



# 120 N VICTORY BLVD

GENERAL OFFICE/POST-PRODUCTION BUILDING FOR LEASE

[WWW.STRATTONCRE.COM](http://WWW.STRATTONCRE.COM)



# 120 N VICTORY BLVD

**PROFESSIONAL OFFICE OR  
POST-PRODUCTION SPACE**

LEASE RATE

**\$2.50 PSF**

**MODIFIED GROSS**



## Robert Stratton

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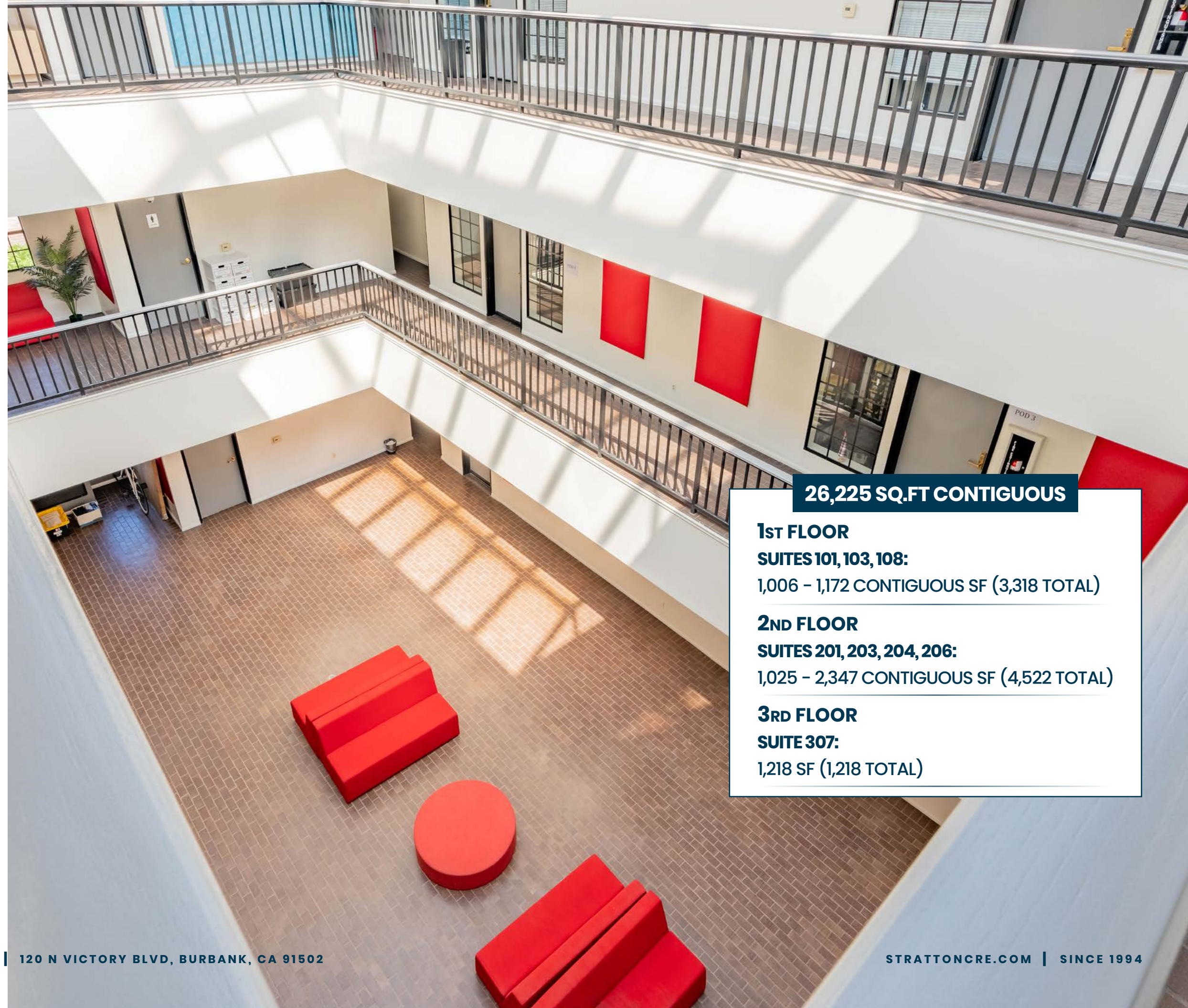
## David Stratton

