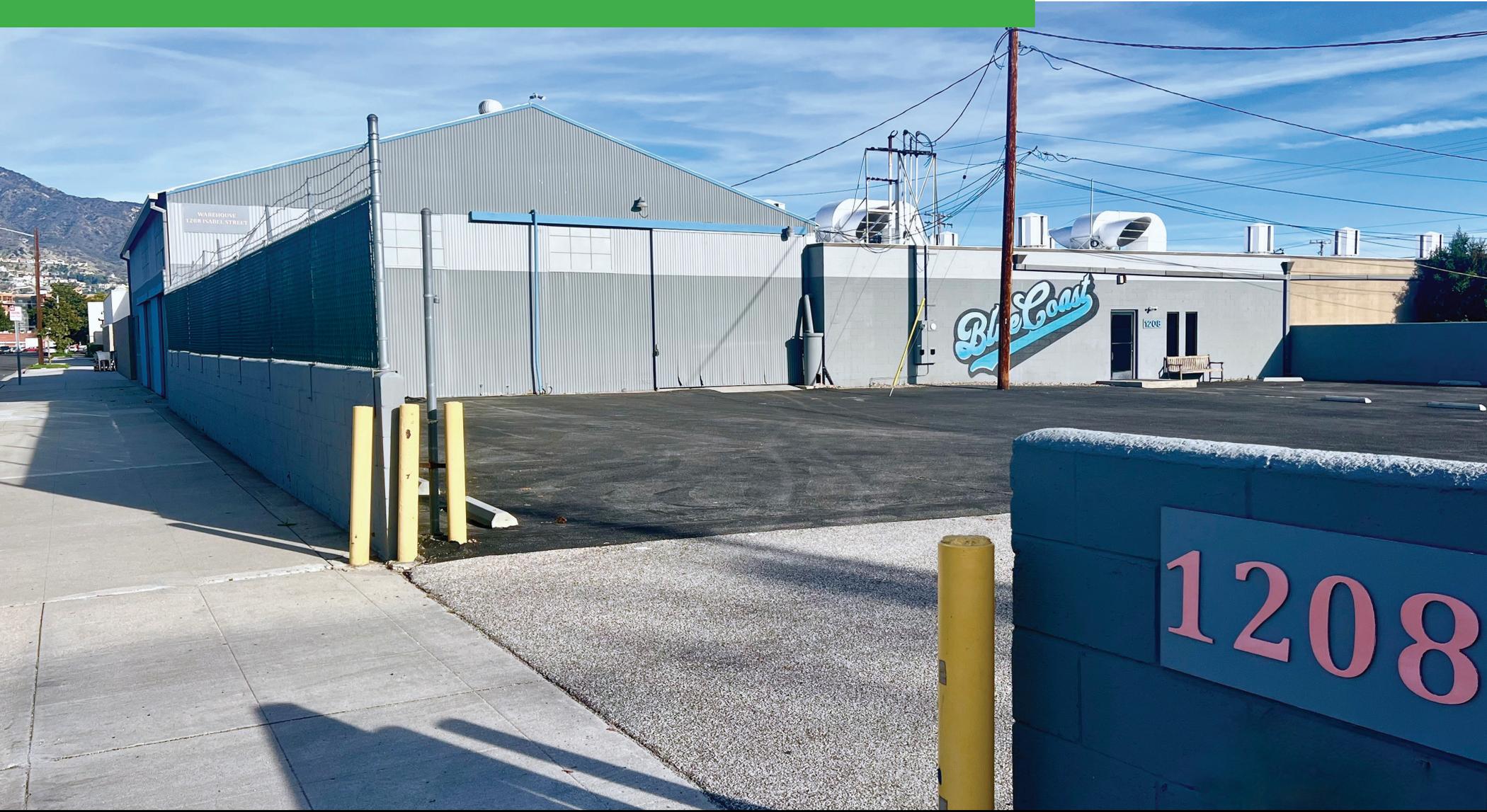


SUBLEASE

3,000 SQUARE FEET
WAREHOUSE SPACE

1208 ISABEL STREET
BURBANK, CA 91506



JEFF JAROW

310.395.2663 X105

JEFF@PARCOMMERCIAL.COM

LIC# 00870996



PROPERTY OVERVIEW

1208 ISABEL STREET
BURBANK, CA 91506



UNIT FEATURES

- 14' Ceiling Height
- 14' x 14' Rolling Doors
- 200 Amps Power Supply
- Central Air Condition
- Located Between Downtown Burbank & Magnolia Park
- Suitable for Warehouse, Distribution, Fulfillment or Movie/TV/Music Production

