

**447 Burchett Street, Glendale, CA 91203**  
**Cross Street—Pacific Ave.**

5,768 square foot, 2 story, office building  
With on-site parking

Hard to find 2 tenant building—Separately metered

Occupy all or 1/2 of building, with income potential  
Owner/User of 51% or more may qualify for  
SBA loan with only 10% down

Refurbished, attractive, free standing building

Good mix of private offices & bullpen area  
2 story walk-up with restrooms & lunchrooms on each floor

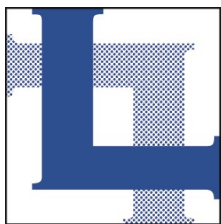
Adjacent to restaurants, public transportation, & freeways

~~\$3,795,000~~  
**\$3,395,000**

**Reduced**

Exclusively represented by  
PAUL P. LOCKER, CCIM, SIOR, PMC (DRE 01220314)

**FOR  
RENT  
SALE**



**LOCKER  
REALTY CORP.**

**818.956.8800**

**www.LockerRealtyCorp.com**



Individual  
Member



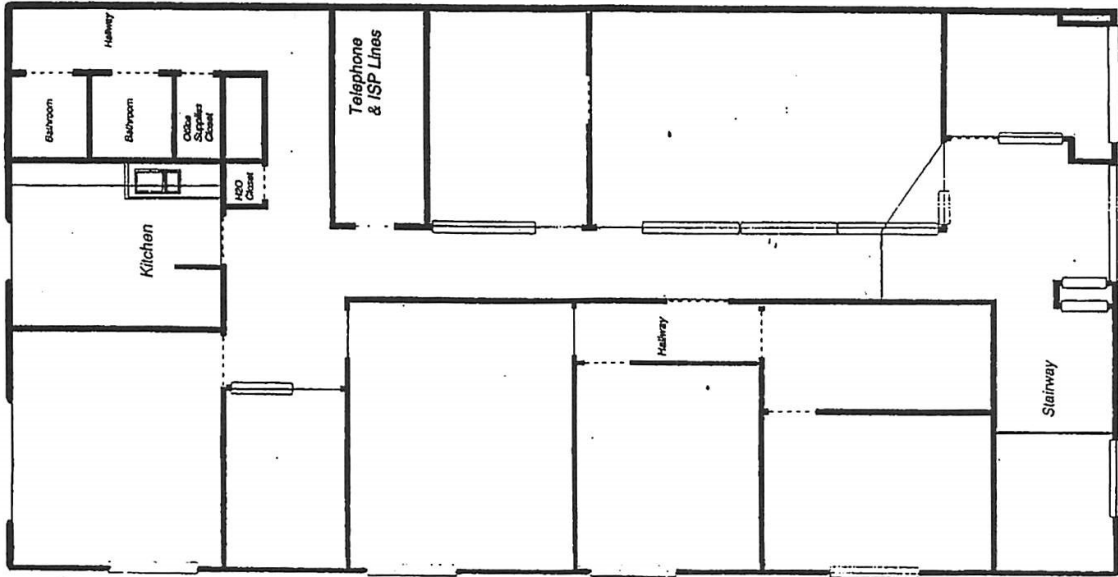
**SIOR**



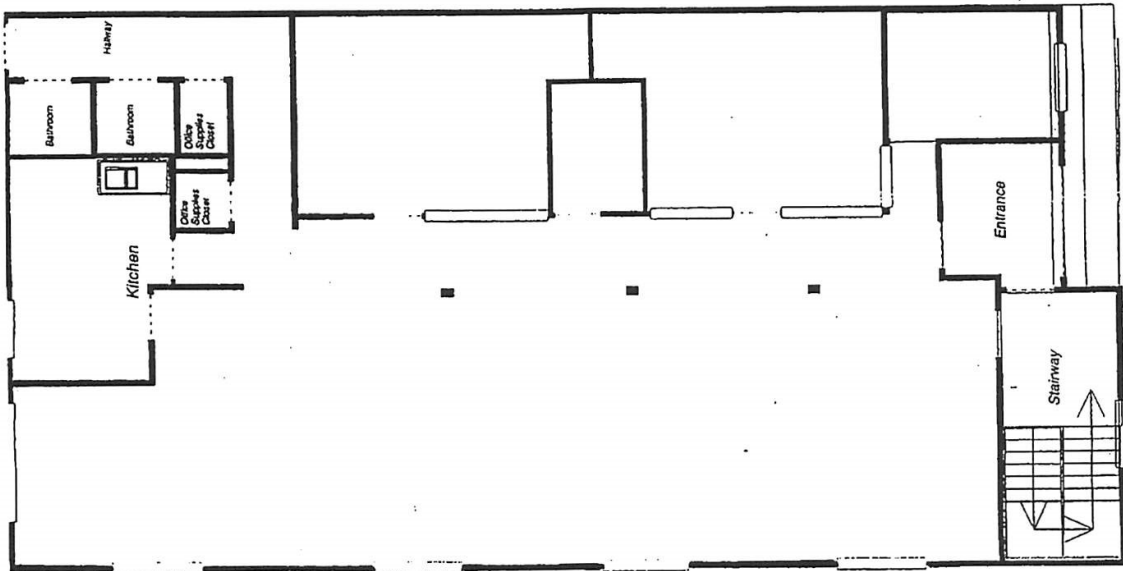
PROPERTY MANAGEMENT CERTIFICATION

PROVIDING SERVICE WITH EXPERTISE

601 E. GLENOAKS BLVD., SUITE 200, GLENDALE, CA 91207-1736



**Second Floor.**



**First Floor**

**447 Burchett Street, Glendale, CA 91203**

## **Physical Details**

Cross Streets: between Pacific Ave. & Central Ave.  
Assessor's Parcel Number: 5636-015-024  
Building Square Footage: 5,768 (Assessor)  
Land Square Footage: 7,804 (Assessor)  
Year Built: 1977  
Walk Score: 91 (Walker's Paradise)  
Transit Score: 49 (Some Transit)  
Bike Score: 62 (Bikeable)  
Zone: C2-II  
Parking: 15 (6 tandem & 3 single)

### Notes:

Across from Acapulco Restaurant and Starbucks Café  
Eleven (11) generous size private offices and large bullpen area  
Four (4) restrooms, (2) upstairs and (2) downstairs  
Two (2) lunchrooms, (1) upstairs and (1) downstairs  
Newer windows (most operable)  
IT server room with separate air conditioning unit

**ALL INFORMATION CONTAINED HEREIN IS DEEMED TO BE  
RELIABLE; HOWEVER, BUYER TO PERFORM THEIR OWN  
INDEPENDENT STUDIES/INVESTIGATIONS INTO ALL ASPECTS  
EFFECTING THE PROPERTY, AS BUYER DEEMS NECESSARY.**