Senior Associate - DRE #02034297

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**26,225 SQ.FT CONTIGUOUS**

### 1<sup>ST</sup> FLOOR

**SUITES 101, 103, 108:**

1,006 - 1,172 CONTIGUOUS SF (3,318 TOTAL)

### 2<sup>ND</sup> FLOOR

**SUITES 201, 203, 204, 206:**

1,025 - 2,347 CONTIGUOUS SF (4,522 TOTAL)

### 3<sup>RD</sup> FLOOR

**SUITE 307:**

1,218 SF (1,218 TOTAL)



PROPERTY SUMMARY

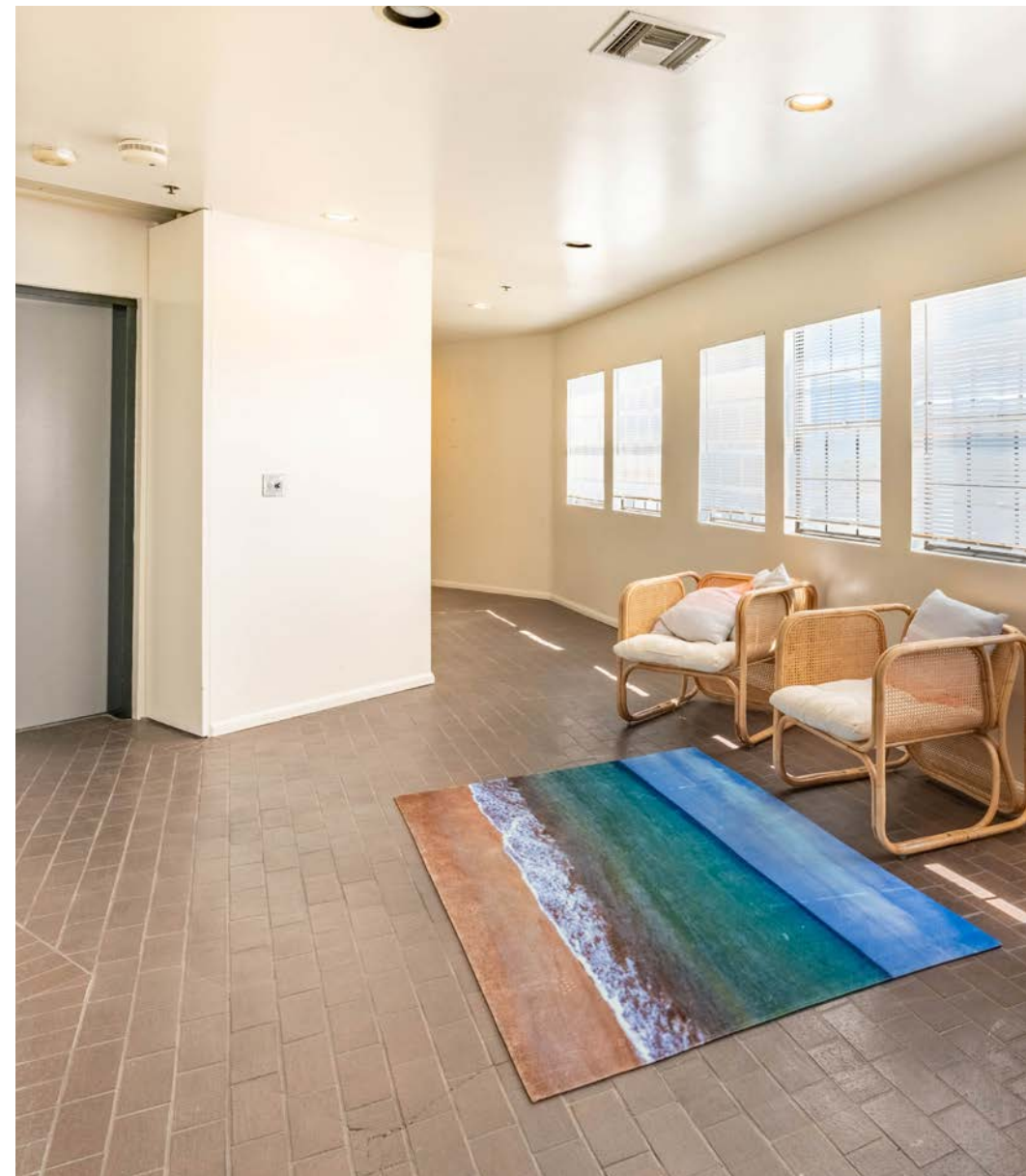
120 N VICTORY BLVD  
OFFICE / POST-PRODUCTION SPACE

