

3809 W Burbank Blvd

• **Size:** ±2,496 RSF

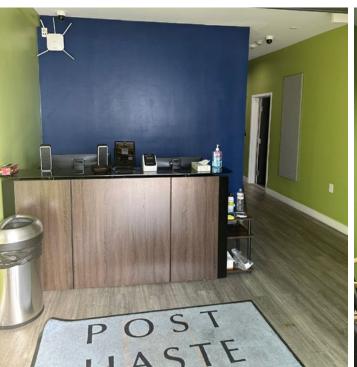
• **Sublease Term:** Through 10/31/2030

• **Asking Rate:** \$3.00 MG

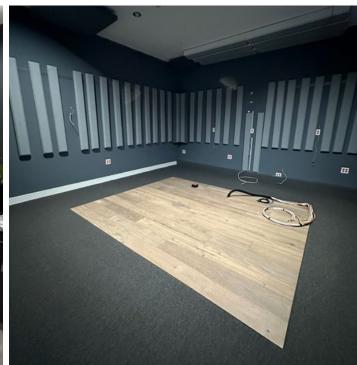
• Available: Now





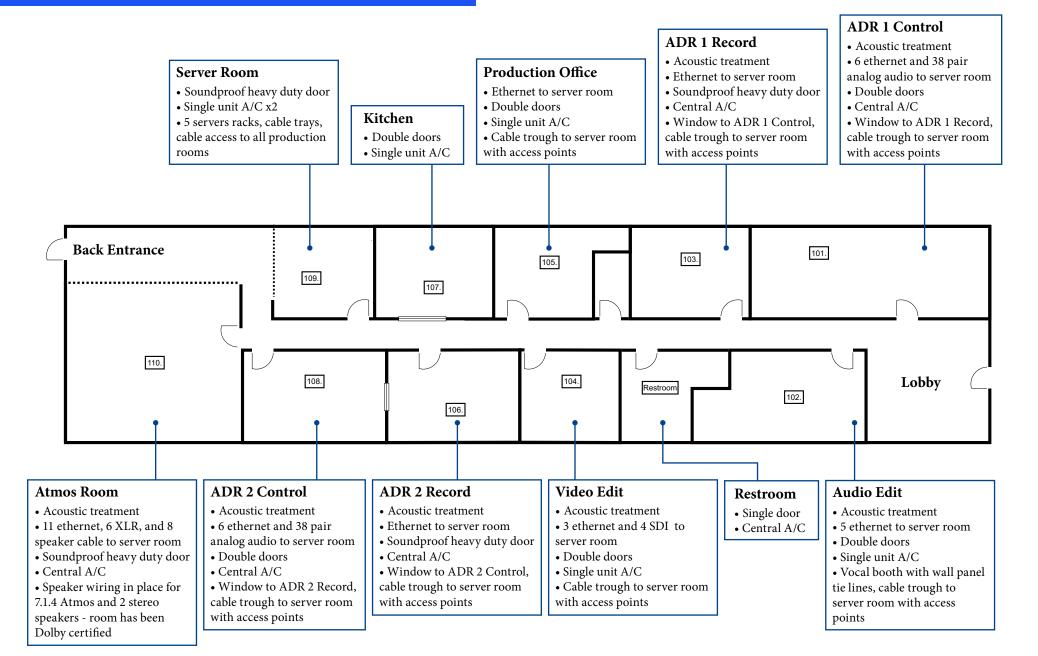






Floor Plan and Features

±2,496 RSF





Property Highlights

High-end production facility with individual spaces to create

Multiple studios, sound proof rooms and production rooms

Fiber currently provided by Crown Castle

Key card access in place

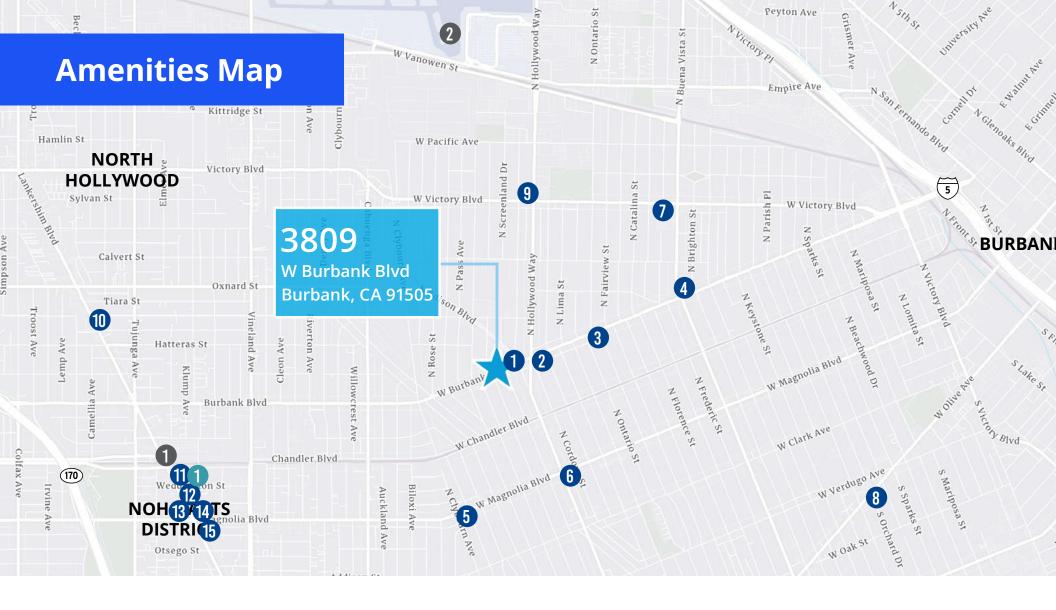
Fully cabled with Category 7 wiring

Security system infrastructure installed

Quick access to the 134, 5 and 170 Freeways

5 minutes from the Hollywood Burbank Airport

Walk Score 85 (Very Walkable)



FOOD

- 1 Pablito's Tacos
- 2 Dino's Pizza
- 3 The Ugly Mug Coffee House
- 4 BB Cafe & Catering
- 5 Tatsu Sushi Japanese Cuisine

- 6 Porto's Bakery and Cafe
- Starbucks
- 8 Raising Cane's
- 9 Subway
- 10 In-N-Out

- Jamba Juice
- 12 Bruxie
- 13 Pitfire Pizza
- 14 Jimmy John's
- 15 Dave's Hot Chicken

TRANSPORTATION

- Metro Station
- 2 Hollywood Burbank Airport

FITNESS

- 1 24
 - 24 Hour Fitness



Integrated Advisory Services Team

3809 W Burbank Blvd

Burbank, CA 91505

±2,496 SF For Sublease

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