

BACKLOT BURBANK

4100 W. VANOWEN PLACE

PRICE
REDUCTION!



FOR MORE INFORMATION

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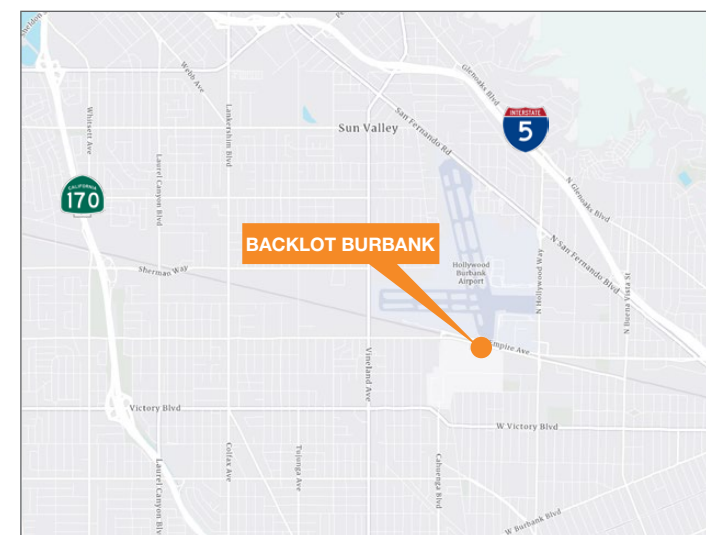
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4100-4210 W. VANOWEN PL., 2303-2333 N. VALLEY ST., 4400-4510 W. VANOWEN ST. | BURBANK | CA | 91505

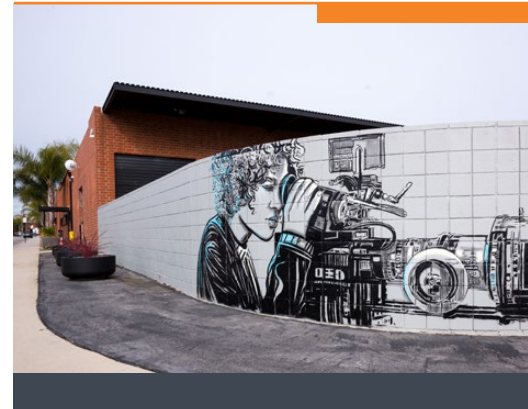
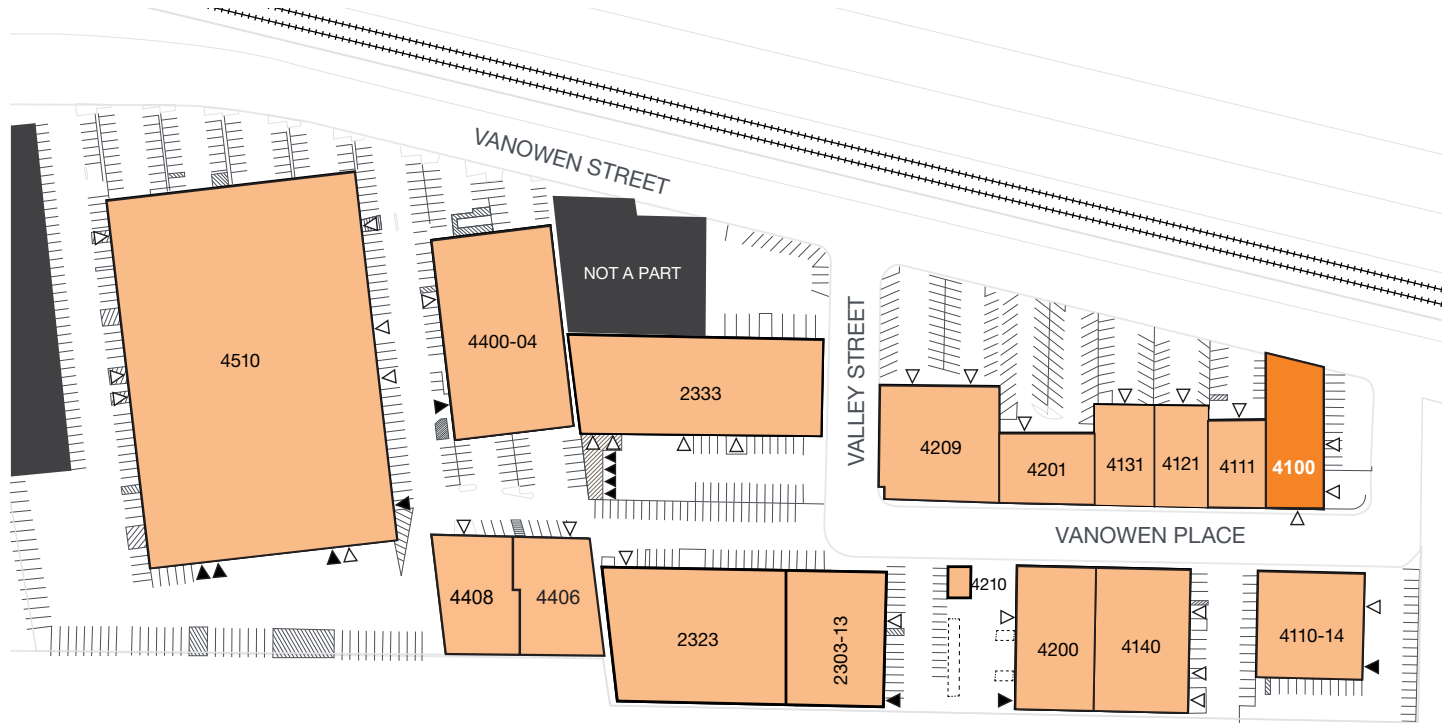
PROPERTY FEATURES