Stratton Commercial Real Estate is pleased to present 120 N Victory Blvd, the former Nickelodeon building, for lease. This newly-renovated office building is well-suited for all types of office and post-production use. The property is located adjacent to the corner of Victory Blvd and W Olive Ave, offering tremendous frontage in the media capital of the world.

Above the ground-level parking garage with included valet service are three-floors of professional office space with elevator access. Inside you'll discover a beautiful atrium common area filling the building with natural sky light. Flanking the common areas are 24 separately metered suites each with its own newly installed HVAC system with Catch All (MERV 13) filters. In addition there are conference rooms, gendered restrooms, accessory office space, and kitchen space.

|                      |                                |
|----------------------|--------------------------------|
| PROPERTY TYPE .....  | OFFICE / POST-PRODUCTION       |
| BUILDING SQ.FT ..... | 26,225                         |
| LOT SIZE SQ.FT ..... | 10,890                         |
| OCCUPANCY .....      | SINGLE OR MULTI                |
| FLOORS .....         | 3 + LEVEL 1 PARKING            |
| SUITES .....         | 24 SEPARATELY METERED SUITES   |
| HVAC .....           | 24 UNITS                       |
| PARKING SPACES ..... | 33 COVERED, 20 EASEMENT SPACES |
| ZONING .....         | C4                             |
| TERM .....           | 3 TO 5 YEARS                   |











