

Available SF 8,298 SF

Industrial For Lease

Building Size 10,452 SF



**Address:** 2201-B N Hollywood Way, Burbank, CA 91505

**Cross Streets:** N Hollywood Way/W Pacific Ave

Major Street Frontage  
Fantastic Creative Office  
Upscale Executive Offices  
Roof Top Signage

**Lease Rate/Mo:** \$16,513  
**Lease Rate/SF:** \$1.99  
**Lease Type:** Gross / Op. Ex: \$0.18  
**Available SF:** 8,298 SF  
**Minimum SF:** 8,298 SF  
**Prop Lot Size:** POL  
**Term:** 3-5 Years  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:**  
**Zoning:** M-1

**Sprinklered:** No  
**Clear Height:** 12'  
**GL Doors/Dim:** 1 / 10'x9'  
**DH Doors/Dim:** 0  
**A: V: 240/240 O: 3 W: 4**  
**Construction Type:** Masonry  
**Const Status/Year Blt:** Existing / 1956  
**Whse HVAC:** Yes  
**Parking Spaces: 11 / Ratio: 1.3:1**  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 6,500 SF / 12  
**Restrooms:** 3  
**Office HVAC:** None  
**Finished Ofc Mezz:** 2,100 SF  
**Include In Available:** Yes  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** 30 Days  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** East SFV  
**APN#:** 2463-001-008

**Listing Company:** Delphi Business Properties, Inc.  
**Agents:** [David Hoffberg, SIOR 818-933-7117](#)  
**Listing #:** 44454093  
**Notes:**

**Listing Date:** 03/04/2026

**FTCF:** CB250N000S000

All information contained herein is deemed reliable and must be independently verified by the Lessee. Lessee is solely responsible for confirming electrical service and zoning are suitable for Lessee's intended use.