- 7,572 SF of creative industrial space
- Prime Burbank location with close proximity to major studios and entertainment companies
- Features glass roll-up doors, brick construction, 14' ceilings, natural light with stunning views
- Warehouse HVAC Possible
- Part of a 12-building creative industrial campus spanning over 300,000 SF
- Adjacent to the Hollywood/Burbank Airport and walking distance to Metrolink station, with ample nearby dining options
- Easily accessible from major freeways including the 5, 134, and 170



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.

BACKLOT BURBANK SITE PLAN



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AVAILABILITY

AVAILABLE OCCUPIED

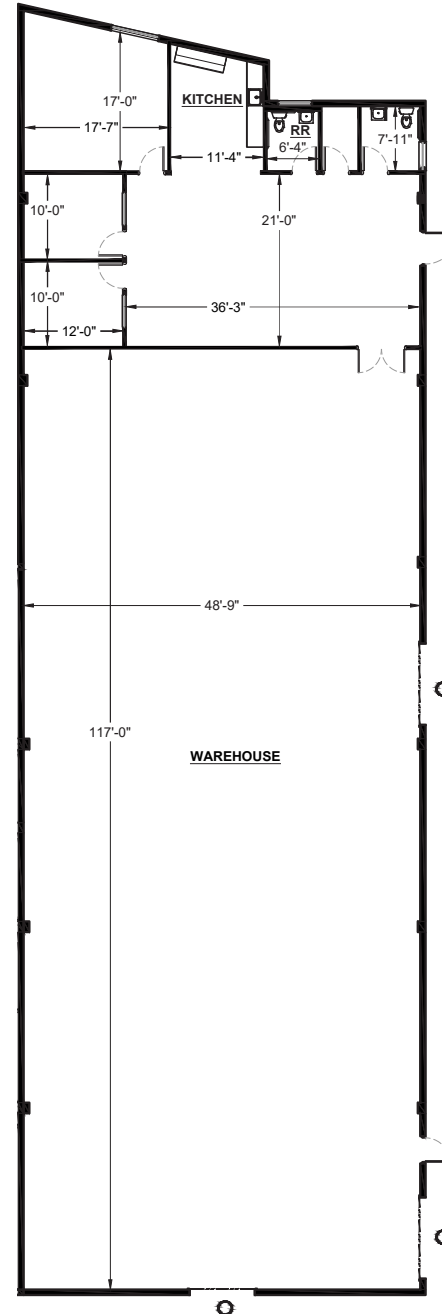
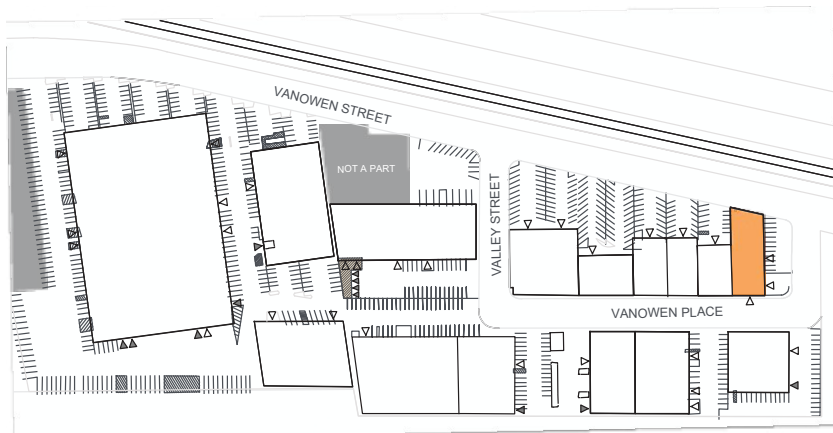
BUILDING	SF	LEASE RATE (NNN)	NETS	MONTHLY ALL-IN	AVAILABLE
4100 W. Vanowen Pl.	7,572	\$2.50/sf \$1.99/sf	\$0.61/sf	\$23,549 \$19,687	Now

