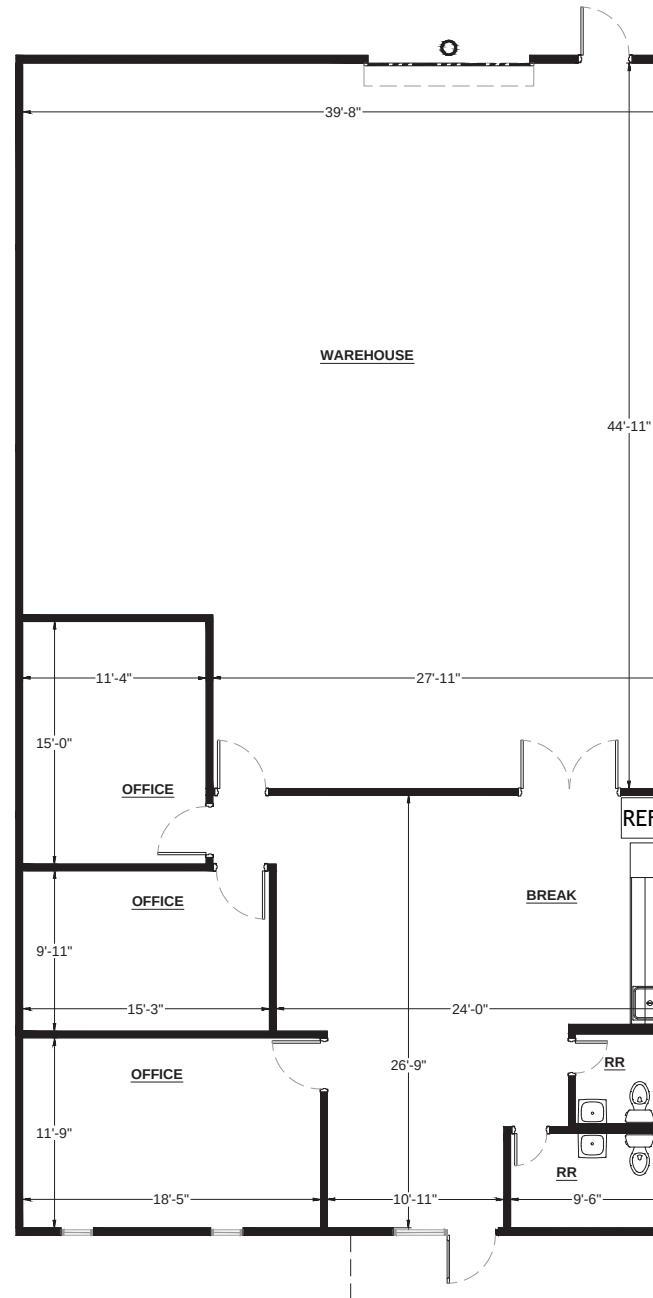
SUITE 7063.5

TOTAL SF 2,940



MONTHLY RENT +
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\$8,967.00



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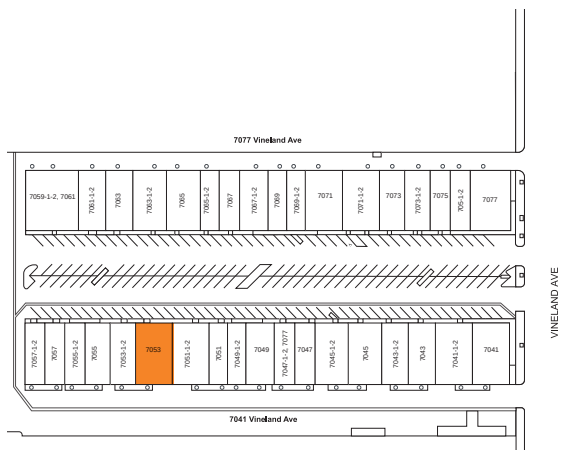
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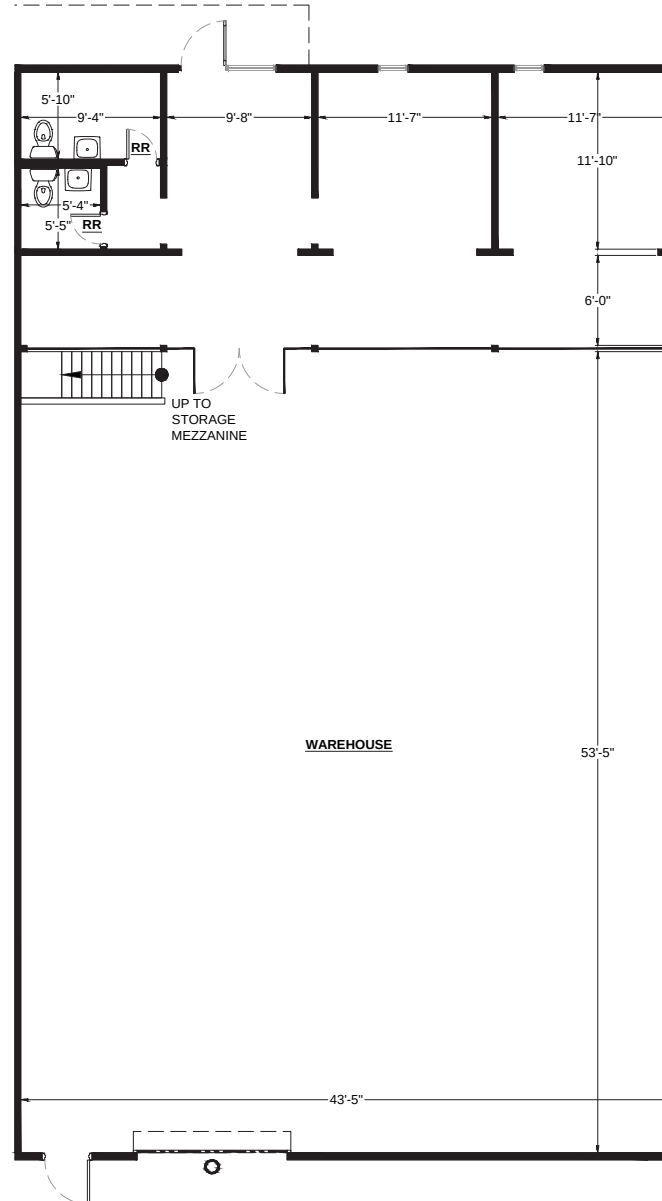
SUITE 7053

TOTAL SF 3,213



MONTHLY RENT +
NNNS

\$9,799.65



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AMENITIES & MAJOR TENANTS

UNDER NEW OWNERSHIP



NEARBY AMENITIES

Hollywood Burbank Airport
Burbank Empire Center
Plaza del Sol
Costco
The Home Depot
FedEx

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