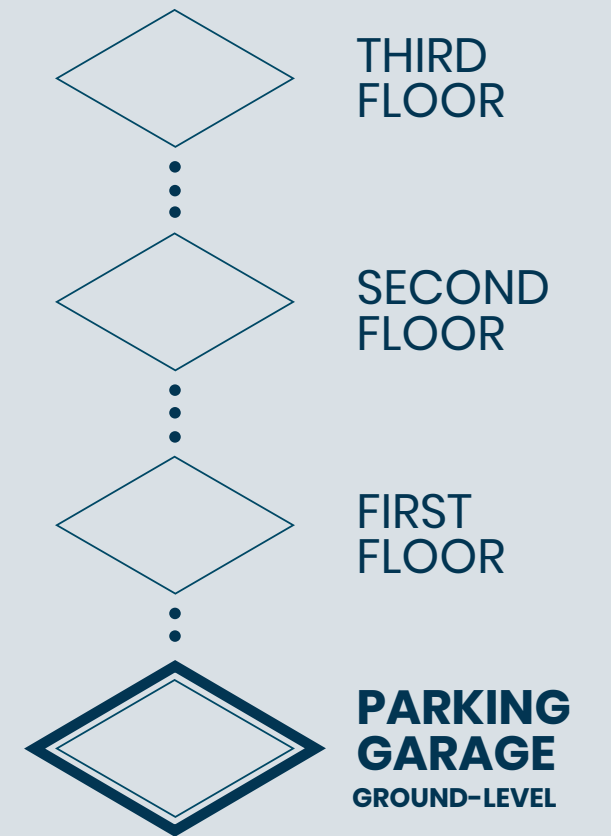








**120**  
**N VICTORY BLVD**  
BURBANK, CA

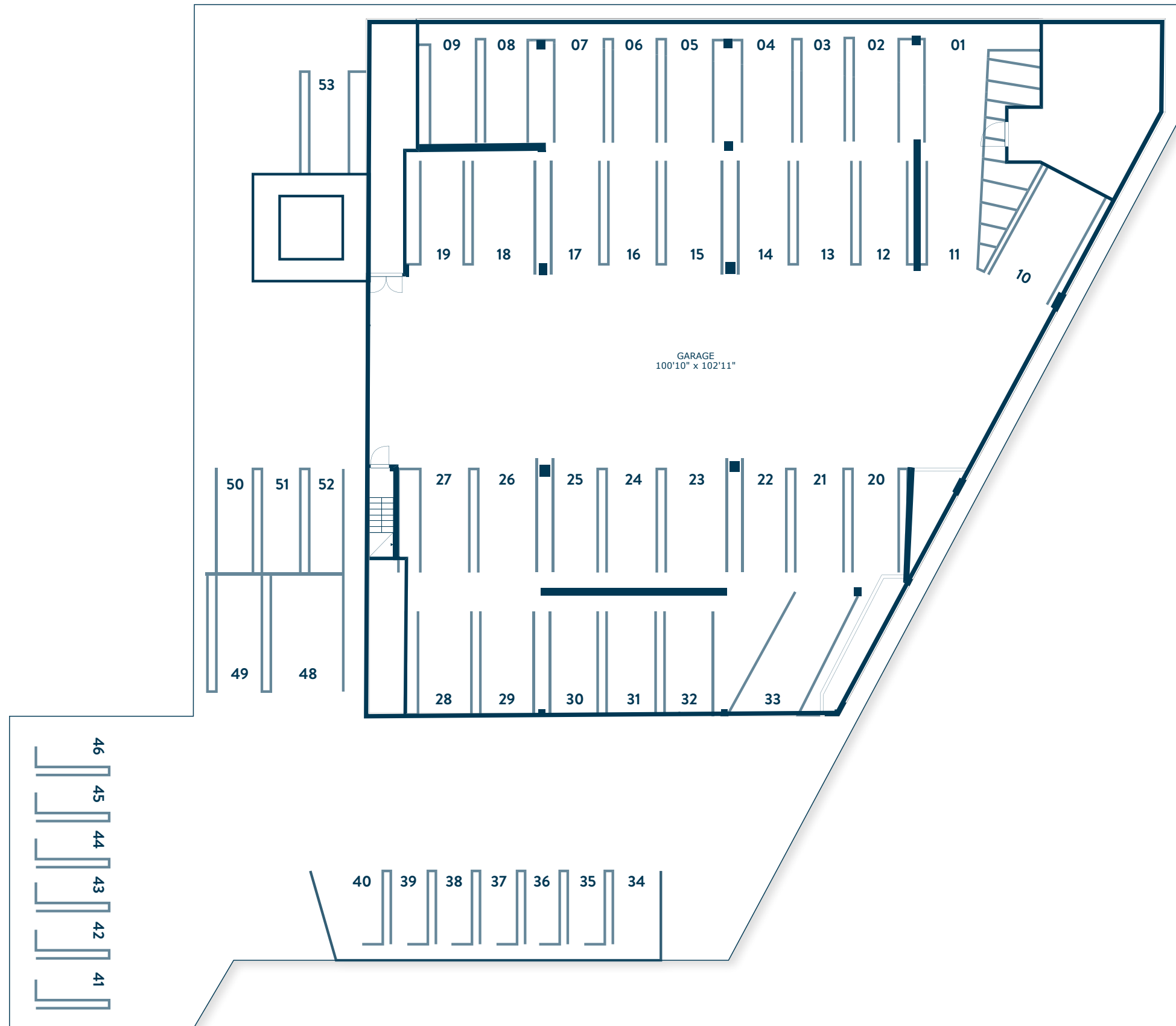


