

# FOR LEASE



*7,547 SF of Creative Flex Space Available in the  
Burbank Media District & "Audio Alley"*

**640 S. Glenwood Pl. Suite A | Burbank, CA 91506**



**COREY I. SPOUND** Lic # 01142655

[E] [corey@tamarackres.com](mailto:corey@tamarackres.com)

[P] (818) 464-3215

[C] (310) 625-6825

**DAVID KAUFMAN** Lic # 01217537

[E] [david@tamarackres.com](mailto:david@tamarackres.com)

[P] (818) 464-3212

[C] (310) 877-8600

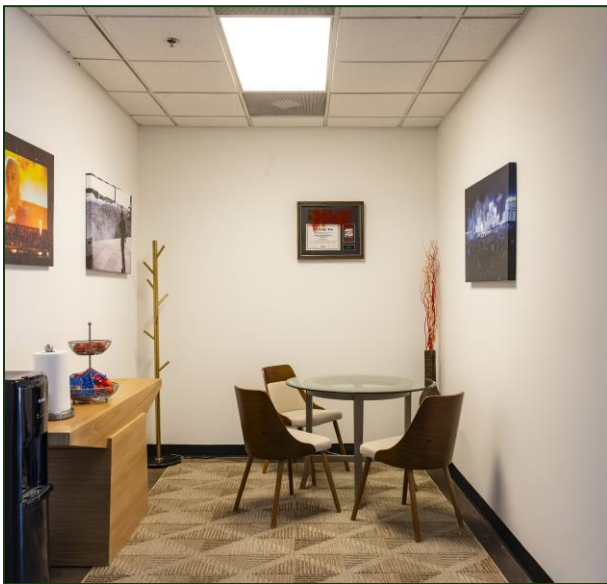
[A] 15300 Ventura Blvd., Suite 200 | Sherman Oaks, CA 91403

# Property Description

640 S. Glenwood Pl. Suite A  
Burbank, CA 91506

**Build-out includes: private offices & bull-pen areas, kitchen, restrooms, machine room, MPAA vault / Security**

|                    |                                                                   |
|--------------------|-------------------------------------------------------------------|
| <b>Building SF</b> | <b>7,547 RSF Available</b>                                        |
| <b>Rental Rate</b> | <b>\$2.55 / SF Net</b>                                            |
| <b>Parking</b>     | 18 dedicated parking spaces in a gated, secure lot free of charge |
| <b>Zoning</b>      | BUM1                                                              |
| <b>Year Built</b>  | 1955                                                              |



## Property Features:

- Bow-Truss creative environment with mix of open and private areas
- Multiple high-speed Fiber Optic providers - connectivity throughout (N+1 connectivity)
- Private editing bays, private kitchen, private restrooms
- Excellent freeway access to the 5 & 134 freeways in the Burbank Media District & Audio Alley
- Neighbors Include: Critical Role, Juniper Post, Glenwood Studios, AbelCine

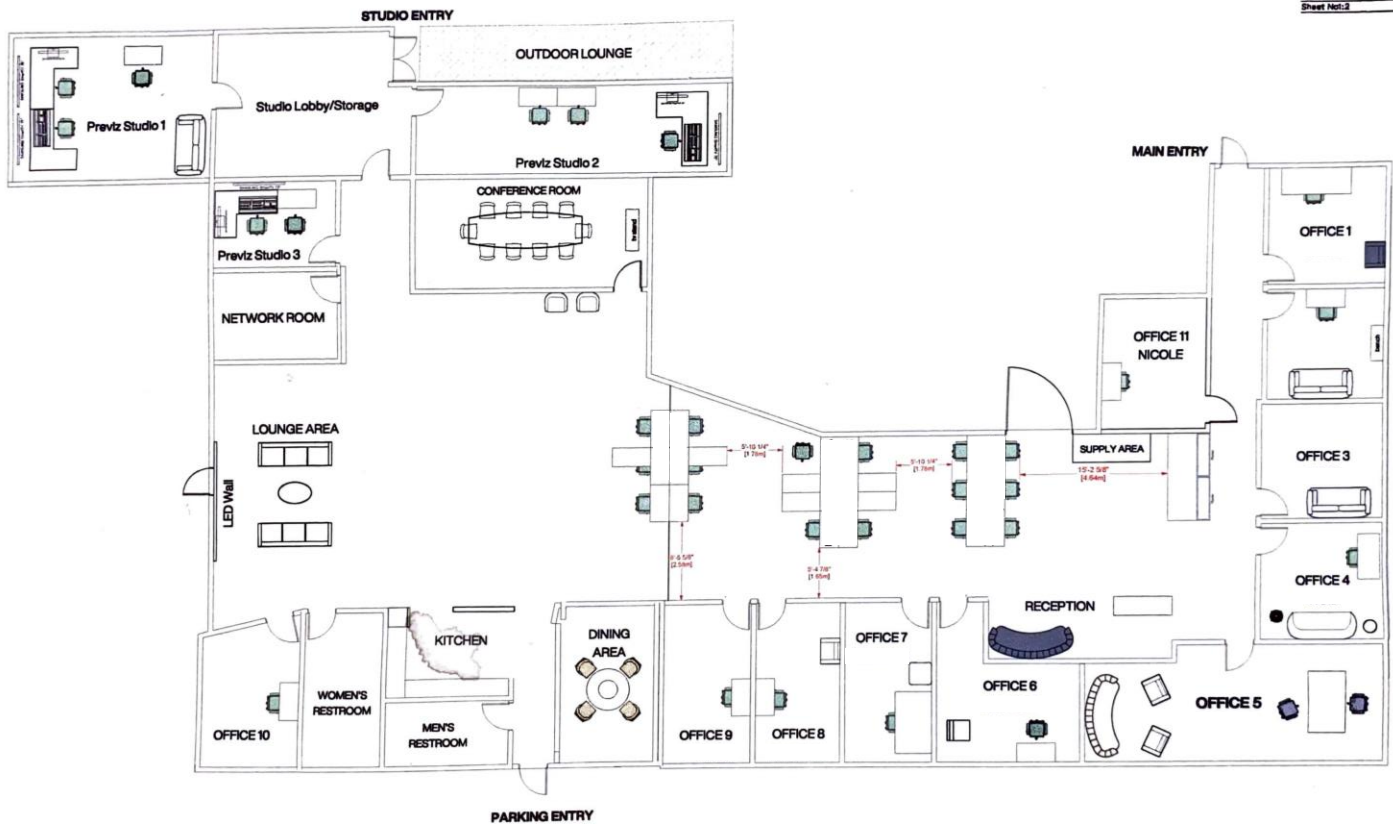


Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



# Floor Plan

640 S. Glenwood Pl. Suite A  
Burbank, CA 91506



# Photos

640 S. Glenwood Pl. Suite A  
Burbank, CA 91506