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SPECIFICATIONS

Available SF	7,572
Office SF	± 1,730
Warehouse SF	± 5,842
Clear Height	14'
GL Doors	3
Power	2 Panels: <ul style="list-style-type: none">• 125A, 120/240V, 1Ph, 3W*• 200A, 240V, 3Ph, 3W*
Warehouse HVAC	Possible
Yard	Fenced / Paved
Parking Spaces	14 / 1.85:1 (Expandable up to 21 Spaces)
Lease Rate	\$1.99 NNN
Operating Expenses	\$0.61 PSF



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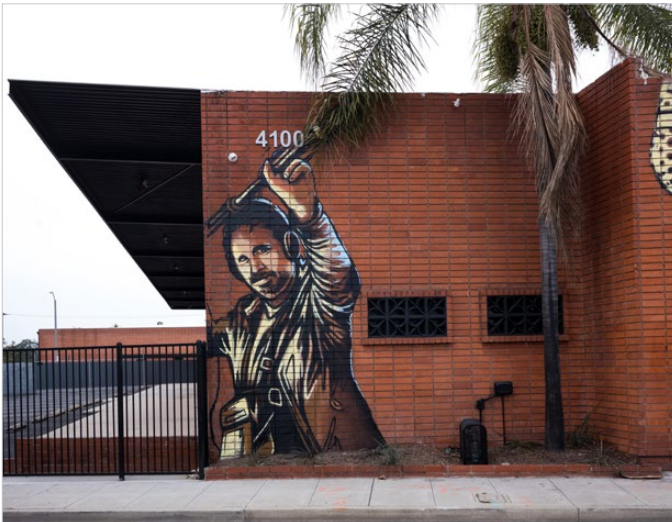
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*Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

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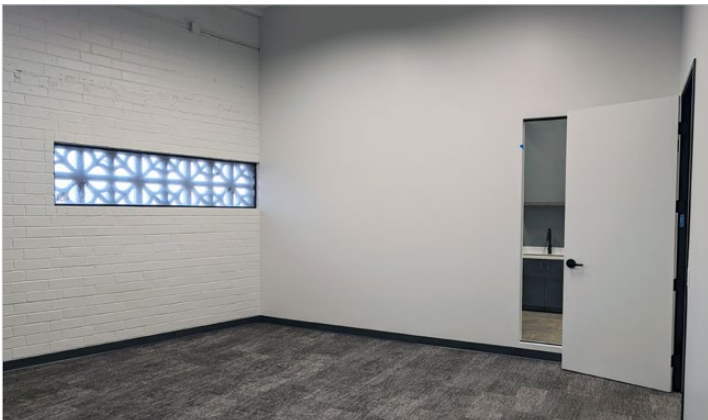
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BACKLOT BURBANK

AMENITIES & MAJOR TENANTS



NEARBY AMENITIES

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

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