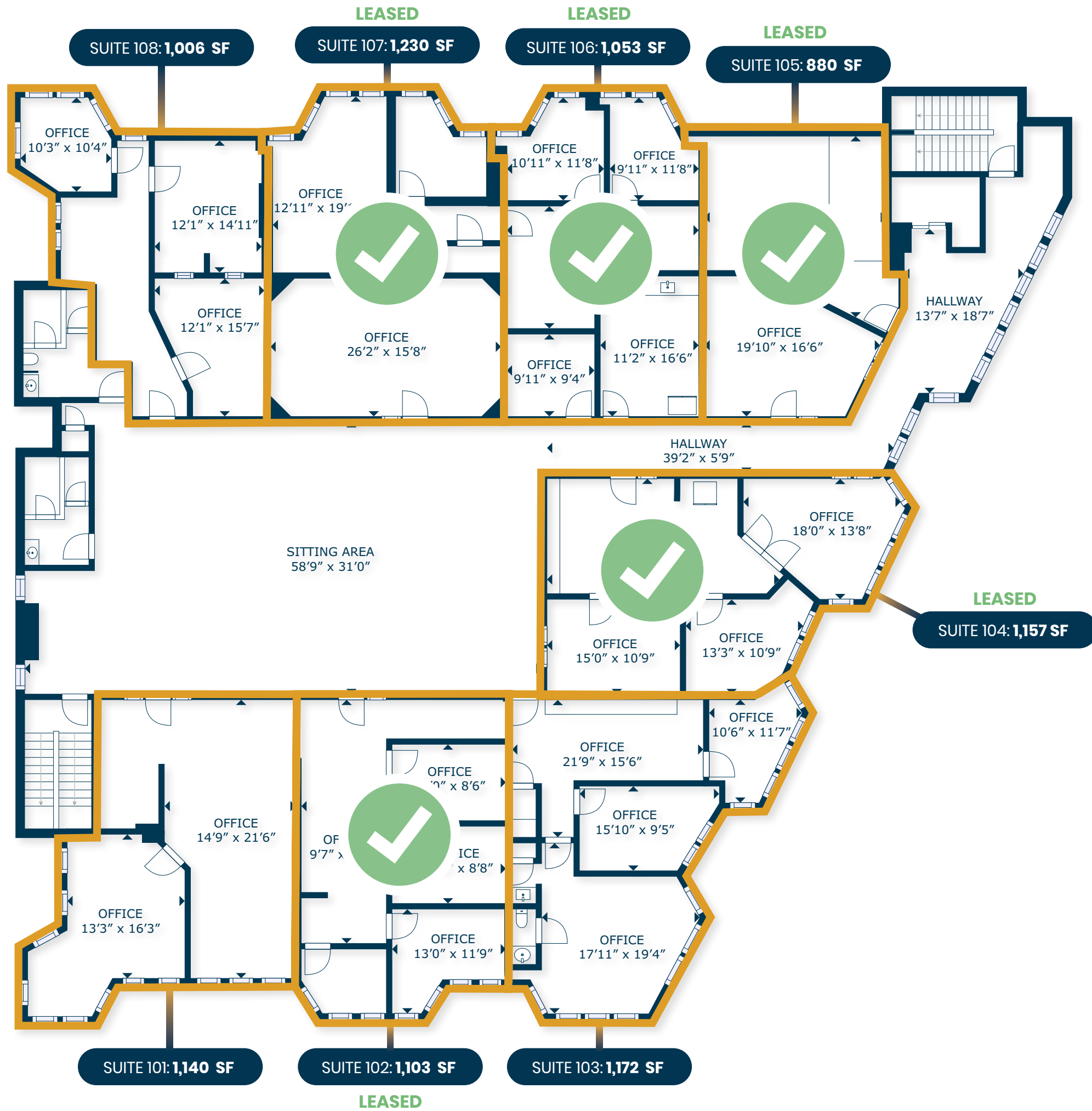
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