SIZE:	Approximately 3,000 square feet warehouse
RENT:	\$3.15 per square feet per month, NNN
NNN:	Approximately \$0.26 per square foot per month
TERM:	Current lease thru December 2026 with a 3-year option to extend thru December 2029
AVAILABLE:	Immediately
PARKING:	10 Spaces (no additional fee)
USE:	Industrial Warehouse

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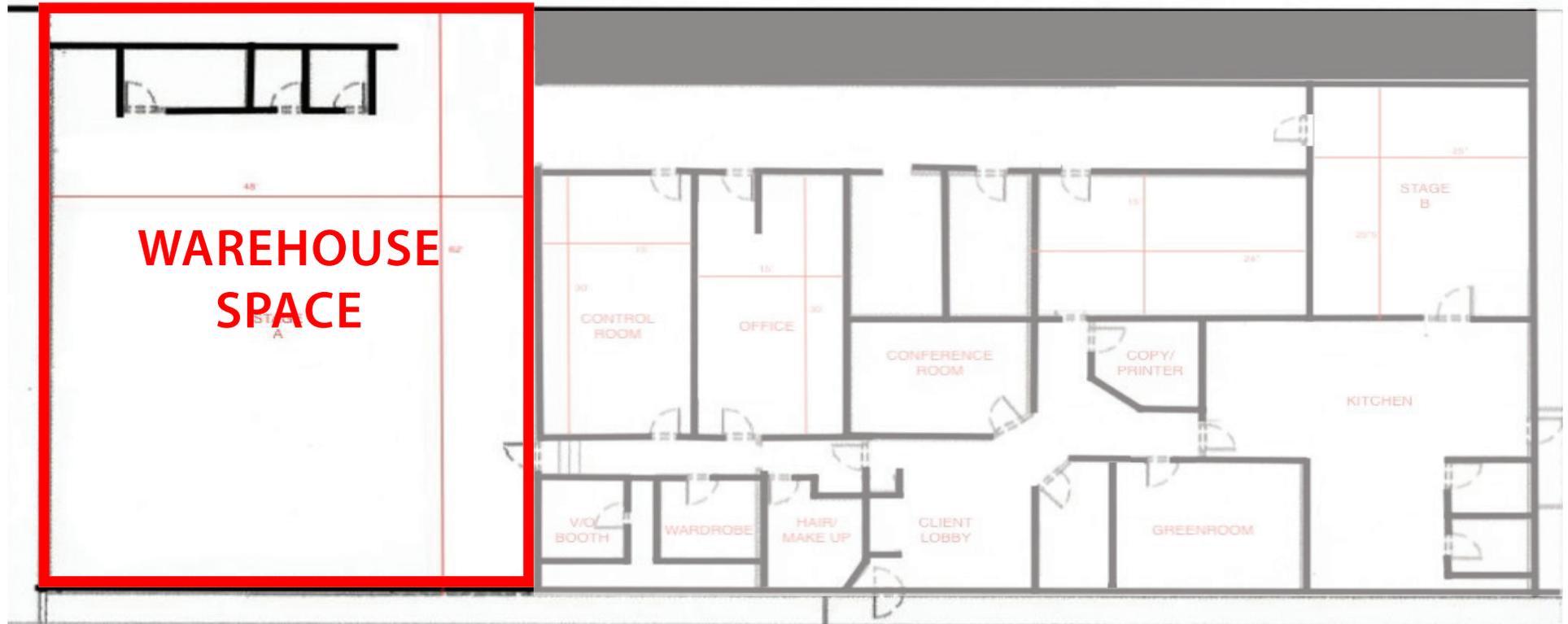
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FLOOR PLAN

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AREA OVERVIEW

1208 ISABEL STREET
BURBANK, CA 91506

Located in the heart of Burbank, 1208 Isabel Street is superbly located between the city's bustling downtown district and the creative Magnolia Park neighborhood. This exciting, flourishing area is known for its vibrant mix of production studios, boutique shops, and local cafés, all within minutes of major entertainment employers and amenities.



Just blocks from the media hub anchored by Warner Bros., Disney, and Universal, the site is situated amid the region's leading film and television production infrastructure. The unique property features a professional studio environment with a walkable, neighborhood feel, ideal for production offices or creative workspaces.

Convenient freeway access to the 5 and 134 ensures quick connectivity to Hollywood, Glendale, and the greater Los Angeles area. With its blend of accessibility, creative energy, and neighborhood charm, 1208 Isabel sits at the crossroads of Burbank's business and entertainment communities.

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