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3085 N Hollywood Way, Unit 2-A
BURBANK, CA

±11,250 SF of Creative Space Available For Lease

CBRE

PROPERTY HIGHLIGHTS



Prime Location Off
North Hollywood Way



Outdoor Patio and in the same
complex as Jersey Mike's,
Randy's Donuts, Dog Haus
Biergarten, and Wingstop.



Within Avion Burbank
and steps away from the
Hollywood Burbank Airport



Collaborative Community
with multi-purpose paths
and outdoor gathering space



Lease Rate/SF

\$2.50 PSF/ NNN



Available SF

±11,250 SF



Building Size

±22,500 SF



Zoning

BUM2



Patio GL Door/Dim

1 / 12'X14'

(Accessed through patio
area from inside/outside-
Not for loading)



Power

A: 400 V: 277/480 O: 3 W: 4



Restrooms

Two (2)



Year Built

2021

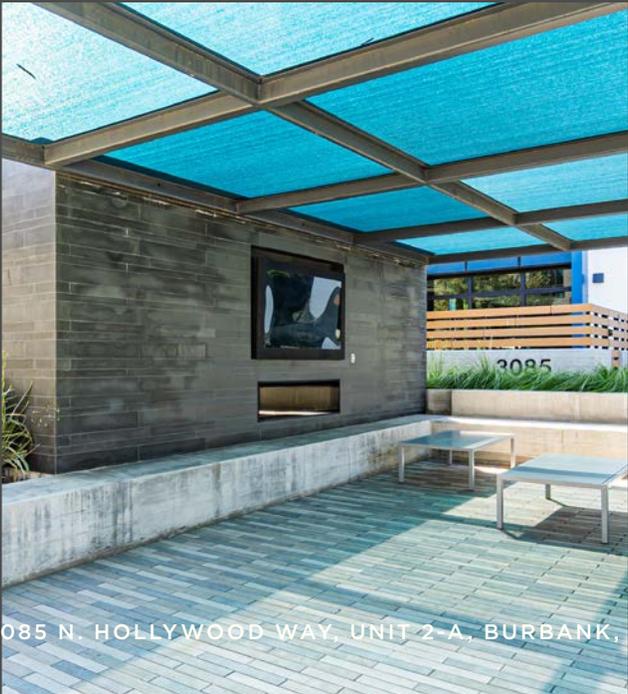


Parking Spaces

3.6/1,000 SF

LESSEE TO VERIFY ALL INFORMATION

3085 N. HOLLYWOOD WAY, UNIT 2-A, BURBANK, CA



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EXTERIOR PHOTOS



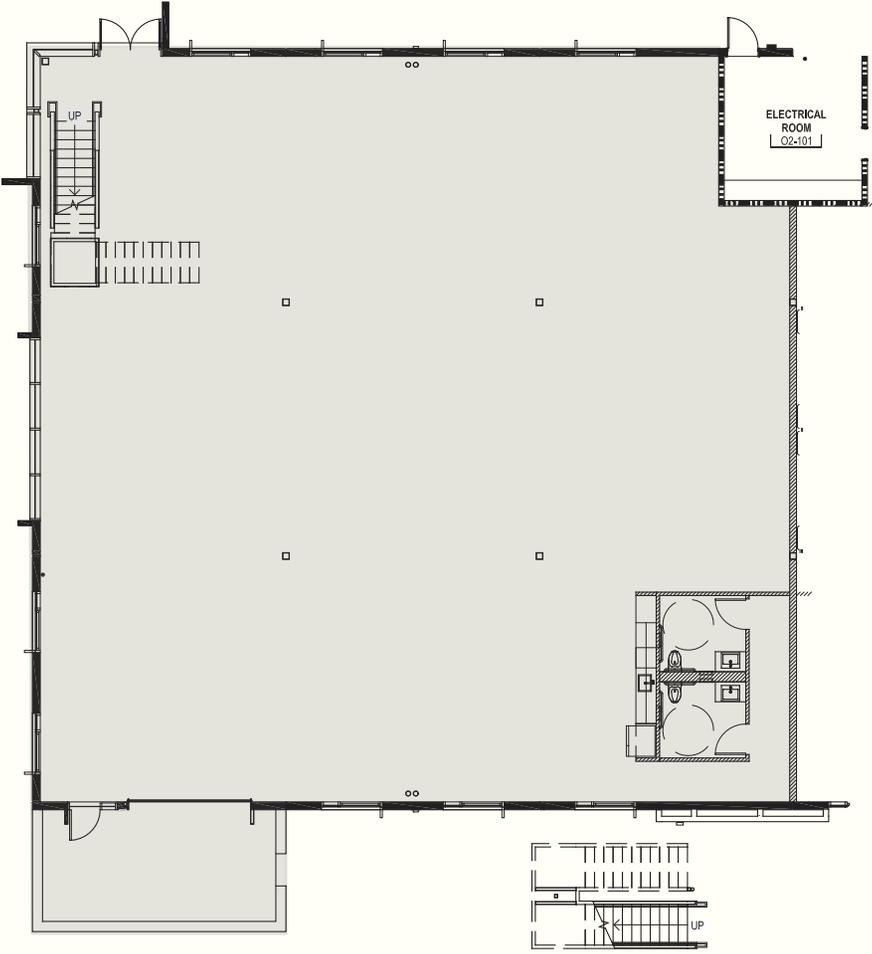
AERIAL PHOTO

3085 N. HOLLYWOOD WAY, UNIT 2-A, BURBANK, CA

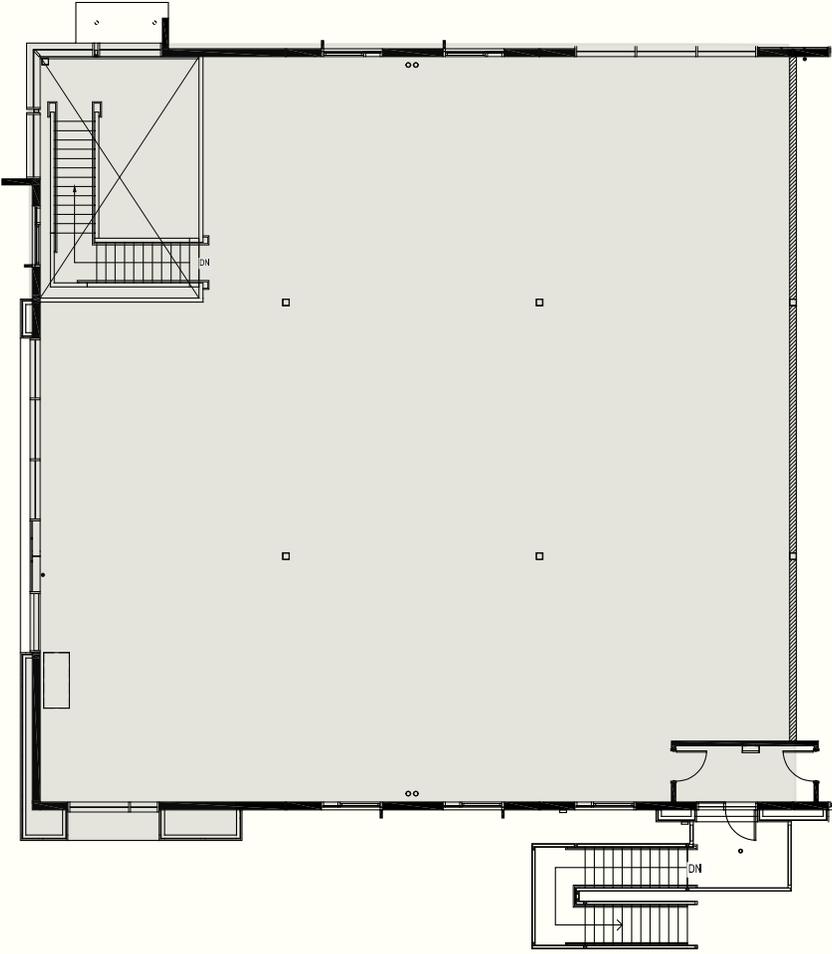


INTERIOR PHOTOS

FLOOR PLAN



FIRST FLOOR



SECOND FLOOR

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CBRE

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