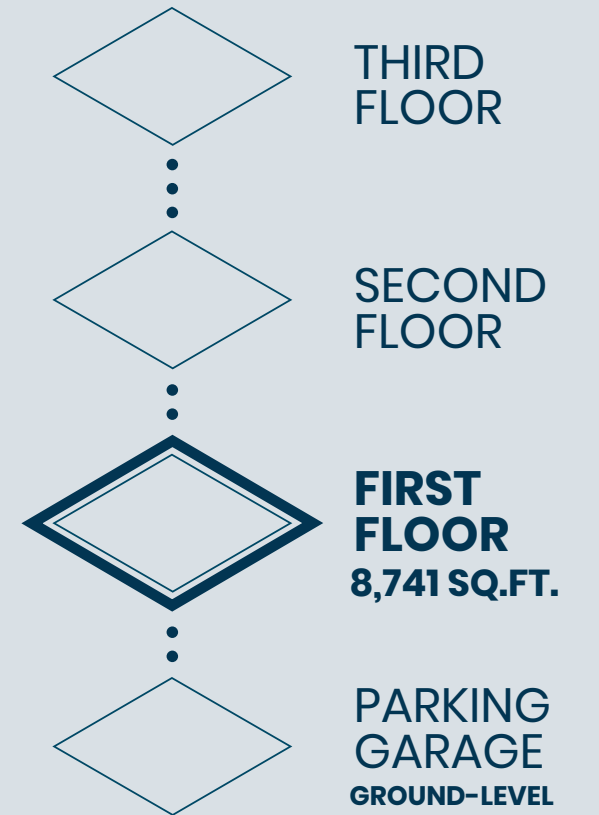
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# 120 N VICTORY BLVD BURBANK, CA



