

BACKLOT BURBANK

4201 W. VANOWEN PLACE



FOR MORE INFORMATION

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

GREG GERACI
818.334.1844
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MATT DIERCKMAN
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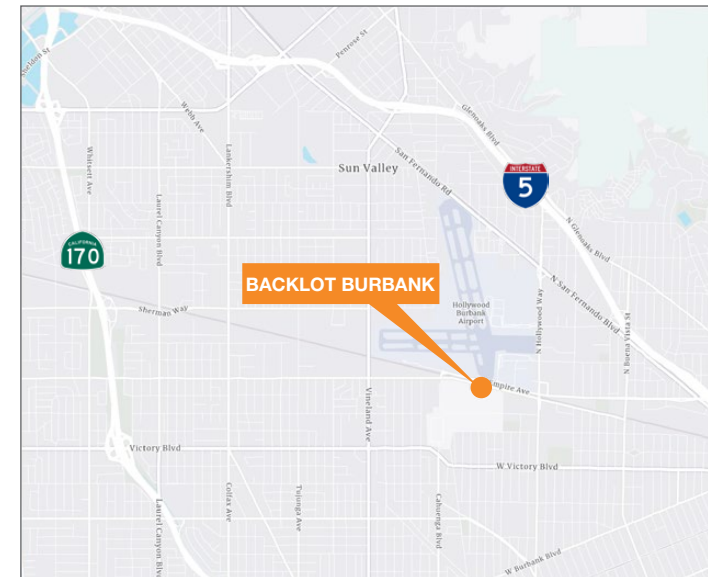
BILLY WALK
818.334.1898
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KEVIN CARROLL
818.334.1892
kevin.carroll@colliers.com



PROPERTY FEATURES

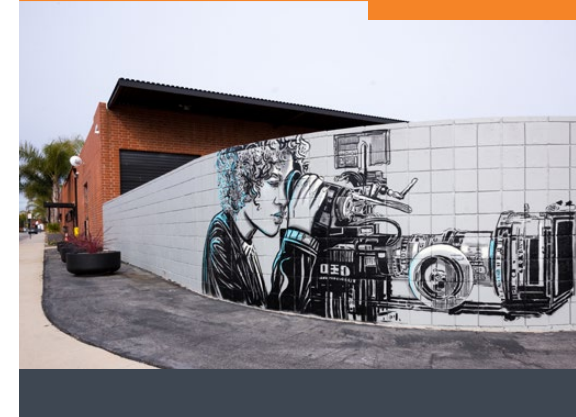
- 7,228 SF of bullpen creative office space and kitchenette
- Freestanding building with 33 car parking (4.6:1) in a private, fenced yard
- Prime Burbank location with close proximity to major studios and entertainment companies
- Part of a 12-building creative industrial campus spanning over 300,000 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.

