



OFFICE SPACE FOR LEASE

3406 W. BURBANK BLVD
BURBANK, CALIFORNIA



TODD WUSCHNIG
Principal DRE #01367230

818.933.0301
twuschnig@lee-re.com

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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■ **AVAILABLE SPACE**

2,050 RSF

■ **ASKING RATE**

\$2.48/SF (Tenant pays Utilities, Trash & Interior Maintenance)

■ **PARKING**

Two (2) Spaces (Free of Charge)

■ **BUILDING HIGHLIGHTS**

- Flex Office Space – Approximately 1,250 SF Office & 800 SF Warehouse
- Free-Standing Building
- Rollup Door
- Great Signage & Street Visibility
- Easy Access to the 5, 134 & 170 Freeways
- Very Good Street Parking



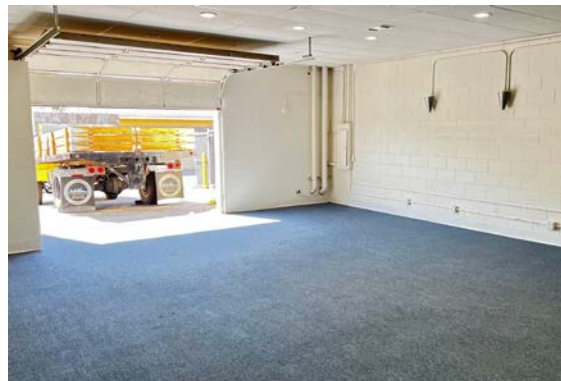
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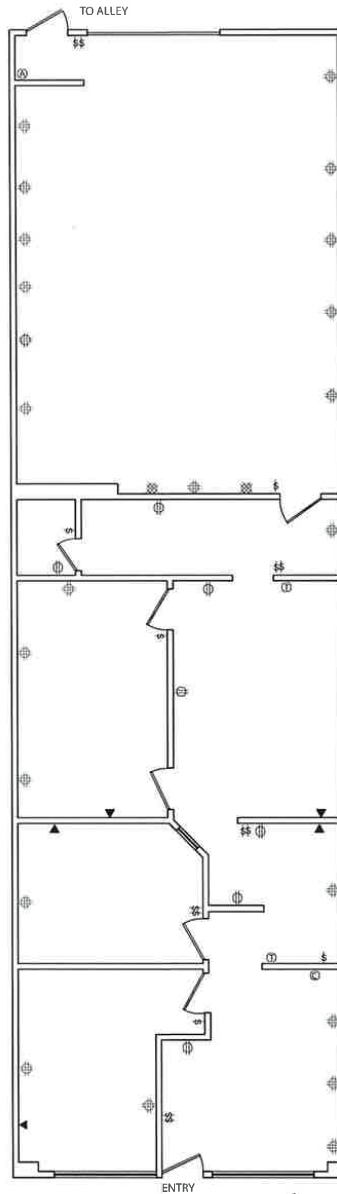
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LEGEND:	
⌘	SWITCH
⊕	DUPLEX RECEPTACLE
⊕⊕	DOUBLE DUPLEX RECEPTACLE
⊗	420V RECEPTACLE
▼	DATA CONDUIT JACK
⊠	THERMOSTAT
Ⓜ	ALARM
Ⓞ	CABLE OUTLET
KEY NOTES:	



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COMMERCIAL REAL ESTATE SERVICES

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