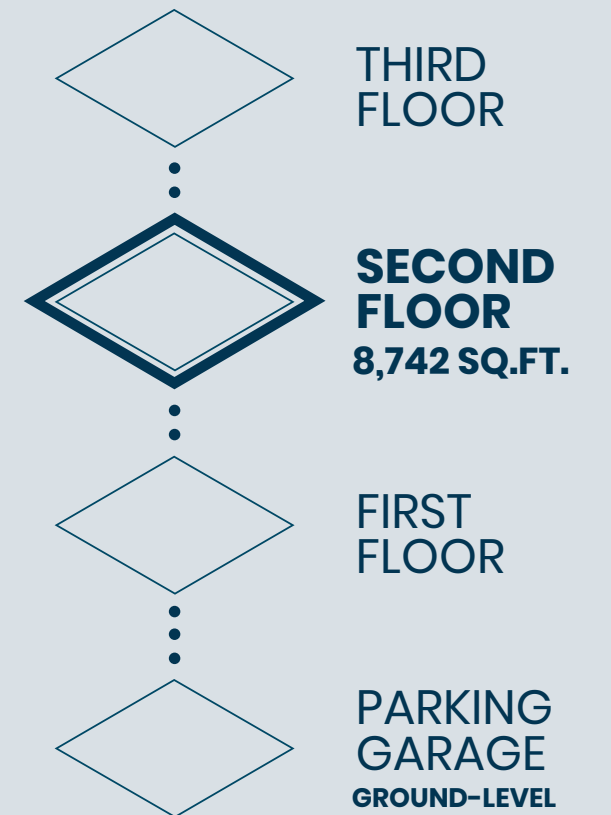
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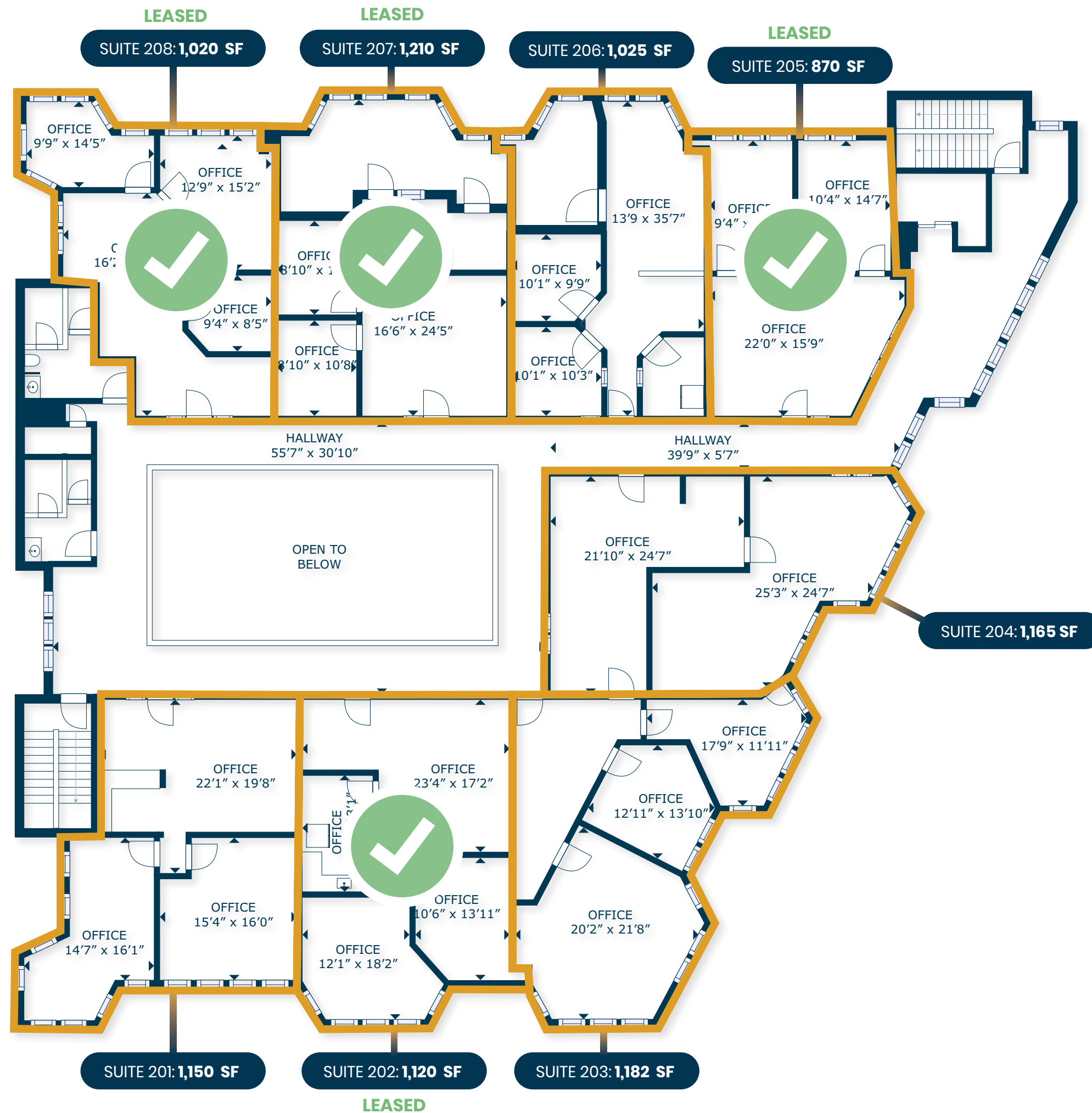