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SITE PLAN



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COLLIERS

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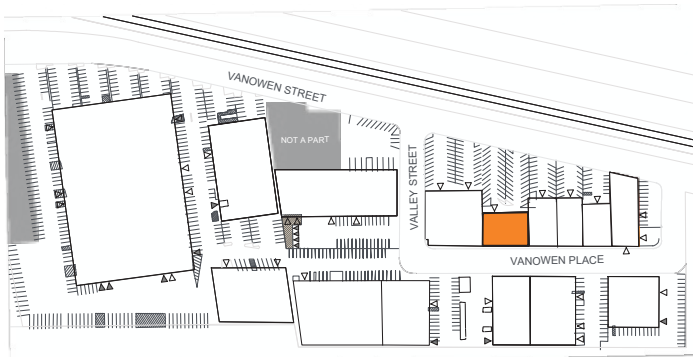
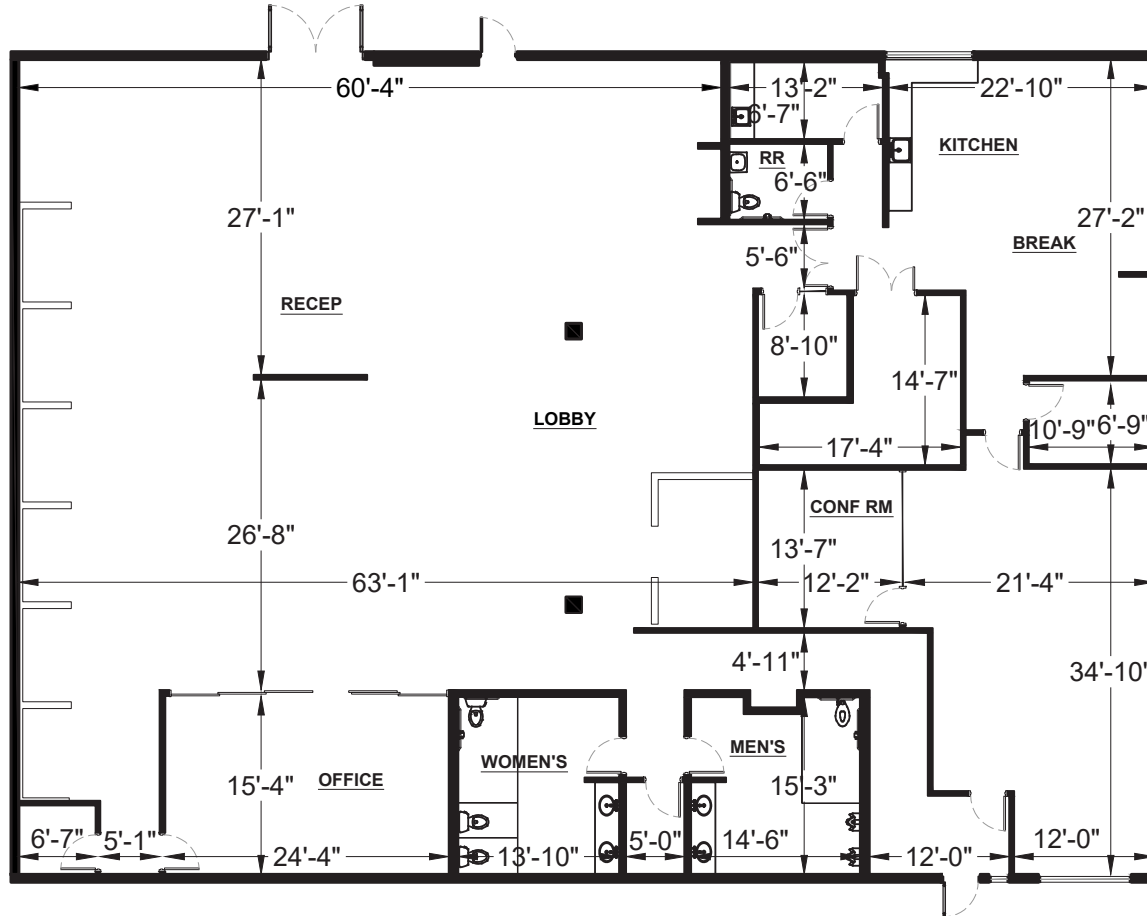
AVAILABILITY

■ AVAILABLE

■ OCCUPIED

BUILDING	TOTAL SF	LEASE RATE (NNN)	NET CHARGES	MONTHLY RENT	AVAILABLE
4201 W. Vanowen Pl	7,228	\$2.95	\$0.61	\$25,731.68	3/1/2026

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SPECIFICATIONS

Available Office SF	7,228
Parking Spaces	33 / 4.6:1
Lease Rate	\$2.95 PSF NNN
Operating Expenses	\$0.61 PSF
Available	3/1/2026

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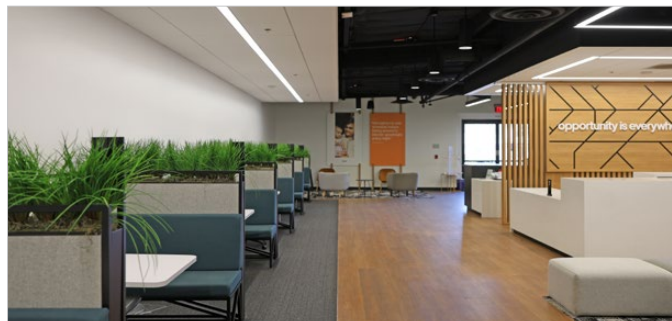
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BACKLOT BURBANK

AMENITIES & MAJOR TENANTS



NEARBY AMENITIES

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

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