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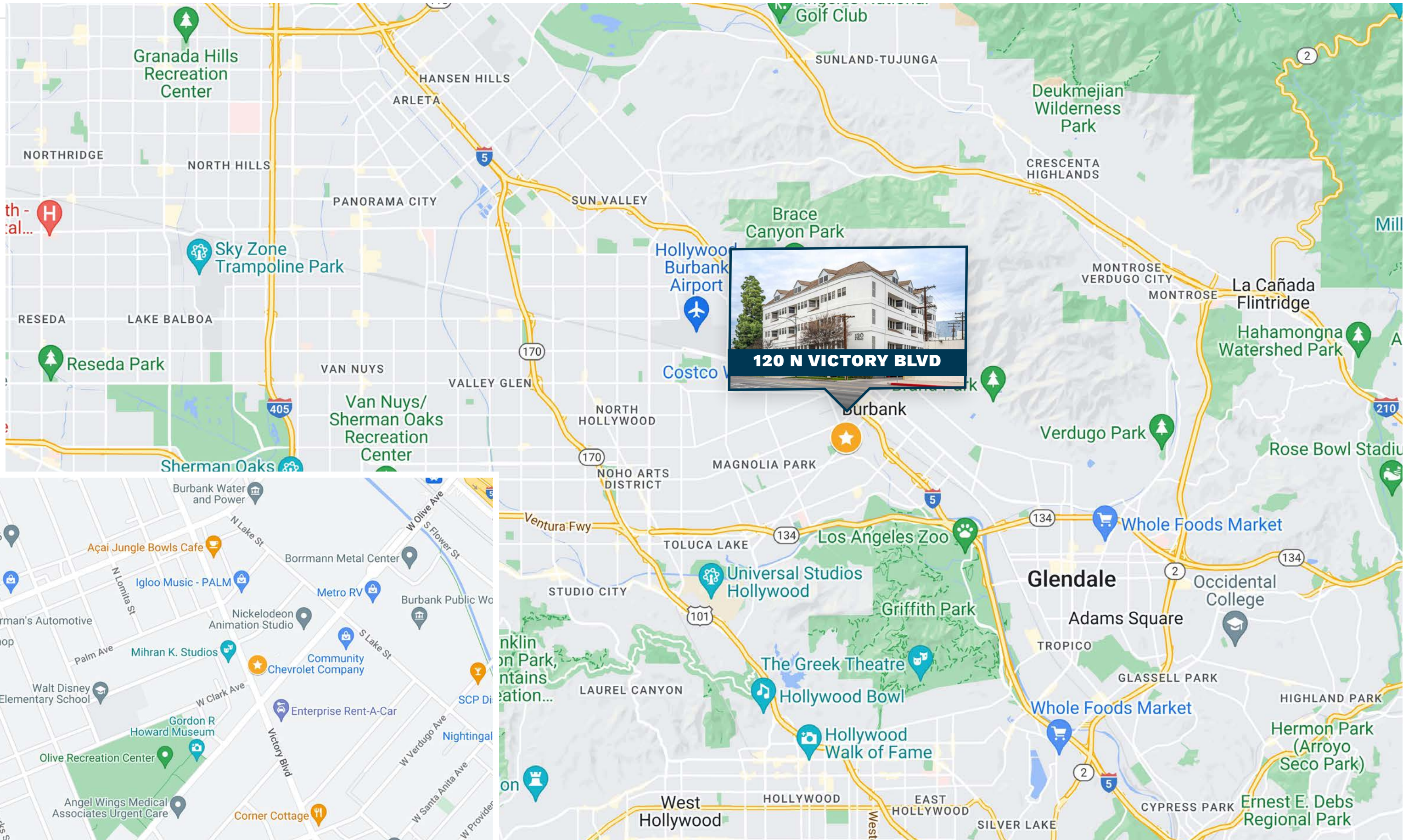
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## BURBANK, CA 91502

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